## SECTION 18

## RESTRICTED OFFICE (RO) ZONE

### 18.1 GENERAL PURPOSE OF THE RO ZONE

This Zone provides for and regulates new office uses outside of the Downtown area in small-scale office buildings. The range of office uses and secondary uses which are provided for in the Official Plan have been differentiated on the basis of function, intensity and potential impacts.

There are different RO Zone variations to accommodate a range of office uses. An expanded range of uses and/or more intensive use of a site may be permitted at appropriate locations through the use of zone variations. The RO3 Zone variation is limited in its application to the Talbot Neighbourhood, as directed by the “Talbot Mixed-Use Area” policies in the Neighbourhoods policies of The London Plan. (Z.-1-202871)

### 18.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any RO Zone variation for any use other than the following uses:

1) RO

The following are permitted uses in the RO Zone variation:

a) Offices, professional.

2) RO1

The following area permitted uses in the RO1 Zone variation:

a) Medical/dental offices;
b) Offices.

3) RO2

The following are permitted uses in the RO2 Zone variation:

a) Clinics;
b) Medical/dental offices;
c) Medical/dental laboratories;
d) Offices.

4) RO3

The following are permitted uses in the RO3 Zone variation:

a) Business service establishments;
b) Day care centres;
c) Emergency care establishments;
d) Offices;
e) Personal service establishments;
f) Restaurants eat-in;
g) Retail stores;
h) Studios;
i) Financial institutions. (Z.-1-91014)

### 18.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any RO Zone variation except in conformity with the regulations as set out in Table 18.3.

1) DRIVE-THROUGH FACILITIES

Drive-through facilities, either as a main or accessory use, are not permitted in the Restricted Office (RO) Zone. (Z.-1-081795)

## 18.4 SPECIAL PROVISIONS

The following zones apply to unique or existing situations and are not the standard RO Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 18.2 and/or Section 18.3 of this by-law shall apply.

### a) RO Zone Variation

RO(1)

a) Additional Permitted Uses:

i) Financial institutions;
ii) Offices, professional;
iii) Studios.

RO(2)

a) Permitted Uses:

i) Offices;
ii) Offices, professional.
(O.M.B. File #R 910387 and #O 910043 - Appeal #2046/2045 June 4, 1994)

b) Regulations:

i) Permitted Uses confined to existing buildings and structures.
(Z.-1-93186)

RO(3)

a) Regulations:

| | | |
|---|---|---|
| i) | Lot Area (Minimum) | 2 000 m2 (21,528 square feet) |

(Z.-1-96274 - O.M.B. Order O 940199 and R 940384 - February 6, 1996)

RO(4)

a) Permitted Uses:

i) One Medical/dental office in a new building together with one dwelling unit;
ii) One Professional office in a new building together with one dwelling unit.

b) Regulations:

i) The lot line abutting the Wonderland Road North road allowance shall be the front lot line.

| | | |
|---|---|---|
| ii) | Front Yard Depth (Minimum) | 0 m (0 ft.) |
| iii) | Front Yard Depth (Maximum) | 1.8 m (5.91 ft.) |
| iv) | Interior Side Yard Depth (Minimum) | 0 m (0 ft.) |
| v) | Interior Side Yard Depth (Maximum) | 1.0 m ( 3.28 ft.) |
| vi) | Parking Spaces (Minimum) | 18 |
| vii) | Setback of Parking Area from required road allowance (Minimum) | 0 m (0 ft.) |

(Z.-1-122081)

RO(5) 335-385 Saskatoon Street

a) Permitted Uses:

i) Automobile Repair Garages
ii) Offices, Charitable Organization
iii) Offices, Support

b) Regulations

i) Location of Permitted Uses:
Permitted uses shall be restricted to the existing building.

| | | |
|---|---|---|
| ii) | Exterior Side Yard Setback (minimum) | as existing |
| iii) | Lot Coverage (maximum) | as existing |
| iv) | Landscape Open Space (minimum) | as existing |
| v) | Gross Floor Area Office, Charitable Organization and Office, Support (maximum) | 2,824 $m^2$ (30,397 $ft^2$) |
| vi) | Gross Floor Area Automotive Repair Garage (maximum) | 477 $m^2$ (5,134 $ft^2$) |
| vii) | Parking (minimum) | 60 spaces for all permitted uses. |
| viii) | Parking Areas Setback to Required Road Allowance (minimum) | as existing |
| ix) | Driveways and Parking Aisles Widths (minimum) (Z.-1-182678) | as existing |

RO(6) 340-390 Saskatoon Street

a) Permitted Uses:

i) Offices, Support
ii) Studio
iii) Warehouse Establishment

b) Regulations:

i) Location of Permitted Uses
Permitted uses shall be restricted to the existing building.

| | | |
|---|---|---|
| ii) | Exterior Side Yard Setback (minimum) | as existing |
| iii) | Lot Coverage (maximum) | as existing |
| iv) | Landscape Open Space (minimum) | as existing |
| v) | Gross Floor Area Office, Support (maximum) | 3,238 m2 (34,854 ft2) |
| vi) | Gross Floor Area Studio (maximum) | 479 m2 (5,156 ft2) |

| | | |
|---|---|---|
| vii) | Gross Floor Area Warehouse Establishment (maximum) | 940 m2 (10,118 ft2) |
| viii) | Parking (minimum) | 45 spaces for all permitted uses. |
| ix) | Parking Areas Setback to Required Road Allowance (minimum) | as existing |
| x) | Driveways and Parking Aisles Widths (minimum) (Z.-1-182678) | as existing |

**b) RO1 Zone Variation**

RO1(1)

a) Regulations:

| | | |
|---|---|---|
| i) | Floor Area Ratio (Maximum) | 2:1 |
| ii) | Lot Coverage (Maximum) (Z.-1-92115) | 20% |

RO1(2)

a) Additional Permitted Uses:

i) Pharmacies;
ii) Financial institutions;
iii) Personal service establishments.
(O.M.B. File #R910387 - Appeal #5008 June 4, 1993)

RO1(3)

Deleted by Z.-1-95331

RO1(4)

a) Regulations:

i) The minimum landscaped open space shall be 15% where used in combination with uses permitted in the Convenience Commercial CC Zone.
(O.M.B. File #O 890134/O 920260/Z 890090/R 890336/R 910387 - Appeal #7008 June 4, 1993)

RO1(5)

a) Additional Permitted Uses:

i) Financial Institutions in existing buildings;
ii) Business service establishments in existing buildings;
iii) Personal service establishments in existing buildings;
iv) Studios in existing buildings;
v) Pharmacies in existing buildings.

b) Regulations:

| | | |
|---|---|---|
| i) | Landscaped Open Space (Minimum) | 13% |
| ii) | Gross Floor Area (Maximum) | Pharmacies - 120 square metres (1,291.7 square feet) |

(O.M.B. File #R910387 - Appeal #9009-8 June 4, 1994)(Z.-1-99643)(Z.-1-01883)

RO1(6)

a) Additional Permitted Uses:

i) Financial Institutions;
ii) Pharmacies;
iii) Personal Service Establishments.

b) Regulations:

| | | |
|---|---|---|
| i) | Gross Floor Area (Maximum) | |
| | Financial institutions | 300.0 square metres (3,229.2 square feet) |
| | Pharmacies | 200.0 square metres (2,152.8 square feet) |
| | Personal Service Establishments | 150.0 square metres (1,614.5 square feet) |

Notwithstanding the above mentioned maximum gross floor areas, the total gross floor area for such uses may not exceed twenty percent (20%) of the total gross floor area of the building.

| | | |
|---|---|---|
| ii) | Total Gross Floor Area (Maximum) | 2 000 square metres (21,529 square feet) |
| iii) | Rear Yard and Interior Side Yard Depth (Minimum) | For all portions of a building above 6 metres (19.7 feet) in height, the required minimum setback shall be 1 metre (3.3 feet) for each 1 metre (3.3 feet) in height, but in no case less than 6 metres (19.7 feet) for all portions of a building between 0 and 6 metres (19.7 feet) in height where a building abuts a Residential R1 or Residential R2 Zone. (Z.-1-95359) |

RO1(7)

a) Additional Permitted Uses:

i) Clinics;
ii) Commercial schools;
iii) Financial institutions;
iv) Personal service establishments;
v) Studios;
vi) Video Rental Establishment.

(Z.-1-99663) (O.M.B. Order Number 0633 - File No. PL980497 - Issue Date: July 7, 1999)

RO1(8)

a) Regulations:

| | | |
|---|---|---|
| i) | Main Building Setback from the Centre of the Existing Imperial Oil Pipeline (Z.-1-061465) | 20 metres (65 feet) |

RO1(9) 1444 Adelaide Street North

a) Regulation:

| | | |
|---|---|---|
| i) | Front Yard setback (Minimum) (Z.-1-142292) | 4.1 metres (13.45 ft.) |

RO1(10) NUMBER NOT USED

RO1(11) 609 William Street

a) Additional Permitted Uses:

i) Retail Stores as defined, limited to within the existing building, and which may include a retail store devoted to the sale of building and home related supplies, goods, wares, merchandise and substances without outdoor storage or display, and which shall not include the sale of recreational drug paraphernalia, an adult store, or similar uses.

b) Regulations:

| | | |
|---|---|---|
| i) | Lot Frontage (William Street) (Minimum) | 14.7 metres (48.23 feet) |
| ii) | Interior Side Yard Depth North (Minimum) | 0.0 metres (0.0.feet) |
| ii) | Landscaped Open Space Associated with Existing Building (%) Minimum | 17.5 percent |
| iii) | Off-street Parking Associated with parking Existing Building (Minimum): | 22 spaces which may be reduced by up to four spaces if they are legally dedicated to use by 510 Central Avenue for residential purposes. (Z.-1-142366) |

RO1(12) 648 Huron Street

a) Additional Permitted Uses:

i) Emergency Care Establishment, associated with a permitted Office Use.

b) Regulations:

| | | |
|---|---|---|
| i) | East Interior Side Yard Depth (minimum) | 1.9 metres (6.23 feet) |
| ii) | Landscaped Open Space (%) (minimum) | 27 |
| iii) | Parking Spaces (minimum): (Z.-1-152427) | 37 |

RO1(13) 584 and 588 Wonderland Road North

a) Permitted Use

i) One dwelling unit together with office, medical/dental office and/or pharmacy uses.

b) Regulations

| | | |
|---|---|---|
| i) | Number of parking spaces for all permitted uses (Minimum) | 18 |

| | | |
|---|---|---|
| ii) | Exterior Side Yard Depth (Minimum) | 0m (0ft) |
| iii) | Parking Area Setback from required road allowance (Minimum) | 1.4m (4.5ft) |
| iv) | Gross floor area for all non-residential uses (Maximum) | 390m² (4,197 sq ft) |
| v) | Rear Yard Depth and Interior Side Yard Depth for Accessory structure (Minimum) (Z.-1-202851) | 0.5m (1.6ft) |

**c) RO2 Zone Variation**

RO2(1) deleted by O.M.B. Order R 930480, O 930079 and S 930046 (Order Issue Date: March 21, 1994) (Z.-1-93143)

RO2(2)

a) Additional Permitted Uses:

i) Retail stores.

RO2(3)

a) Permitted Use:

i) Parking lot.

RO2(4)

a) Regulations:

| | | |
|---|---|---|
| i) | All yard setbacks from the OS4 zone - (Z.-1-93158) | 0.0 metre |

RO2(5)

a) Regulations:

| | | |
|---|---|---|
| i) | Lot Area (Minimum) | 2 000 square metres (21,528 square feet). |
| ii) | Rear Yard (Minimum) | 15.0 metres (49.21 feet). |
| iii) | Front Yard (Minimum) | 0 metre (0 feet). |
| iv) | Exterior Side Yard (Minimum) | 4.5 metres (14.8 feet). |

v) No vehicular access will be provided to the side street;

vi) Lot frontage is defined as frontage onto an arterial road. (O.M.B. File #O 930014/Z 930015 - Appeal #9903 June 4, 1993)

RO2(6)

a) Additional Permitted Uses:

i) Financial Institutions;
ii) Studios

b) Regulations:

| | | |
|---|---|---|
| i) | Lot Area (Minimum) | 2 000 square metres (21,528 square feet). |

| | | |
|---|---|---|
| ii) | Lot Fontage (Minimum) | 30 metres (100 feet). |
| iii) | Lot Coverage (Maximum) | 25% |
| iv) | Height (Maximum) | 8.0 metres (26.2 feet). |
| v) | Floor Area Ratio (Maximum) | 0.25:1 |
| vi) | Maximum Size of Individual Uses | Financial Institution - 232 square metres (2,500 square feet). |

(O.M.B. File #R 910387 - Appeal #7003 May 9, 1994)

RO2(7)

a) Additional Permitted Use:

i) Restaurants
(Z.-1-97486)

RO2(8)

a) Additional Permitted Uses:

i) Financial institutions;
ii) Retail clothing stores;
iii) Studios;
iv) Boutiques;
v) Florist shops;
vi) Gift shops;
vii) Home appliance stores;
viii) Home decorating stores;
ix) Home furnishing stores;
x) Jewelry stores;
xi) Liquor, beer and wine stores;
xii) Pet stores;
xiii) Pharmacies.

b) Regulations:

| | | |
|---|---|---|
| i) | Gross Floor Area (Maximum): | For additional permitted uses (iv) to (x) inclusive - 700 m2; For additional permitted uses (xi) to(xii) inclusive - 200 m2. (Z.-1-98624) (deleted and replaced by Z.-1-02970) (O.M.B. Order/Decision No. 0055 - Order Issue Date January 13, 2003 - O.M.B. Case No. PL020377) |

RO2(9)

a) Permitted Uses:

i) Parking for uses permitted in the RO2 Zone.
(Z.-1-99700)

RO2(10)

a) Regulations:

i) The maximum lot coverage calculation shall be based on a total lot area of 0.92 hectares (2.3 acres), which includes lands in the abutting OS5(4) Zone variation.
(Z.-1-00815)

RO2(11)

a) Additional Permitted Uses:

i) Home Improvement and furnishing store within the existing building.
(Z.-1-00832)

RO2(12)

a) Notwithstanding the regulations of section 18.2 of this By-law to the contrary, on lands zoned RO2 (12 ) on Schedule "A" the following shall apply:

The maximum leaseable floor area for medical/dental offices and/or clinics, shall not exceed 1,152 square metres (12,400 square feet) of the existing office building. Furthermore, notwithstanding section 4.19 (10) (b), no additional parking is required.(Z.-1-01871)

RO2(13)

a) Additional Secondary Permitted Uses:

i) Personal service establishments;
ii) Restaurants eat-in ;
iii) Financial institutions

b) Gross floor area (Maximum)

The maximum gross floor area for the additional secondary uses identified in (a) above shall be 200 square metres (2,153 square feet)

c) Permitted location of secondary uses:

All secondary permitted uses must be contained within the office building(s) and are not permitted as free standing uses.

d) Notwithstanding the above mentioned maximum gross floor areas, the total gross floor area for such uses may not exceed 30 percent (30%) of the total gross floor area of the building.
(Z.-1-01878)

RO2(14)

a) Regulations:

| | | |
|---|---|---|
| i) | Gross Floor Area (Maximum) | 104 square metres (1,120 square feet) for clinics, medical/dental offices and medical/dental laboratories.<br>(Z.-1-02941) |

RO2(15)

a) Permitted Uses:

i) Clinics, in existing buildings;
ii) Medical/dental offices, in existing buildings;
iii) Medical/dental laboratories, in existing buildings;
iv) Offices, in existing buildings.

b) Regulations:

i) Notwithstanding the regulations of section 18.2 of this By-Law to the contrary, on lands zoned RO2 (15) on Schedule "A" the following shall apply:

The maximum leasable floor area for clinics, medical/dental offices, and medical/dental laboratories, shall not exceed 130 square metres (1,400 square feet) of the existing building.

ii) Notwithstanding the regulations of section 4.19 of this By-Law to the contrary, on lands zoned RO2 (15) on Schedule "A" parking requirements may be met by parking provided on the abutting boulevard in accordance with the provisions of a boulevard parking agreement.
(Z.-1-021008)

RO2(16)

a) Additional Permitted Use:

i) Dwelling units above the first floor.

b) Regulations:

| | | |
|---|---|---|
| i) | Gross Floor Area-Offices within the existing building (Maximum) | 3,500 square metres (37,000 square feet) |
| ii) | Landscaped Open Space (Minimum) | 25% |
| iii) | Exterior Side Yard (Minimum) (Z.-1-021015) | 4.0 metres (13 feet) |

RO2(17)

a) Additional Permitted Use:

i) Pharmacies accessory to the main use.

b) Regulations:

| | | |
|---|---|---|
| i) | Gross Floor Area (Pharmacies) (Maximum) (Z.-1-031162) | 186 square metres (2,000 square feet) |

RO2(18)

a) Permitted Uses:

i) Accessory parking for uses permitted in the RO2 Zone.
(Z.-1-051403)

RO2(19)

a) Regulations:

| | | |
|---|---|---|
| i) | Lot Area (Minimum) | 1 500 m2 (16,146 sq.ft.) |
| ii) | Rear Yard Setback Main Building (Minimum) (Z.-1-061481) | 20 m (65.6 ft.) |

RO2(20)

a) Additional Permitted Uses

i) Funeral Homes

b) Regulations

| | | |
|---|---|---|
| i) | Main Building Setback from the Centre of the Existing Imperial Oil Pipeline (Z-1-081700 January 21, 2008) | 20 metres (65 feet) |

RO2(21)

a) Additional Regulations:

| | | |
|---|---|---|
| i) | Lot Area | 0.7 hectares (Minimum) |
| ii) | Front Yard Setback | 2.0 metres (Minimum)<br>3.0 metres (Maximum) |
| iii) | Height | 9.0 metres<br>(2 storeys maximum)<br>(Z.-1-091864) |

RO2(22) Not Used

RO2(23)

a) Additional Permitted Uses:

i) Animal Clinic.

b) Regulations:

| | | |
|---|---|---|
| i) | Front Yard Depth (Minimum)<br>(Z.-1-11997) | 0.3 metres (1.0 foot) |

RO2(24)

a) Additional Regulations

| | | |
|---|---|---|
| i) | Lot Area | 0.7 hectares (Minimum) |
| ii) | Height | 9.0 metres<br>(2 storeys maximum) |
| iii) | Rear Yard Setback | 3.2 metres<br>(Minimum) |
| iv) | East Interior Side Setback | 2.1 metres<br>(Minimum) |
| v) | West Interior Side Setback | 5.1 metres<br>(Minimum) |
| vi) | Front Yard Setback To Parking Area | 1.0 metres<br>(Minimum) |
| vii) | Landscaped Open Space | 23%<br>(Minimum) |
| viii) | Parking Spaces | 131 (Minimum) |
| ix) | Gross Leasable Floor Area<br>(Z.-1-112019) | 1,866.2 $m^2$<br>(Maximum) |

RO2(25) 783 Richmond Street

a) Regulation

| | | |
|---|---|---|
| i) | Parking requirement for commercial and office uses<br>(Z.-1-122115) | As Existing |

RO2(26) 510, 518 and 526 Southdale Road East

a) Regulations

| | | |
|---|---|---|
| i) | Parking setback from ultimate road allowance from Southdale Road East. (minimum)<br>(Z.-1-132157) | 49 feet (15 meters) |

RO2(27) 175 Fanshawe Park Road West

a) Regulations

| | | |
|---|---|---|
| i) | Gross Floor Area (Maximum) | 650m$^2$ (7,000 square feet) |
| ii) | Parking Spaces (Minimum) | 32 |
| iii) | Landscaped Open Space (Minimum) | 20% |
| iv) | Parking Area Setback from Road Allowance (Minimum) (Z.-1-142356) | 1 metre (3.28 feet) |

RO2(28) 130 Thompson Road

a) Regulations:

| | | |
|---|---|---|
| i) | Front Yard Depth (minimum) | 3.76 metres (12 ft.) |
| ii) | Landscape Open Space (minimum) | 15% |
| iii) | Parking (minimum) (Z.-1-142362) | 76 Spaces |

RO2(29) 711 Oxford Street West

a) Additional Permitted Use:

i) Sports Simulation Facility

b) Regulations

| | | |
|---|---|---|
| i) | Front Yard Depth (minimum) | 5.7m (18.8 ft.) |
| ii) | Parking Rate for additional permitted use (minimum) (Z.-1-152371) | 1 per 15m² of gross floor area (161 sq. ft.) |

RO2(31) 3080 Bostwick Road

a) Regulations:

i) Exclusion from the Lot Area, Lot Frontage, Front and Exterior Site Yard Depth, Interior Side and Rear Yard Depth, Landscaped Open Space, Lot Coverage and Height regulations of Table 18.3 of this Zoning By-law;

ii) Office uses restricted to location within an apartment building (Z.-1-182711)

RO2(32) 3080 Bostwick Road (Site 5)

a) Regulations

| | | |
|---|---|---|
| i) | Front Yard Depth (Minimum): | 18m (59 ft) |
| ii) | Exterior Side Yard Depth (Minimum): | 1.2m (4 ft) |
| iii) | Interior Side Yard Depth (Minimum): | 3m (9 ft) |
| iv) | Height (Maximum): (Z.-1-182713) | 13.5m (44ft) |

RO2(33) 447 Old Wonderland Road

a) Regulations:

| | | |
|---|---|---|
| i) | Front Yard Depth (Minimum): | 0.75 metres (2.46 feet) |
| ii) | Exterior Side Yard Depth (Minimum): | 0.75 metres (2.46 feet) |
| iii) | Parking (Minimum): In accordance with Section 4.19(10) or 85 spaces, whichever is lesser. | |
| iv) | Height (Maximum): (Z.-1-192733) | 9 metres (29.53 feet) |

RO2(34) 676-700 Beaverbrook Avenue and 356 Oxford Street West

a) Regulation[s]:

| | | |
|---|---|---|
| i) | Office Gross Floor Area (Maximum) (Z.-1-192797) | 4000 square metres (43,056 square feet) |

RO2(35) 915-919 Commissioners Road East

a) Regulations:

Off-street Parking for all permitted uses in the existing buildings: Fifty-one (51) spaces. (Z.-1-212944)

**d) RO3 Zone Variation**

RO3(1)

a) Regulations:

| | | |
|---|---|---|
| i) | Lot Area (Minimum) | 800.0 square metres (8,611.4 square feet) |
| ii) | Lot Frontage (Minimum) | 20.0 metres (65.5 feet) |
| iii) | Front Yard Depth (Minimum) | 3.0 metres (9.8 feet) |
| iv) | Rear Yard Depth (Minimum) | 3.0 metres (9.8 feet) |
| v) | Interior Side Yard Depth (Minimum) | 3.0 metres (9.8 feet) if abutting on easterly or 7.5 metres (24.6 feet) if abutting on easterly Residential zone |
| vi) | Height (Maximum) | 15.0 metres (49.2 feet) |
| vii) | Parking | Office of a lawyer – 1 space per 112.0 square metres (1,205.6 square feet) gross leasable floor area. |

(O.M.B. File #R 910387 - Appeal #2028 May 19, 1994)

**TABLE 18.3**
**RESTRICTED OFFICE (RO) ZONE**
**REGULATIONS FOR RO ZONE VARIATIONS**

| Column | A | | B | C | D | E |
|---|---|---|---|---|---|---|
| **Line 1** | ZONE VARIATION | | RO | RO1 | RO2 | RO3 |
| **2** | PERMITTED USES | | See Section 18.2(1) | See Section 18.2(2) | See Section 18.2(3) | See Section 18.2(4) |
| **3** | LOT AREA ($m^2$) MINIMUM | | 450 | 450 | 800 | 1 000 |
| **4** | LOT FRONTAGE (m) MINIMUM | | 15.0 | 15.0 | 20.0 | 25.0 |
| **5** | FRONT AND EXTERIOR SIDE YARD DEPTH (m) (MINIMUM) | LOCAL STREET | 6.0 | Plus 1.0 metres (3.3 feet) per 10.0 metres (32.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet) | | |
| **6** | | ARTERIAL | 8.0 | | | |
| **7** | | PRIMARY COLLECTOR | 6.0 | | | |
| **8** | | SECONDARY COLLECTOR | 6.0 | | | |
| **9** | INTERIOR SIDE & REAR YARD DEPTH (m) MINIMUM | | 1.2 metres (3.9 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof. | | | |
| **10** | LANDSCAPED OPEN SPACE (%) MINIMUM | | 30 | | | |
| **11** | LOT COVERAGE (%) MAXIMUM | | 30%; plus up to 10% of additional coverage provided the landscaped open space requirement is increased 1% for every 1% increase in coverage above 30% | | | |
| **12** | HEIGHT (m) MAXIMUM | | 10 | 10 | 12 | 12 |
| **13 (Z.-1-95320)** | TOTAL GROSS FLOOR AREA FOR ALL OFFICE USES ($m^2$) MAXIMUM | | 2 000 | | | |