

**SECTION 23: PRESTIGE OFFICE PO ZONE****23.1 Permitted Uses**

The following uses are permitted in a Prestige Office PO Zone:

- (1) institutional use;
- (2) office;
- (3) research laboratory with the exception that research laboratories involving the keeping of animals, significant amounts of dangerous materials or undesirable levels of noise, odour, smoke, vibration, dust and the like shall not be permitted;
- (4) personal services;
- (5) accessory buildings and structures to the foregoing permitted uses and in accordance with the provision of Section 23.3.

**23.2 Zone Provisions**

No person shall use any land or erect or use any building or structure in a Prestige Office Zone, except in accordance with Section 6 General Provisions and with the following:

- (a) Minimum Lot Area - 2 hectares, except for lots abutting King's Highway No. 406 shall be 3 hectares;
- (b) Minimum Lot Frontage - 80 metres, except for lots abutting King's Highway No. 406 shall be 100 metres;
- (c) Front Yard Setback - 20 metres, except for lots abutting St. David's Road shall be 30 metres;
- (d) Rear Yard Setback - 10 metres, except that the rear setback abutting King's Highway No. 406 shall be 15 metres;
- (e) Interior Side Yard Setback - 7.6 metres except that:
  - (i) the interior side setback on a lot abutting Regional lands shall be 20 metres; and
  - (ii) the interior side setback abutting Highway No. 406 shall be 15 metres,
  - (iii) no side yard is required along the north or south sides of the lot line between Lots 1 and 2, Plan 59M-131;
- (f) Exterior Side Yard Setback (metres) 20
- (g) Minimum Landscaped Open Space (percent of the lot area) 15
- (h) Maximum Lot Coverage (percent of lot area) 40
- (i) Maximum Building Height - 3 storeys or 15 metres, whichever is less, except that:

- (i) offices, educational and institutional uses on lots having an area in excess of 4 hectares - no height limit,
- (ii) hotels and convention centre 5 storeys, but not exceeding 24 metres;
- (j) Maximum permitted leasable floor area for personal services - 10% of the total leasable floor area on the lot;
- (k) Operations, storage and display of goods or materials in the open air are all prohibited;
- (l) All refuse and waste containers shall be screened so as not to be visible from any public highway.

### 23.3 Provisions for Accessory Buildings in a PO Zone

In a Prestige Office Zone, accessory buildings and structures are subject to the following provisions:

- (a) An accessory building or structure is not permitted in a front yard or an exterior side yard;
- (b) The interior side and rear setback for any accessory building or structure shall be 3 metres, except that:
  - (i) the interior side or rear setback on a lot abutting Regional lands shall be 20 metres; and
  - (ii) the interior side or rear setback abutting Highway No. 406 shall be 15 metres;

### 23.4 Provisions for Parking in a PO Zone

In a Prestige Office Zone, a parking area shall be provided in accordance with the provisions of Section 6.15 but subject to the following additional provisions:

- (a) Number of Parking Spaces:
  - (i) for research laboratories, educational and institutional uses and government offices - one (1) for each 23.23 square metres or less of leasable floor area;
  - (ii) for other general and professional offices - one (1) for each 18.5 square metres or less of leasable floor area;
- (b) Visitor Parking Area: if provided shall be in addition to spaces required by (a);
- (c) No parking area shall be located in a front yard or in a side yard abutting a street, except for the following:

- (i) visitor parking area for passenger vehicles only, the number of which shall be restricted to three (3) spaces for the first 15.2 metre and one (1) additional space for each additional 3.8 metre of front wall of the main building measured at and parallel to grade,
  - (ii) all or any parking area required, provided that the view of any such parking area is screened from any public street by berming or landscaping or a combination thereof, of sufficient height and density,
  - (iii) no parking area shall be established within the minimum depth of a landscaping area;
- (d) All parking areas shall be hard-surfaced with concrete, asphalt, bituminous emulsion or other material achieving a similar result.

### 23.5 Provisions for Loading Spaces in a PO Zone

In a Prestige Office Zone, off-street loading facilities shall be provided in accordance with the provisions of Section 6.14 but subject to the following provisions:

- (a) One loading space shall be provided for each main building, at least 3m X 7.5m;
- (b) No loading space shall be located within any yard abutting a street, except where the lot is in excess of 4ha, in which case the loading door shall not be closer than 60 metres to the street line;
- (c) Every loading space and access driveway shall be hard-surfaced with concrete, asphalt, bituminous emulsion or other material achieving a similar result.

### 23.6 Driveways

In a Prestige Office Zone, driveways for vehicular traffic between a parking or loading area and a street shall be subject to the following regulations:

- (a) Total number of permitted entrance ways per lot from a street is 2, except for
  - (i) from Merrittville Highway shall be 1,
  - (ii) from Schmon Parkway to Lots 1 and 2, Plan 59M-131, 2 entrance ways for two-way traffic and 1 median-divided entrance way for two-way traffic;
- (b) The maximum width permitted is 7.6 metres, but not exceeding 20% of lot width in the aggregate, except for driveways from Merrittville Highway shall be 10 metres;
- (c) The minimum width permitted for one-way traffic - 3 metres and for two-way traffic - 6 metres.



Student Residences with ancillary office and/or commercial uses, subject to the following provisions:

- (a) Minimum gross floor area for ancillary commercial and/or office type uses (% of total gross residential floor area) 3
- (b) Maximum number of beds 850
- (c) Maximum building height (storeys/metre) 8/28
- (d) Minimum lot area (hectares) 2.8
- (e) Minimum number of parking spaces (Uses);
  - (i) All permitted commercial and office type uses 3.43 spaces per 92 square metres
  - (ii) Per Bed 0.24 spaces
  - (iii) Visitor (per suite of rooms) 0.1 spaces
- (f) Parking (Standards - Perpendicular Only):
  - (i) Above and Below Ground (metres) 5.5 length, 2.6 width
  - (ii) Manoeuvring Aisle (metres) 6
- (g) Parking (Location):
  - (i) Permitted in the front yard provided it is screened from view from a public highway by berming and landscaping,
- (h) Exemptions:
  - (i) Section 6.15.2 regarding the Calculation of Parking Spaces shall not apply; and
  - (ii) Section 23.4 a), b), and c) regarding the provision of parking spaces for certain uses, the provision of visitor parking and the location of parking, respectively, shall not apply. Schedule ■C■ shall not apply to perpendicular parking only.

**PO-3 Part of Lot 2 on Registered Plan 59M-131  
Brock Business Park**

Notwithstanding the provisions of the Prestige Office PO Zone, in addition to the permitted uses of the PO Zone, the lands indicated as PO-3 on Schedule A5 may be used for purpose-built apartment buildings geared to students with ancillary office and/or commercial uses subject to the following provisions:

- (a) Minimum percentage of gross floor area for ancillary commercial and/or office type uses

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|--|-----------------------------------|
| (% of total gross residential floor area)  | 3                                 |
| (b) Maximum number of beds   | 300                               |
| (c) Maximum building height (storeys/metre)  | 5 / 18                            |
| (d) Minimum lot area   | 0.6                               |
| (e) Minimum number of parking spaces for a student residence (uses):   |                                   |
| (i) All permitted commercial and office type uses  | 3.43 spaces per 92 m <sup>2</sup> |
| (ii) Per bed   | 0.24 spaces                       |
| (iii) Visitor (per suite of rooms)   | 0.1 spaces                        |
| (f) Parking (Standards - Perpendicular Only):  |                                   |
| (i) Above and Below Ground (metres)  | 2.6 width x 5.5 length            |
| (ii) Manoeuvring Aisle (metres)  | 6                                 |
| (g) Parking (Location)   |                                   |
| (i) is not permitted in the front yard   |                                   |
| (h) Exemptions:  |                                   |
| (i) Section 6.15.2 regarding the Calculation of Parking Spaces shall not apply; and  |                                   |
| (ii) Section 23.4 a), b), and c) regarding the provision of parking spaces for certain uses and the provision of visitor parking and the location of parking, respectively, shall not apply. |                                   |
| (iii) Schedule C shall not apply to perpendicular parking only   |                                   |
| (iv) Section 6.30 a) regarding the location of Outdoor Commercial Patios shall not apply   |                                   |

\*\* Holding Provision removed by By-law No. 124-2014, October 7, 2014