

SECTION 19
OFFICE (OF) ZONE

19.1 GENERAL PURPOSE OF THE OF ZONE

This Zone provides for and regulates new office uses outside of the Downtown area in small to medium 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. (Z.-1-202871)

The main OF Zone variation accommodates professional offices, the lowest intensity of office use. An expanded range of uses and/or more intensive use of a site may be permitted at appropriate locations through the use of the remaining zone variations. All secondary or accessory uses which are permitted must be contained within the office building and are not intended as free standing uses.

19.2 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 OF Zone or OF Zone variation for any use other than the following uses:

1) OF

The following are permitted uses in the OF Zone variation:

- a) Offices, professional.

2) OF1

The following are permitted uses in the OF1 Zone variation:

- a) Medical/dental offices;
- b) Offices.

3) OF2 and OF3

The following are permitted uses in the OF2 and OF3 Zone variation:

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

4) OF4

The following are permitted uses in the OF4 Zone variation:

- a) Any use permitted in the OF2 Zone variation;
- b) Financial institutions;
- c) Personal service establishments.

5) OF5

The following are permitted uses in the OF5 Zone variation:

- a) Any use permitted in the OF2 Zone variation;
- b) Convenience stores;
- c) Pharmacies;
- d) Restaurants eat-in;

6) OF6

The following are permitted uses in the OF6 Zone variation:

- a) Any use permitted in the OF2 Zone variation;
- b) Day care centres;
- c) Emergency care establishments.

7) OF7 AND OF8

The following are permitted uses in the OF7 and the OF8 Zone variations:

- a) Any use permitted in the OF2 Zone variation;
- b) Business service establishments;
- c) Convenience stores;
- d) Day care centres;
- e) Emergency care establishments;
- f) Financial institutions;
- g) Personal service establishments;
- h) Pharmacies;
- i) Restaurants, eat-in.

19.3 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 OF Zone variation except in conformity with the regulations as set out below or in Table 19.3.

1) GROSS FLOOR AREA (MAXIMUM)

The maximum gross floor area for uses identified as permitted in the OF4, OF5, OF7 and OF8 Zone variation shall be as follows:

- a) Convenience stores: 150 square metres (1,614.5 square feet)
- b) Financial institutions: 300 square metres (3,229.2 square feet)
- c) Personal service: 150 square metres (1,614.5 square feet) establishments
- d) Pharmacies: 200 square metres (2,152.8 square feet)
- e) Restaurants, eat-in: 300 square metres (3,229.2 square feet)

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

2) DRIVE-THROUGH FACILITIES

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

19.4 SPECIAL PROVISIONS

The following zones apply to unique or existing situations and are not the standard OF Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 19.2 and/or Section 19.3 shall apply.

a) **OF Zone Variation**

OF(1)

a) Permitted Uses:

- i) Offices, Professional

B) Regulations:

- i) Lot Area Minimum: 450m²
- ii) Lot Frontage Minimum: 15.0 metres
- iii) Front Yard Minimum: 0.0 Metre
- iv) Exterior, And Interior Yard Abutting a 0.3 Metre Reserve Depth (M) For 1st And 2nd Storey (Maximum): 3.0 Metre

- v) Front Yard the Setback for 3rd the Storey and Above 1.0 Metre (Max/Min) Plus Setback Established for 1st And 2nd Storey's
- vi) Landscaped Open Space (%) 20%
Minimum:
- vii) Lot Coverage (%) 40%
Maximum:
- viii) Height (M) 10.0 Metres
Maximum:
- ix) Total Gross Floor Area for All Office Uses per Building (M²) 5000 M²
Maximum:
(Z.-1-081786)

OF(2) 165 Elmwood Avenue East

- a) Permitted Uses:
 - i) Community Centre
 - ii) Day Care Centre
 - iii) Offices
- b) Regulation:
 - i) Parking Spaces 36
(Minimum):
(Z.-1-152399)

OF(3) 200 Villagewalk Boulevard

- a) Additional Permitted Use:
 - i) Medical/dental offices up to 790 square meters.
- b) Regulations:
 - i) Front Yard Setback 4 metres (13.1 feet)
(Maximum)
 - ii) Interior Side Yard Setback 16.1 metres (52.8 feet)
from the reserve on Sunningdale Road
(Maximum)
 - iii) Height (m) 15 metres (49.2 feet)
(Maximum)
 - iv) Parking Spaces 88
(Minimum)
 - v) Total Gross Floor Area for medical/dental offices 790 square metres (8,503 square feet)
(Maximum)
(Z.-1-182667)

b) OF1 Zone Variation

OF1(1)

- a) Additional Permitted Uses:
 - i) Emergency care establishments;
 - ii) Pharmacies;
 - iii) Medical laboratory;
 - iv) Retail optical outlet;
 - v) Ultra-sound;
 - vi) X-ray

- b) Permitted Uses:
- i) Offices, Professional (Z.-1-081786)
- a) Regulations:
- | | | |
|-------|--|--|
| i) | Lot Area Minimum | 450 m ² |
| ii) | Lot Frontage (m) Minimum | 15.0 metres |
| iii) | Front yard, exterior, and Interior yard abutting a 0.3 metre reserve. Depth (m) for 1 st and 2 nd storey | 0.0 metre minimum
3.0 metre maximum |
| iv) | Front yard setback for 3 rd Storey and above
For the 1 st and 2 nd storey's Rear and interior yard depth (m) minimum | 1.0 metre(max/min) plus the setback established
1.2 metres (3.9 feet) per 3.0 metres (9.8 feet) Main building height of or Fraction thereof, but in no case less than 4.0 Metres (13.1 feet). |
| v) | Landscaped open Space (%) minimum | 20% |
| vi) | Lot Coverage (%) Maximum | 40% |
| vii) | Height (m) Maximum | 10.0 metres |
| viii) | Total Gross Floor Area for All office uses per building (m ²) Maximum (Z.-1-081786) | 5000 m ² |
- b) Regulations:
- | | | |
|------|---|--|
| i) | Height (Maximum) | 12 metres (39.4 ft) |
| ii) | Lot Coverage (Maximum) | 60% |
| iii) | Floor Area Ratio (Maximum) | 0.5:1 |
| iv) | Front, Rear, Interior and Exterior Yard Depth (Minimum) | 3 metres (9.8 ft) plus 1 metres for every 3 metres (9.8 feet) of building height or fraction thereof above 3 metres (9.8 feet). (O.M.B. File #R 910387 - Appeal #9003-6 May 9, 1994) |

OF1(2)

- a) Additional Permitted Uses:
- i) Emergency care establishments;
 - ii) Pharmacies;
 - iii) Medical laboratory;
 - iv) Retail optical outlet;
 - v) Ultra-sound;
 - vi) X-ray.

- b) Regulations:
 - i) Height (Maximum) 6 metres (19.7 feet).
 - ii) Lot Coverage (Maximum) 60%.
 - iii) Floor Area Ratio (Maximum) 0.5:1.
 - iv) Front, Rear, Interior and Exterior Yard Depth (Minimum) 3 m (9.8 ft.) plus 1 m for every 3 metres (9.8 ft) of building height or fraction thereof above 3 m (9.8 feet).
(O.M.B. File #R 910387 - Appeal #9003-6 May 9, 1994)

c) OF2 Zone Variation

OF2(1)

- a) Regulations:
 - i) Lot Coverage (Maximum) 70%
(Schedule "A31-B" to the Order of the O.M.B. made on July 29th, 1992. O.M.B. File #0910043/R910387, A31 Referral #66, Appeal #2019 (amending order issue date: June 20, 1997)

OF2(2)

- a) Additional Permitted Uses:
 - i) Warehouse establishment, up to a maximum of 50% of the total building area, with accessory retail/showroom uses not to exceed a maximum of 20% of the warehouse establishment.
- b) Regulations:
 - i) 1807 Wonderland Road North may have access to a public road through 1785 Wonderland Road North.
(Z.-1-051332)

OF2(3)

- a) Additional Permitted Use:
 - i) Hotel
- b) Regulation:
 - i) Interior Side Yard Depth next to residential zone (Minimum): 3 m (9.8 ft plus) 1 m for every 3 metres (9.8 feet) of building height or fraction thereof above 3 metres (9.8 feet).
(Z.-1-051349)

OF2(4) 75 Blackfriars Street

- a) Additional Permitted Use:
 - i) Gymnasium in association with a permitted Office use
- b) Prohibited Uses:
 - i) Clinics

- c) Regulations:
 - i) Total gross Floor Area for Medical/dental offices and Medical/dental laboratories (Maximum): 1,300 square metres (13,993 square feet)
 - ii) Total gross floor area for Office and Gymnasium uses (Maximum): 2,555 square metres (27,501.8 square feet)
 - iii) Permitted uses confined to existing building (Z.-1-122126)

OF2(5) 710 Proudfoot Lane

- a) Additional Permitted Use:
 - i) Commercial Recreation Establishment (Z.-1-142365)

d) OF3 Zone Variation

OF3(1)

- a) Additional Permitted Use:
 - i) Pharmacy contained within the main office building of no more than 200 square metres or 20 percent of the gross floor area of all buildings in the OF3(1) Zone whichever is less.
(Z.-1-92094 & OMB Order #R 920393/O 920080 March 1, 1993)

747 and 759 Hyde Park Road:

- b) Regulations:
 - i) Landscaped Open Space for existing building (Minimum): as existing
 - ii) Parking for existing buildings: as existing and shared with 765 Hyde Park Road (Z.-1-192721)

OF3(2)

- a) Regulation:
 - i) Gross Floor Area (Maximum) (Z.-1-00774) 6,968 square metres (75,000 square feet)

OF3(3) 765 Hyde Park Road

- a) Regulations:
 - i) Lot Frontage (Minimum): 19 metres (62.34 feet)
 - ii) North Interior Side Yard for existing building (Minimum): 3.0 metres (9.84 feet)
 - iii) Landscaped Open Space for existing building (Minimum): as existing

- iv) Parking for existing building: as existing and shared with 747 and 759 Hyde Park Road.
(Z.-1-192721)

e) OF4 Zone Variation

OF4(1) (added by O.M.B. File #R 910387 - Appeal #7004 June 4, 1994)(deleted by Z.-1-00811)

OF4(2) Number used in error.

OF4(3)

a) Additional Permitted Uses:

- i) Retail stores, limited to the first floor of the existing building;
- ii) Delicatessen, limited to the first floor of the existing building.
- iii) Financial institutions with a maximum gross floor area of 560 square metres (6,028 square feet).

b) Prohibited uses:

- i) Personal service establishments in the form of an adult entertainment services parlour;
- ii) Drive through and outdoor patio facilities associated with any permitted and additional permitted uses.
(Z.-1-00811)

OF4(4) 1880 Phillbrook Drive

a) Additional Permitted Uses:

- i) Convenience Store
- ii) Pharmacy
- iii) Eat-in Restaurant

b) Regulations:

- i) Height 13m (42.6ft)
(maximum)
- ii) Front Yard Setback 1m (3.3 ft)
(minimum)
- iii) Front Yard Setback 2m (6.6 ft)
(maximum)
- iv) South Interior Side Yard Setback 1.5m (4.9 ft)
(minimum)
- v) Exterior Side Yard Setback 1.5m (4.9 ft)
(minimum)
- vi) Minimum number of parking 133
spaces where the total number
of required spaces is 148 or less:
- vii) The total gross floor area for all non-office uses shall not
exceed 34% of the total gross floor area of the building
- viii) The non-office uses shall only occur on the ground floor of a
building containing offices, and shall not be permitted as
stand-alone uses
(Z.-1-162475)

f) OF5 Zone Variation

OF5(1)

a) Additional Permitted Uses:

- i) Retail stores each having a maximum gross floor area of 500 square metres (5,382 square feet) may occur on the ground floor of a building containing offices.
(O.M.B. File #R 910387 - Appeal #9009-9 June 4, 1993)

OF5(2)

a) Additional Permitted Uses:

- i) Retail Stores each having a maximum gross floor area of 500 square metres (5,382 square feet) may occur on the ground floor of a building containing offices.

b) Regulation:

- i) Gross Floor Area (Maximum) Pharmacy in a stand alone building with a gross floor area of 1000 square metres (10,764 square feet) maximum.
(Z.-1-061444)

OF5(3)

a) Regulations:

- i) Front Yard Setback (Minimum) 3.6 metres (11.8 feet)
- ii) Front Yard Setback (Maximum) 10.0 metres (32.8 feet)
- iii) West Interior Side Yard Setback (Minimum) 3.0 metres (9.8 feet)
- iv) Parking (Minimum) 205 spaces
- v) No parking permitted between the north building wall and the street line
(Z.-1-101904)

OF5(4) 462-472 Springbank Drive

a) Regulations:

- i) Total Gross Floor Area (Maximum) 3,900 square metres (41,979 square feet)
- ii) Parking Spaces (Minimum) 210 Spaces
- iii) Front Yard Depth (Minimum) 3.0 metres (9.8 feet)
(Z.-1-152405)

OF5(5) 2605-2651 Tokala Trail

a) Permitted Uses:

- i) Medical/dental Offices

b) Regulations:

The following regulations apply for all lands zoned OF5(5)

- 1) Height (Maximum) 15m (49.2 feet)
- 2) Front Yard Depth (Maximum) 11m (36.1 feet)
- 3) Total Gross Floor Area for all Office Uses 5,000m² (53,820sq.ft.)
- 4) The lot line which abuts an Arterial road shall be interpreted as the front lot line.
- 5) Exemption from Section 4.19.6 d) of the Z.-1 Zoning By-law. (Z.-1-152435)

OF5(6) 1055 Fanshawe Park Road West

a) Permitted Uses:

- i) Medical/dental offices
- ii) Pharmacies in association with a medical/dental office use
- iii) Clinics
- iv) Medical/dental laboratories

b) Regulations:

- i) Height (Maximum) 15 m (49.2 ft)
- ii) Front Yard Depth (Maximum) 11 m (36.1 ft)
- iii) The lot line which abuts an Arterial Road shall be interpreted as the front lot line.
- iv) Exemption from Section 4.19.6 d) of the Z.-1 Zoning By-law (Z.-1-182675)
- v) Total Gross Floor for all office uses 6,343 square metres
- vi) Parking (Minimum) 284 spaces (Z.-1-223029)

g) OF6 Zone Variation

h) OF7 Zone Variation

g) OF8 Zone Variation

OF8(1) Deleted by O.M.B. File #R 910387 - Appeal #2028 May 19, 1994

OF8(2)

a) Permitted Uses:

- i) Any use permitted in the OF2 Zone;
- ii) Business service establishments;
- iii) Day care centres;
- iv) Emergency care establishments;
- v) Financial institutions;
- vi) Personal service establishments;
- vii) Pharmacies;

- viii) Commercial schools
- b) Regulations:
 - i) Front Yard Depth (Minimum) 0 metre
 - ii) Exterior Side Yard Depth (Minimum) 3 metres (9.8 feet)
 - iii) Height (Maximum) 16 metres (52.5 feet)
 - iv) Gross Floor Area (Maximum) 3 700 square metres (39,827square feet)
- c) Notwithstanding Section 4.19 (4), the setback to the parking area shall be 3.0 metres (9.8 ft.) from the interim widened streetline, it being noted that the interim widened streetline is 1.68 metres (5.5 feet) from the existing streetline.
(Z.-1-94275)

OF8(3)

- a) Permitted Uses:
 - i) Any use permitted in the OF2 Zone variation;
 - ii) Business service establishments;
 - iii) Day care centres;
 - iv) Emergency care establishments;
 - v) Financial institutions;
 - vi) Personal service establishments;
 - vii) Pharmacies;
 - viii) Commercial schools
- b) Regulations:
 - i) Height (Maximum) 16 metres (52 feet)
 - ii) Setback to the Parking Area 3.0 metres (9.8 feet) from the interim widened streetline, it being noted that the interim widened streetline is 1.68 metres (5.5 feet) from the existing streetline.
(Z.-1-99709)

OF8(4) 142 Horton Street East and 291,297, 303 and 305 Richmond Street

- a) Additional Permitted Uses in the existing building:
 - i) Commercial Recreational Use: and
 - ii) Commercial School Use
- b) Regulations:
 - i) Total gross floor area (Maximum) 4,663 square metres (50,174 square feet)
 - ii) Total gross floor area for Commercial Recreational Use (Maximum) 1,125 square metres (12,083 square feet)
 - iii) Total gross floor area for Commercial School Use (Maximum) 1,765 square metres (18,992 square feet)

iv)	Landscaped open space (Minimum)	8%
v)	Parking Spaces (Minimum)	110 spaces including 6 barrier free
vi)	Exterior Side Yard (Minimum)	1.0 metres
vii)	Setback Front, Rear and Exterior Side Yard to Parking Area (Minimum)	0.0 metres
viii)	Bicycle Parking (Minimum) (Z.-1-132163)	80 spaces

TABLE 19.3
OFFICE (OF) ZONE
REGULATIONS FOR OF ZONE VARIATIONS

Zone Variations:		OF	OF1	OF2	OF3	OF4	OF5	OF6	OF7	OF8
Permitted Uses:		See Section 19.2								
Lot Area (M ²) Minimum:		450	450	800	1200	1200	1200	1200	1200	1000
Lot Frontage (M) Minimum:		15	15	20	30	30	30	30	30	30
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)							
	Arterial	8.0								
	Primary Collector	6.0								
	Secondary Collector	6.0								
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, but in no case less than 4.0 metres (13.1 feet).								
Landscaped Open Space (%) Minimum:		20								
Lot Coverage (%) Maximum:		40	40	40	40	45	45	50	50	55
Height (M) Maximum:		10	10	15	15	19	19	27	27	27
Total Gross Floor Area For All Office Uses Per Building (M ²) Maximum:		5 000*								
Gross Floor Area For Non-Office Uses (M ²) Maximum:		N/A	N/A	N/A	N/A	See Section 19.3(1)		N/A	See Section 19.3(1)	

* Z.-1-95320