

452. URBAN OFFICE (B2)

This District provides for the accommodation of urban office uses for business and professional offices, research and development, and associated specialized manufacturing uses within a business park environment. Each development shall make a positive and complementary contribution to the emerging business park environment, and should have the potential to accommodate future employment levels in excess of 75 employees per acre of site area.

452.1 Uses Permitted:

- (1) Business, professional, and high technology offices, excluding retail service offices.
- (2) Scientific or technological research related to computer, electronic, electrical, communications and similar equipment, chemical, pharmaceutical, medical, and medicinal materials and preparations, laboratories, and associated specialized manufacturing.
- (3) Broadcasting, telecommunication, and production facilities for radio, television, cable networks, program distribution, motion picture and sound recording, digital information, and other like activities.
- (4) Accessory buildings and uses, including:
 - (a) related business and professional offices,
 - (b) the manufacture, assembly, finishing, and testing of items related to the principal use,
 - (c) services involving printing, publishing, photocopying or other reproduction processes related to the principal use,
 - (d) display, storage, and retail sale of goods related to the principal use that are produced or stored in the principal building or accessory building,
 - (e) one accessory living accommodation unit in the principal building on a lot having an area of not less than 0.8 ha. (1.9768 ac.) subject to the following:
 - (i) to be located within and forming an integral part of a principal building housing a permitted use;
 - (ii) to be a single individual unit for a maximum occupancy of two adults and containing a maximum of two bedrooms;
 - (iii) to be fully separated from the principal use by walls, partitions or a floor;
 - (iv) to be provided with an entrance separate from that of the principal use; and,
 - (v) to have a maximum floor area of 100 m² (1,076.43 sq.ft.).
- (5) Temporary shelters. (B/L No. 14003-19-07-29)

452.2 Conditions of Use:

- (1) Each lot shall be located within a business park environment, and each use shall be included as part of a comprehensive development plan for the lot subject to the provisions of the CD (Comprehensive Development) District.
- (2) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw. (B/L No. 14184-20-09-14)
- (3) Nothing shall be done which is or may become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluents, dust, fumes, smoke, vibration, noise or glare, nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.

452.3 Height of Buildings:

The height of a building shall not exceed 22.0 m (72.18 ft.).

452.4 Lot Area and Width:

Each lot shall have an area of not less than 930 m² (10,010.76 sq.ft.) and a width of not less than 30 m (98.43 ft.).

452.5 Lot Coverage:

The maximum lot coverage, including all paved areas, shall be 65 percent, but in no case shall building coverage exceed 50 percent of the lot area.

452.6 Floor Area Ratio:

The floor area ratio shall not exceed 1.50. (B/L No. 11888-05-04-11)

452.7 Front Yard:

A front yard shall be provided of not less than 9.0 m (29.53 ft.) in depth.

452.8 Side Yards:

A side yard shall be provided on each side of the building of not less than 6.0 m (19.69 ft.) in width.

452.9 Rear Yard:

A rear yard shall be provided of not less than 9.0 m (29.53 ft.) in depth.

452.10 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII to a minimum required standard of one parking space for each 37m² (400 sq.ft.) of gross floor area for office uses.

452.11 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.

(B/L No. 11177-00-12-11)