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PURPOSE

The purpose of this Part is to provide Office Zones that allow small concentrations of office space in appropriate locations throughout the City.¹

5.1 GENERAL PROVISIONS FOR OFFICE ZONES

In addition to the provisions contained in Parts 1 to 3 of this By-law, the following General Provisions for Office Zones shall also apply:

5.1.1 Uses to be Located within a Building

5.1.1.1 Unless otherwise permitted, all **uses** in Office Zones shall be located wholly within a **building, structure** or part thereof. *(0121-2020/LPAT Order 2021 March 11)*

5.1.2 Uses Accessory to a Permitted Use in an O1 Zone

- 5.1.2.1 The following **uses** are permitted accessory to a permitted **use** in an O1 zone:
(0111-2019/LPAT Order 2021 March 09), (0121-2020/LPAT Order 2021 March 11)
- (1) Medical Supply and Equipment Store
 - (2) **Restaurant**
 - (3) **Take-out Restaurant**
 - (4) Pharmacy
 - (5) Fitness Centre
 - (6) Convenience Store
 - (7) **Service Establishment**
 - (8) **Day Care**
- 5.1.2.2 A maximum of 20% of the total **gross floor area - non-residential** of each **building** used for a permitted **use** contained in Subsection 5.2.1 of this By-law shall be used for **uses** accessory to a permitted **use**.

5.1.3 Uses Accessory to a Permitted Use in O2 and O3 Zones

- 5.1.3.1 The following **uses** are permitted accessory to a permitted **use** in an O2 and O3 zone:
(0111-2019/LPAT Order 2021 March 09), (0121-2020/LPAT Order 2021 March 11)
- (1) **Retail Store**
 - (2) Outdoor Market
 - (3) **Manufacturing Facility**
 - (4) **Motor Vehicle Rental Facility**
 - (5) **Restaurant**, with or without an outdoor patio
 - (6) **Take-out restaurant**, with or without an outdoor patio
 - (7) **Service Establishment**
 - (8) **Commercial School**
 - (9) **Financial Institution**
 - (10) **Veterinary Clinic**
 - (11) **Animal Care Establishment**
 - (12) **Entertainment Establishment**
 - (13) **Recreational Establishment**
 - (14) **Private Club**
 - (15) Courier/Messenger Service
 - (16) **Day Care**
- 5.1.3.2 Unless otherwise permitted, the **uses** contained in Article 5.1.3.1 of this By-law shall be located within a **building, structure** or part thereof used for a **use** contained in Subsection 5.2.1 of this By-law.

¹ The purpose statement is for clarification purposes and does not form part of this By-law.

- 5.1.3.3 A maximum of 30% of the total **gross floor area - non-residential** of each **building** in an O2 zone used for a permitted **use** contained in Subsection 5.2.1 of this By-law shall be used for **uses** accessory to a permitted **use**.
- 5.1.3.4 A maximum of 20% of the total **gross floor area - non-residential** of each **building** in an O3 zone used for a permitted **use** contained in Subsection 5.2.1 of this By-law shall be used for **uses** accessory to a permitted **use**.
- 5.1.3.5 On a **lot** at an intersection where both **streets** are identified on Schedules 5.2.1(1) and 5.2.1(2) of this By-law, any **building** with a setback less than or equal to 5.0 m from the **street line** to one or both of the **streets**, shall have a maximum of 90% of the total **gross floor area - non-residential** of the **first storey** for a permitted **use** in Lines 2.1 and 2.2 contained in Table 5.2.1 of this By-law.
- 5.1.3.6 A **manufacturing facility** shall not be permitted in a **building** that is within 100.0 m from a **street** identified on Schedule 5.2.1(1) of this By-law.
- 5.1.3.7 A maximum of 20% of the total **gross floor area - non-residential** of each **building** shall be used for a **manufacturing facility**.

5.1.4 Floor Space Index (FSI) Calculations in O2 and O3 Zones

Notwithstanding any other provisions in this By-law, in O2 and O3 zones where a **lot area** is greater than 0.70 ha, the lands comprising a complete site plan application, excluding the area of **private roads**, shall be considered as a phase of the overall property development, and shall be deemed to be a **lot** for the purposes of calculating **floor space index - non-residential** in Line 13.0 contained in Table 5.2.1 of this By-law.
(0121-2020/LPAT Order 2021 March 11)

5.2	O1 TO O3 ZONES (OFFICE)
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5.2.1 O1 to O3 Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 5.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 5.2.1 - O1 to O3 Permitted Uses and Zone Regulations. (0121-2020/LPAT Order 2021 March 11)

Table 5.2.1 - O1 to O3 Permitted Uses and Zone Regulations
(0308-2011), (0111-2019/LPAT Order 2021 March 09), (0121-2020/LPAT Order 2021 March 11)

Column A		B	C	D
Line 1.0	ZONES	O1 Minor Office	O2 Major Office	O3 General Office
PERMITTED USES				
2.0	OFFICE			
2.1	Medical Office	✓	✓	✓
2.2	Office	✓	✓	✓
3.0	COMMERCIAL			
3.1	Commercial School	✓		
3.2	Financial Institution	✓		
3.3	Veterinary Clinic	✓		
4.0	BUSINESS ACTIVITIES			
4.1	Broadcasting/Communication Facility		✓	✓
4.2	Science and Technology Facility		✓	✓
5.0	HOSPITALITY			
5.1	Banquet Hall/Conference Centre/ Convention Centre		✓	✓
5.2	Overnight Accommodation		✓	✓
6.0	OTHER			
6.1	University/College		✓	✓
ZONE REGULATIONS				
7.0	MINIMUM LOT FRONTAGE	n/a	30.0 m	30.0 m
8.0	MINIMUM FRONT YARD	4.5 m ⁽¹⁾	3.0 m ⁽¹⁾	3.0 m ⁽¹⁾
9.0	MINIMUM INTERIOR SIDE YARD	7.5 m ⁽¹⁾	4.5 m ⁽¹⁾	4.5 m ⁽¹⁾
10.0	MINIMUM EXTERIOR SIDE YARD	4.5 m ⁽¹⁾	4.5 m ⁽¹⁾	4.5 m ⁽¹⁾
11.0	MAXIMUM EXTERIOR SIDE YARD	n/a	7.0 m ⁽¹⁾	7.0 m ⁽¹⁾
12.0	MINIMUM REAR YARD	7.5 m ⁽¹⁾	4.5 m ⁽¹⁾	4.5 m ⁽¹⁾
13.0	MINIMUM FLOOR SPACE INDEX - NON-RESIDENTIAL	n/a	0.5	0.5
14.0	MAXIMUM FLOOR SPACE INDEX - NON-RESIDENTIAL	0.5	n/a	n/a
15.0	MINIMUM HEIGHT			
15.1	Minimum building height	n/a	12.0 m and 3 storeys	8.0 m and 2 storeys
15.2	Minimum height of the first storey of a building with frontage on streets identified on Schedule 5.2.1(1) of this By-law	n/a	5.0 m	4.5 m

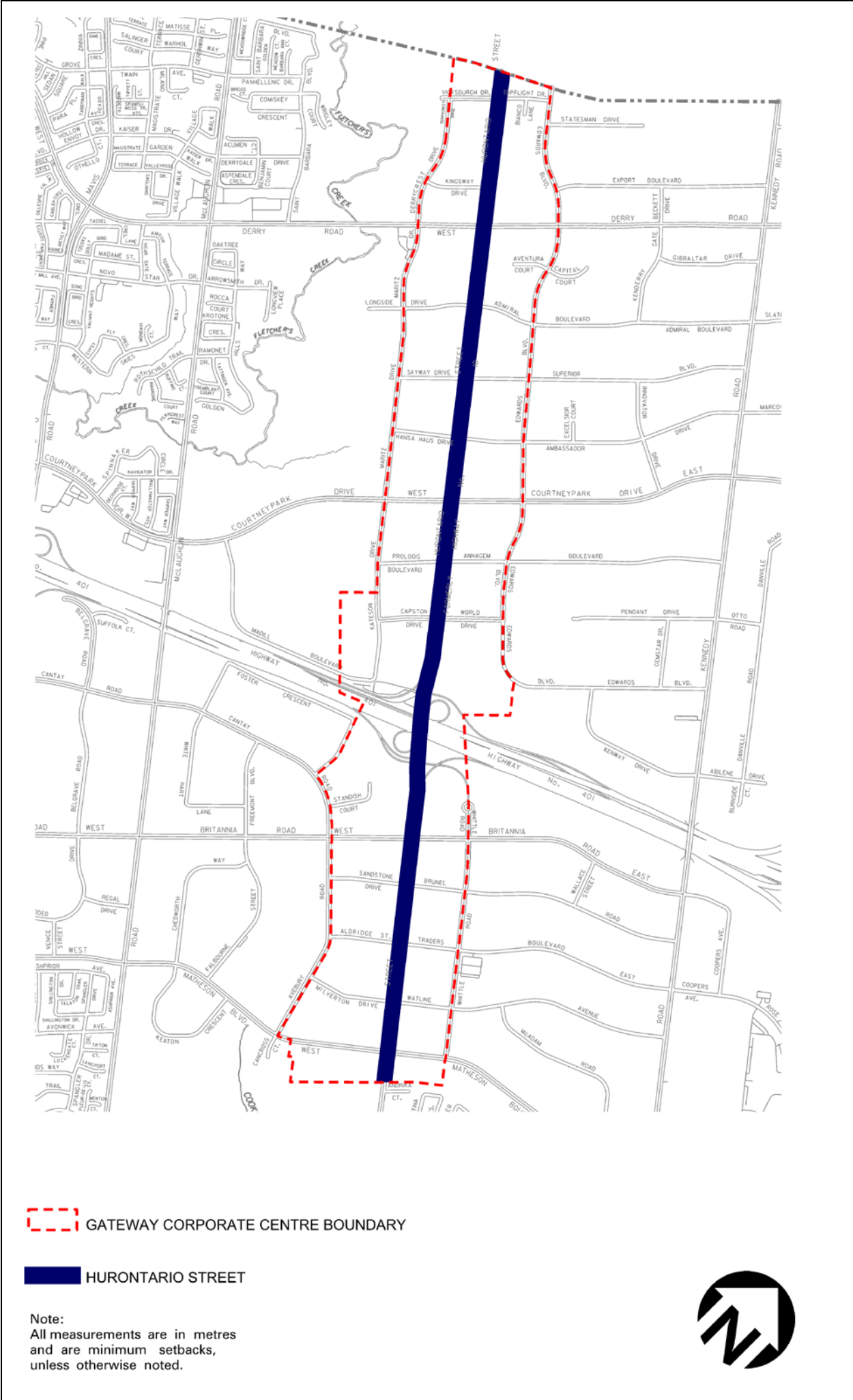
Table 5.2.1 continued on next page

Column A		B	C	D
Line 1.0	ZONES	O1 Minor Office	O2 Major Office	O3 General Office
Table 5.2.1 continued from previous page				
16.0	MAXIMUM HEIGHT	19.0 m and 6 storeys	n/a	n/a
17.0	MINIMUM SETBACK			
17.1	Minimum setback of a first storey streetwall of a building erected on a lot abutting a street identified on Schedules 5.2.1(1) and 5.2.1(2) of this By-law	n/a	3.0 m	3.0 m
18.0	MAXIMUM SETBACK			
18.1	Subject to Line 19.3 of this Table, the maximum setback of a first storey streetwall to a street identified on Schedules 5.2.1(1) and 5.2.1(2) of this By-law	n/a	5.0 m	5.0 m
18.2	Maximum length of a first storey streetwall of a building that may be set back beyond 5.0 m from a street identified on Schedule 5.2.1(2) of this By-law	n/a	25%	25%
19.0	STREET AND BUILDING FRONTAGES			
19.1	Minimum length of the front lot line , front lot line - corner lot , or exterior side lot line abutting a street identified on Schedule 5.2.1(1) of this By-law to be occupied by a first storey streetwall	n/a	80%	66%
19.2	Minimum length of the front lot line , front lot line - corner lot , or exterior side lot line abutting a street identified on Schedule 5.2.1(2) of this By-law to be occupied by a first storey streetwall	n/a	50%	n/a
19.3	Once Lines 19.1 and 19.2 of this Table have been met, Line 18.1 of this Table shall not apply	n/a	✓	✓
19.4	Minimum area of the first storey streetwall of a building facing a street identified on Schedule 5.2.1(1) of this By-law that shall contain glazing	n/a	75%	75%
19.5	Minimum area of the first storey streetwall of a building facing a street identified on Schedule 5.2.1(2) of this By-law that shall contain glazing	n/a	50%	50%
19.6	Where a lot abuts a street identified on Schedule 5.2.1(1) of this By-law, that street shall be deemed to be the front lot line and the main front entrance shall be located facing the front lot line	n/a	✓	✓
20.0	MINIMUM LANDSCAPED BUFFER			
20.1	Minimum depth of a landscaped buffer measured from a lot line that is a street line for all streets not identified on Schedules 5.2.1(1) and 5.2.1(2) of this By-law	4.5 m ⁽²⁾	4.5 m ⁽²⁾	4.5 m ⁽²⁾

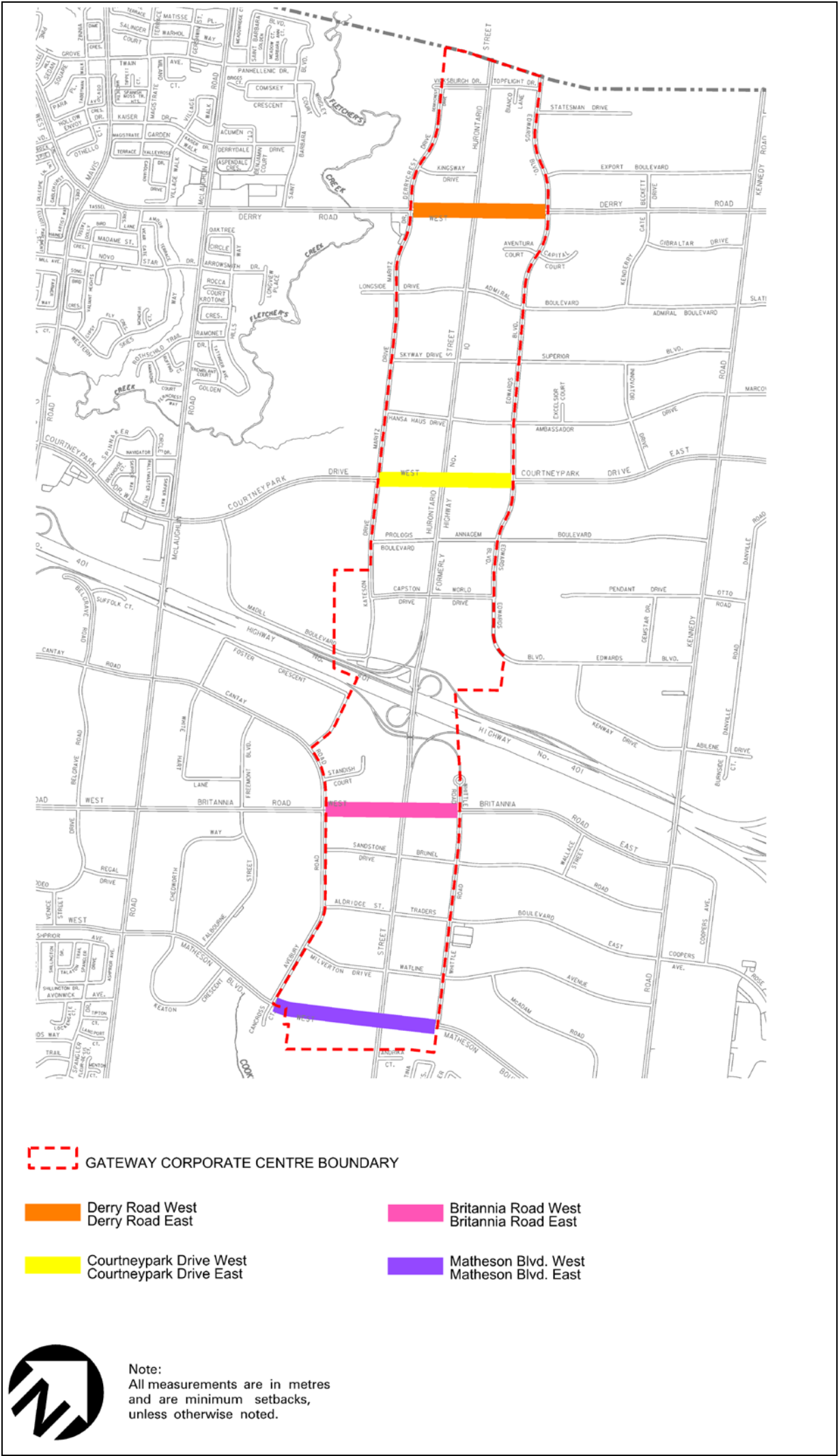
Table 5.2.1 continued on next page

Column A		B	C	D
Line 1.0	ZONES	O1 Minor Office	O2 Major Office	O3 General Office
Table 5.2.1 continued from previous page				
21.0	DRIVEWAYS, AISLES, PARKING AREAS, AND LOADING SPACES			
21.1	Minimum distance from a loading space to a street identified on Schedules 5.2.1(1) and 5.2.1(2) of this By-law	n/a	10.0 m	10.0 m
21.2	Minimum distance from a surface parking space and/or parking area to a street identified on Schedule 5.2.1(1) of this By-law	n/a	10.0 m	n/a
21.3	Driveways and internal roads may be shared with abutting lands	n/a	✓	✓
21.4	Minimum distance from an above grade parking structure to a street identified on Schedule 5.2.1(1) of this By-law	n/a	30.0 m	30.0 m
21.5	Parking and loading spaces shall not be located between a streetwall and a lot line that is a street line	✓	n/a	n/a

NOTES: (1) See also Subsection 2.1.17 of this By-law.
(2) See also Subsection 2.1.25 of this By-law.



Schedule 5.2.1(1)
Maps 36W, 37E, 43W, 44E, 51W, 52E
(0121-2020/LPAT Order 2021 March 11)



Schedule 5.2.1(2)
Maps 36W, 37E, 43W, 44E, 51W, 52E
(0121-2020/LPAT Order 2021 March 11)

5.2.2 O1 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

5.2.2.1	Exception: O1-1	Map # 18	By-law: 0217-2009, 0174-2017, 0121-2020/ LPAT Order 2021 March 11
In an O1-1 zone the permitted uses and applicable regulations shall be as specified for an O1 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
5.2.2.1.1	(1) Long-Term Care Building (2) Overnight Accommodation		

5.2.2.2	Exception: O1-2	Map # 23	By-law: 0121-2020/LPAT Order 2021 March 11
In an O1-2 zone the permitted uses and applicable regulations shall be as specified for an O1 zone except that the following uses /regulations shall apply:			
Regulation			
5.2.2.2.1	Maximum gross floor area - non-residential		30 255 m ²

5.2.2.3	Exception: O1-3	Map # 07	By-law: 0121-2020/LPAT Order 2021 March 11
In an O1-3 zone the applicable regulations shall be as specified for an O1 zone except that the following uses /regulations shall apply:			
Permitted Uses			
5.2.2.3.1	Lands zoned O1-3 shall only be used for the following: (1) Office (2) Pharmacy (3) A cafeteria accessory to an office building , intended for the use of the occupants of the building		

5.2.2.4	Exception: O1-4	Map # 15	By-law: 0121-2020/LPAT Order 2021 March 11
In an O1-4 zone the permitted uses and applicable regulations shall be as specified for an O1 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
5.2.2.4.1	(1)	Funeral Establishment	
Regulations			
5.2.2.4.2	Maximum gross floor area - non-residential		3986.05 m ²
5.2.2.4.3	Minimum required parking spaces		121

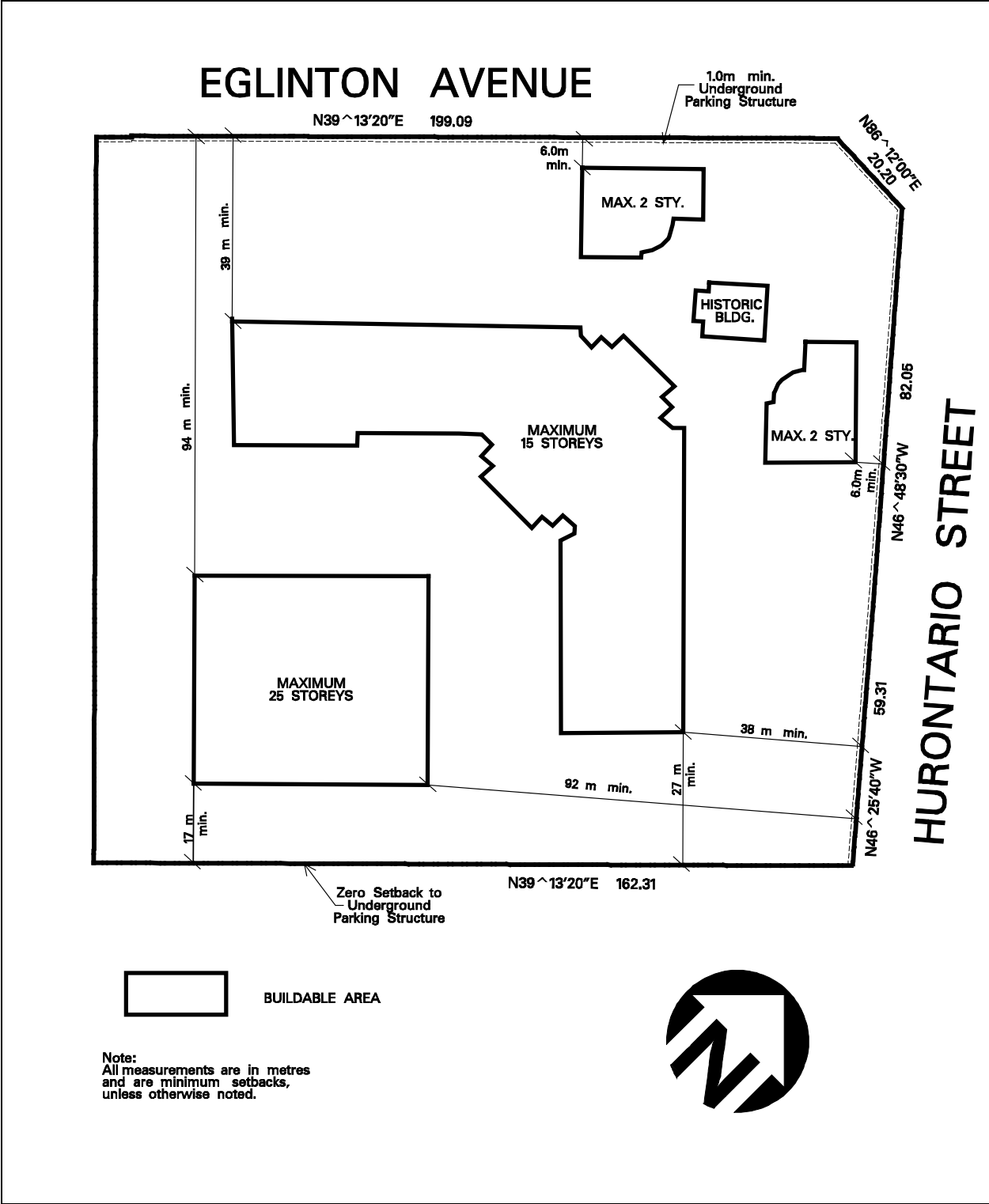
5.2.2.6	Exception: O1-6	Map # 29	By-law: 0174-2017, 0111-2019/LPAT Order 2021 March 09, 0121-2020/ LPAT Order 2021 March 11
In an O1-6 zone the permitted uses and applicable regulations shall be as specified for an O1 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
5.2.2.6.1	(1) Apartment (2) Retail Commercial Use Accessory to an Office		
Regulations			
5.2.2.6.2	An apartment and/or retail commercial use accessory to an office, shall comply with the O1 zone regulations contained in Subsection 5.2.1 of this By-law except that:		
	(1) maximum floor space index - non-residential	0.6 times the lot area	
	(2) maximum gross floor area - non-residential of all office buildings or structures	18 210 m ²	
	(3) maximum gross floor area - non-residential used for retail commercial uses accessory to an office	the lesser of 1 821 m ² or 10% of the total gross floor area of any building used for an office	
	(4) maximum number of dwelling units per hectare	250	
	(5) for a development with an office and apartment , the maximum floor space index /densities permitted in Clauses 5.2.2.6.2(1) and (4) of this Exception shall apply, however, both uses are interchangeable and the floor space index /densities shall be calculated on the basis that one apartment dwelling unit may be replaced by 24 m ² of gross floor area - non-residential used for office		
	(6) minimum setback to all lot lines	6.0 m	
	(7) "Retail Commercial Use Accessory to an Office" means a retail store and/or service establishment		

5.2.2.7	Exception: O1-7	Map # 28	By-law: 0308-2011, 0174-2017, 0111-2019/ LPAT Order 2021 March 09, 0121-2020/LPAT Order 2021 March 11
In an O1-7 zone the permitted uses and applicable regulations shall be as specified for an O1 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
5.2.2.7.1	(1) Apartment (2) Office/apartment combination (3) Retail Commercial Use Accessory to an Office		
Regulations			
5.2.2.7.2	An office shall comply with the O1 zone regulations and contained in Subsection 5.2.1 of this By-law except that: (1) maximum gross floor area - non-residential 13 000 m ² (2) maximum gross floor area - non-residential used for a retail commercial use accessory to an office within each building 10% of the total gross floor area - non-residential of each building (3) minimum setback of all buildings and structures to any lot line 5.0 m (4) maximum height 25 storeys (5) "Retail Commercial Use Accessory to an Office" means a retail store and/or service establishment		
5.2.2.7.3	An apartment shall comply with the O1 zone regulations contained in Subsection 5.2.1 of this By-law except that: (1) maximum number of dwelling units 639 (2) minimum setback of all buildings and structures to any lot line 5.0 m (3) maximum height 25 storeys		
5.2.2.7.4	An office/apartment combination shall comply with the O1 zone regulations contained in Subsection 5.2.1 of this By-law except that: (1) maximum number of dwelling units the lesser of 639 dwelling units or 247 units per hectare (2) maximum gross floor area - non-residential the lesser of 13 000 m ² or 0.5 times the lot area (3) maximum gross floor area - non-residential used for a retail commercial use accessory to an office within each building 10% of the total gross floor area - non-residential of each building (4) the maximum density/ gross floor area - non-residential permitted in Clauses 5.2.2.7.4(1) and (2) of this Exception are interchangeable and shall be calculated on the basis that each dwelling unit shall be deemed to occupy 20.34 m ² of the total gross floor area - non-residential for all buildings and structures , or parts thereof, which are used for offices and retail commercial uses accessory to an office		

Exception O1-7 continued on next page

5.2.2.7	Exception: O1-7	Map # 28	By-law: 0308-2011, 0174-2017, 0111-2019/ LPAT Order 2021 March 09, 0121-2020/LPAT Order 2021 March 11
Exception O1-7 continued from previous page			
5.2.2.7.4 (continued)	(5)	minimum setback of all buildings and structures to any lot line	5.0 m
	(6)	maximum height	25 storeys
	(7)	"Retail Commercial Use Accessory to an Office/Apartment Combination" means a retail store and/or service establishment	

5.2.2.8	Exception: O1-8	Map # 29	By-law: 0174-2017, 0111-2019/LPAT Order 2021 March 09, 0121-2020/ LPAT Order 2021 March 11
In an O1-8 zone the permitted uses and applicable regulations shall be as specified for an O1 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
5.2.2.8.1	(1)	Overnight Accommodation	
	(2)	Apartment	
	(3)	Retail Commercial Use Accessory to an Office	
	(4)	Retail Commercial Use Accessory to Overnight Accommodation	
	(5)	Restaurant in the existing historic building identified on Schedule O1-8 of this Exception	
Regulations			
5.2.2.8.2	An office , overnight accommodation , retail commercial use accessory to an office and retail commercial use accessory to overnight accommodation shall comply with the O1 zone regulations contained in Subsection 5.2.1 of this By-law except that:		
	(1)	maximum gross floor area - non-residential used for an office or overnight accommodation or a combination thereof	26 425 m ²
	(2)	maximum gross floor area - non-residential used for retail commercial use accessory to an office	4 092 m ²
	(3)	"Retail Commercial Use Accessory to Overnight Accommodation" means a retail store and/or service establishment	
	(4)	"Retail Commercial Use Accessory to an Office" means a retail store , restaurant , convenience restaurant , private school , fitness club and/or service establishment	
	(5)	all site development plans shall comply with Schedule O1-8 of this Exception	
5.2.2.8.3	An apartment shall comply with the RA5 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
	(1)	maximum number of dwelling units	220
	(2)	maximum percentage of required parking spaces that may be tandem	25%
	(3)	all site development plans shall comply with Schedule O1-8 of this Exception	



Schedule O1-8
Map 29

5.2.2.9	Exception: O1-9	Map #	By-law: <i>deleted by 0191-2018,</i> 0121-2020/LPAT Order 2021 March 11

5.2.2.10	Exception: O1-10	Map # 22	By-law: 0121-2020/LPAT Order 2021 March 11
In an O1-10 zone the permitted uses and applicable regulations shall be as specified for an O1 zone except that the following uses /regulations shall apply:			
Regulation			
5.2.2.10.1	Maximum number of parking spaces located on lands zoned RA3-20		25

5.2.2.11	Exception: O1-11	Map # 14	By-law: 0121-2020/LPAT Order 2021 March 11
In an O1-11 zone the permitted uses and applicable regulations shall be as specified for an O1 zone except that the following uses /regulations shall apply:			
Regulation			
5.2.2.11.1	Access shall be permitted to lands zoned RA3-11		

5.2.2.12	Exception: O1-12	Map # 18	By-law: 0121-2020/LPAT Order 2021 March 11
In an O1-12 zone the permitted uses and applicable regulations shall be as specified for an O1 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
5.2.2.12.1	(1) Motor vehicle rental facility accessory to an office or medical office (2) Retail store accessory to an office or medical office (3) Limousine dispatching office accessory to an office or medical office (4) Indoor recreational establishment excluding a children's play facility, accessory to an office or medical office (5) Convenience restaurant accessory to an office or medical office		
Regulations			
5.2.2.12.2	Maximum gross floor area - non-residential used for medical office	3 000 m ²	
5.2.2.12.3	Maximum gross floor area - non-residential used for restaurants and convenience restaurants	1 570 m ²	
5.2.2.12.4	Maximum gross floor area - non-residential used for take-out restaurant	140 m ²	
5.2.2.12.5	Maximum gross floor area - non-residential used for accessory uses	35%	
5.2.2.12.6	Minimum interior side yard	7.0 m	
5.2.2.12.7	Minimum rear yard	7.0 m	
5.2.2.12.8	Minimum number of parking spaces per 100 m ² gross floor area - non-residential	4.6	

5.2.2.13	Exception: O1-13	Map # 22	By-law: 0087-2009, 0121-2020/LPAT Order 2021 March 11
In an O1-13 zone the permitted uses and applicable regulations shall be as specified for an O1 zone except that the following uses/regulations shall apply:			
Regulations			
5.2.2.13.1	The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
5.2.2.13.2	Maximum gross floor area - non-residential used for uses accessory to a permitted use	22%	

5.2.2.14	Exception: O1-14	Map #	By-law: 0212-2012, 0121-2020/LPAT Order 2021 March 11, <i>deleted</i> by 0261-2021

5.2.2.15	Exception: O1-15	Map # 57	By-law: 0123-2016, 0121-2020/LPAT Order 2021 March 11
In an O1-15 zone the permitted uses and applicable regulations shall be as specified for an O1 zone except that the following uses /regulations shall apply:			
Permitted Uses			
5.2.2.15.1	The following accessory uses shall only be permitted:		
	(1)	Medical Supply and Equipment Store	
	(2)	Pharmacy	
	(3)	Day Care	
Use Not Permitted			
5.2.2.15.2	(1)	Veterinary Clinic	
Regulations			
5.2.2.15.3	The regulations of Subsection 5.1.2 of this By-law shall not apply		
5.2.2.15.4	Maximum percentage gross floor area - non-residential of a building for any uses contained in Sentence 5.2.2.15.1 of this Exception		20%
5.2.2.15.5	Minimum exterior side yard		7.5 m
5.2.2.15.6	Maximum building height		13.0 m and 4 storeys

5.2.2.16	Exception: O1-16	Map # 11	By-law: 0164-2018, 0121-2020/LPAT Order 2021 March 11
In an O1-16 zone the applicable regulations shall be as specified for an O1 zone except that the following uses /regulations shall apply:			
Permitted Use			
5.2.2.16.1	Lands zoned O1-16 shall only be used for the following:		
	(1) Office		
Regulations			
5.2.2.16.2	Minimum interior side yard	3.5 m	
5.2.2.16.3	Maximum gross floor area - non-residential	1 200 m ²	
5.2.2.16.4	Maximum building height	9.0 m and 2 storeys	
5.2.2.16.5	Minimum landscaped buffer - interior side yard	3.0 m	

5.2.3 O2 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

5.2.3.1	Exception: O2-1	Map # 36W, 37E, 43W, 44E, 51W, 52E	By-law: 0121-2020/LPAT Order 2021 March 11
In an O2-1 zone the permitted uses and applicable regulations shall be as specified for an O2 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
5.2.3.1.1	(1)	Uses legally existing on the date of passing of this By-law	
Regulations			
5.2.3.1.2	Uses contained in Sentence 5.2.3.1.1 of this Exception shall only be permitted in buildings or structures legally existing on the date of passing of this By-law		
5.2.3.1.3	The enlargement or alteration of a building or structure legally existing on the date of passing of this By-law shall be permitted up to 10% of the existing gross floor area - non-residential of all buildings and structures		

5.2.3.2	Exception: O2-2	Map # 52E	By-law: 0121-2020/LPAT Order 2021 March 11
In an O2-2 zone the permitted uses and applicable regulations shall be as specified for an O2 zone except that the following uses /regulations shall apply:			
Regulation			
5.2.3.2.1	The lot line abutting Derrycrest Drive shall be deemed to be the front lot line		

5.2.3.3	Exception: O2-3	Map # 44E	By-law: 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15
In an O2-3 zone the permitted uses and applicable regulations shall be as specified for an O2 zone except that the following uses /regulations shall apply:			
Regulations			
5.2.3.3.1	The regulations of Lines 13.0, 19.1 and 19.2 contained in Table 5.2.1 of this By-law shall not apply		
5.2.3.3.2	Maximum setback of a streetwall from Hurontario Street	14.0 m	
5.2.3.3.3	Minimum length of the lot line abutting Hurontario Street to be occupied by a first storey streetwall	39.0 m	
5.2.3.3.4	Minimum depth of a landscaped buffer between Hurontario Street and a parking area	10.0 m	
5.2.3.3.5	Required parking and aisles may be located on abutting lands zoned O2-4		

Part 5 - Office Zone

5.2.3.4	Exception: O2-4	Map # 44E	By-law: 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15
In an O2-4 zone the permitted uses and applicable regulations shall be as specified for an O2 zone except that the following uses/regulations shall apply:			
Regulation			
5.2.3.4.1	Required parking and aisles may be located on abutting lands zoned O2-3		

5.2.3.5	Exception: O2-5	Map # 43W	By-law: 0121-2020/LPAT Order 2021 March 11
In an O2-5 zone the permitted uses and applicable regulations shall be as specified for an O2 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
5.2.3.5.1	(1)	Uses legally existing on the date of passing of this By-law	
Regulations			
5.2.3.5.2	Uses contained in Sentence 5.2.3.5.1 of this Exception shall only be permitted in buildings or structures legally existing on the date of passing of this By-law		
5.2.3.5.3	The enlargement or alteration of a building or structure legally existing on the date of passing of this By-law shall be permitted up to 10% of the existing gross floor area - non-residential of all buildings and structures		
5.2.3.5.4	Required parking for lands zoned O2-5 may be located on lands zoned E1-15 and O3-4		

5.2.3.6	Exception: O2-6	Map # 36W	By-law: 0121-2020/LPAT Order 2021 March 11
In an O2-6 zone the permitted uses and applicable regulations shall be as specified for an O2 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
5.2.3.6.1	(1)	Uses legally existing on the date of passing of this By-law	
	(2)	C3 uses contained in Table 6.2.1 of this By-law, except:	
	(2.1)	Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted	
	(2.2)	Motor Vehicle Rental Facility	
	(2.3)	Convenience Restaurant	
Regulations			
5.2.3.6.2	Uses contained in Sentence 5.2.3.6.1 of this Exception shall only be permitted in buildings or structures legally existing on the date of passing of this By-law		
5.2.3.6.3	The enlargement or alteration of a building or structure legally existing on the date of passing of this By-law shall be permitted up to 10% of the existing gross floor area - non-residential of all buildings and structures		

5.2.3.7	Exception: O2-7	Map # 37E	By-law: 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15
In an O2-7 zone the permitted uses and applicable regulations shall be as specified for an O2 zone except that the following uses /regulations shall apply:			
Regulations			
5.2.3.7.1	The regulations of Lines 19.1 and 19.2 contained in Table 5.2.1 of this By-law shall not apply		
5.2.3.7.2	Minimum floor space index - non-residential	0.45	
5.2.3.7.3	Minimum length of the lot line abutting Hurontario Street to be occupied by a first storey streetwall	39.0 m	

5.2.3.8	Exception: O2-8	Map # 43W	By-law: 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15
In an O2-8 zone the permitted uses and applicable regulations shall be as specified for an O2 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
5.2.3.8.1	(1)	Uses legally existing on the date of passing of this By-law	
Regulations			
5.2.3.8.2	The regulations of Lines 19.1 and 19.2 contained in Table 5.2.1 of this By-law shall not apply		
5.2.3.8.3	Uses contained in Sentence 5.2.3.8.1 of this Exception shall only be permitted in buildings or structures legally existing on the date of passing of this By-law		
5.2.3.8.4	Minimum floor space index - non-residential		0.45
5.2.3.8.5	Maximum setback of a first storey streetwall from Hurontario Street		14.0 m
5.2.3.8.6	Minimum length of the lot line abutting Hurontario Street to be occupied by a first storey streetwall		39.0 m
5.2.3.8.7	Minimum depth of a landscaped buffer between Hurontario Street and a parking area		10.0 m
5.2.3.8.8	Expansion or alteration to any building or structure legally existing on the date of passing of this By-law shall be permitted up to 10% of the existing gross floor area - non-residential of all buildings and structures		

5.2.4 O3 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

5.2.4.1	Exception: O3-1	Map # 36W, 37E, 43W	By-law: 0121-2020/LPAT Order 2021 March 11
In an O3-1 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
5.2.4.1.1	(1)	Uses legally existing on the date of passing of this By-law	
Regulations			
5.2.4.1.2	Uses contained in Sentence 5.2.4.1.1 of this Exception shall only be permitted in buildings or structures legally existing on the date of passing of this By-law		
5.2.4.1.3	The enlargement or alteration of a building or structure legally existing on the date of passing of this By-law shall be permitted up to 10% of the existing gross floor area - non-residential of all buildings and structures		
5.2.4.1.4	Required parking may be located on abutting lands zoned O3-7		

5.2.4.2	Exception: O3-2	Map # 44E	By-law: 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15
In an O3-2 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
5.2.4.2.1	(1)	Manufacturing Facility	
	(2)	Warehouse/Distribution Facility	
	(3)	Commercial School	
Regulations			
5.2.4.2.2	The regulations of Lines 13.0 and 19.4 contained in Table 5.2.1 of this By-law shall not apply		
5.2.4.2.3	A manufacturing facility and/or warehouse/distribution facility shall comply with the following:		
	(1)	minimum height of all buildings and structures	11.5 m
	(2)	any office component of the building shall be located abutting Hurontario Street	
	(3)	an aisle shall be permitted between the building and a lot line abutting Hurontario Street	
	(4)	minimum distance from a surface parking space to Hurontario Street	25.0 m
5.2.4.2.4	Required parking and aisles may be located on abutting lands zoned E1-6		

5.2.4.3	Exception: O3-3	Map # 37E	By-law: 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15
In an O3-3 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
5.2.4.3.1	(1)	Science and Technology Facility	
Regulations			
5.2.4.3.2	The regulations of Lines 19.1 and 19.2 contained in Table 5.2.1 of this By-law shall not apply		
5.2.4.3.3	Maximum setback to the streetwall of an addition to an existing building from Hurontario Street		48.0 m
5.2.4.3.4	Minimum length of lot frontage along Hurontario Street to be occupied by a streetwall of a building or structure		39.0 m
5.2.4.3.5	Maximum of two aisles accommodating no more than four rows of parking shall be permitted in the front yard for an addition to an existing building		
5.2.4.3.6	Light assembly shall not be permitted in a building that is within 100.0 m from a street identified on Schedule 5.2.1(1) of this By-law		
5.2.4.3.7	Expansion or alteration to any building or structure legally existing on the date of passing of this By-law shall be permitted and shall not be subject to Line 13.0 contained in Table 5.2.1 of this By-law		
5.2.4.3.8	"Science and Technology Facility" means a building, structure or part thereof, used for one or more of the following: scientific and technological research and development including laboratories, pilot plants, prototype production facilities , light assembly up to a maximum of 30% of the total gross floor area - non-residential including any accessory manufacturing facility use, computer and information technology development, including hardware and software, data processing services and engineering and professional design services		

5.2.4.4	Exception: O3-4	Map # 43W	By-law: 0121-2020/LPAT Order 2021 March 11
In an O3-4 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
5.2.4.4.1	(1)	Required parking for lands zoned O2-5	

5.2.4.5	Exception: O3-5	Map # 44E	By-law: 0121-2020/LPAT Order 2021 March 11, 0175-2021
In an O3-5 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses /regulations shall apply:			
Regulations			
5.2.4.5.1	The O3 zone regulations contained in Table 5.2.1 of this By-law shall not apply for the construction of one traction power substation as permitted in Sentence 5.2.4.5.2 of this Exception		
5.2.4.5.2	Notwithstanding Clause (3) of the Holding Provision, the holding symbol H will not apply to a portion of the lands zoned O3-5 to permit one traction power substation on all lands zoned O3-5		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-O3-5 by further amendment to Map 44E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <p>(1) provision of any outstanding technical plans, studies, and reports including a concept plan which deals with traffic circulation, goods movement, pedestrian connections, and phasing of development, amongst other matters; a functional servicing report with drainage, grading, and servicing plans; draft reference plan; stage I and II archaeological assessment; and an updated Transportation Study to the satisfaction of the City of Mississauga ("City") and the Region of Peel;</p> <p>(2) delivery of executed Development and Servicing Agreements in a form satisfactory to the City, which addresses any issues that may be identified through Clause (1); required easement for servicing and access purposes to the abutting property at 6710 Hurontario Street; gratuitous dedication to the City of the lands for the extension of Ambassador Drive; gratuitous dedication to the City of a road widening across the Hurontario Street frontage; submission of a streetscape master plan for the Hurontario Street frontage and associated securities; any additional securities, fees, cash contribution and insurance;</p> <p>(3) any additional lands required or technical issues identified in the Transit Project Assessment Process (TPAP) for the Light Rail Transit are to be addressed to the satisfaction of the City.</p>			

5.2.4.6	Exception: O3-6	Map # 44E	By-law: 0121-2020/LPAT Order 2021 March 11, 0175-2021
In an O3-6 zone the permitted uses and applicable regulations shall be as specified for an O3 zone:			
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-O3-6 by further amendment to Map 44E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <p>(1) provision of any outstanding technical plans, studies and reports including a concept plan which deals with traffic circulation, goods movement, pedestrian connections and phasing of development, amongst other matters; a functional servicing report with drainage, grading and servicing plans; draft reference plan; stage I and II archaeological assessment; and an updated Transportation Study to the satisfaction of the City of Mississauga ("City") and the Region of Peel;</p> <p>(2) delivery of executed Development and Servicing Agreements in a form satisfactory to the City, which addresses any issues that may be identified through Clause (1); required easement for servicing and access purposes to the abutting property at 6710 Hurontario Street; gratuitous dedication to the City of the lands for the extension of Ambassador Drive; any additional securities, fees, cash contribution and insurance.</p>			

5.2.4.7	Exception: O3-7	Map # 37E	By-law: 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15
In an O3-7 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
5.2.4.7.1	In an existing building, structure , or part thereof, legally existing on the date of passing of this By-law: (1) Restaurant , with or without an outdoor patio (2) Take-out restaurant , with or without an outdoor patio (3) Financial Institution (4) Entertainment Establishment (5) Recreational Establishment (6) Day Care		
Regulations			
5.2.4.7.2	Minimum floor space index - non-residential		0.1
5.2.4.7.3	Required parking and aisles may be located on abutting lands zoned O3-11		

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5.2.4.8	Exception: O3-8	Map # 44E	By-law: 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15
In an O3-8 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses/regulations shall apply:			
Regulation			
5.2.4.8.1	Required parking and aisles may be located on abutting lands zoned E1-2		

5.2.4.9	Exception: O3-9	Map # 43W	By-law: 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15
In an O3-9 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
5.2.4.9.1	(1)	Uses legally existing on the date of passing of this By-law	
Regulations			
5.2.4.9.2		Uses contained in Sentence 5.2.4.9.1 of this Exception shall only be permitted in buildings or structures legally existing on the date of passing of this By-law	
5.2.4.9.3		Lands zoned O3-9 and E1-1 shall be considered one lot for the purpose of Lines 3.0 to 12.5 contained in Table 8.2.1 of this By-law	
5.2.4.9.4		Minimum floor space index - non-residential	0.44
5.2.4.9.5		Expansion or alteration to any building or structure legally existing on the date of passing of this By-law shall be permitted up to 10% of the existing gross floor area - non-residential of all buildings and structures	
5.2.4.9.6		Required parking and aisles may be located on abutting lands zoned E1-1	

5.2.4.10	Exception: O3-10	Map # 44E	By-law: 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15
In an O3-10 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
5.2.4.10.1	(1) Manufacturing Facility (2) Warehouse/Distribution Facility (3) Commercial School		
Regulations			
5.2.4.10.2	The regulations of Lines 13.0 and 19.4 contained in Table 5.2.1 of this By-law shall not apply		
5.2.4.10.3	Minimum height of all buildings and structures wholly or partially used as a manufacturing facility or warehouse/distribution facility	11.5 m	
5.2.4.10.4	Required parking and aisles may be located on abutting lands zoned E1-5		

5.2.4.11	Exception: O3-11	Map # 37E	By-law: 0121-2020/OLT Order 2021 November 15
In an O3-11 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
5.2.4.11.1	(1)	Science and Technology Facility	
Regulations			
5.2.4.11.2		For the purposes of this By-law, all lands zoned O3-11 shall be considered one lot	
5.2.4.11.3		Light assembly shall not be permitted in a building that is within 100.0 m from a street identified on Schedule 5.2.1(1) of this By-law	
5.2.4.11.4		Required parking and aisles may be located on abutting lands zoned O3-7	
5.2.4.11.5		"Science and Technology Facility" means a building, structure or part thereof, used for one or more of the following: scientific and technological research and development including laboratories, pilot plants, prototype production facilities , light assembly up to a maximum of 30% of the total gross floor area - non-residential including any accessory manufacturing facility use, computer and information technology development, including hardware and software, data processing services and engineering and professional design services	

5.2.4.12	Exception: O3-12	Map # 44E	By-law: 0121-2020/OLT Order 2021 November 15, 0175-2021
In an O3-12 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses /regulations shall apply:			
Regulations			
5.2.4.12.1		The provisions of Subsection 2.1.14 and the regulations of Line 19.6 contained in Table 5.2.1 of this By-law shall not apply	
5.2.4.12.2		Minimum southerly interior side yard	9.0 m
5.2.4.12.3		Maximum encroachment of a hydro electric transformer and pad into a required yard	4.5 m
5.2.4.12.4		Maximum gross floor area - non-residential used for all banquet facilities and meeting rooms	1 165 m ²
5.2.4.12.5		Minimum area of the first storey streetwall of a building facing a street identified on Schedule 5.2.1(1) of this By-law that shall contain glazing	60%

Exception O3-12 continued on next page

5.2.4.12	Exception: O3-12	Map # 44E	By-law: 0121-2020/OLT Order 2021 November 15, 0175-2021
Exception O3-12 continued from previous page			
5.2.4.12.6	Minimum number of parking spaces for overnight accommodation		0.8 space per guest room; Plus 8.0 spaces per 100 m ² GFA - non-residential used for public use areas including meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but excluding bedrooms, kitchens, laundry rooms, washrooms, lobbies, hallways, elevators, stairways and recreational facilities directly related to the function of the overnight accommodation
5.2.4.12.7	Minimum number of loading spaces		2
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-O3-12 by further amendment to Map 44E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <p>(1) approval and execution of a Development Agreement in a form and on terms satisfactory to the City of Mississauga ("City") and Region of Peel ("Region"), to capture items including but not limited to: land dedication and easements; municipal infrastructure detailed design; private roads construction/restoration; securities, fees, and insurance;</p> <p>(2) receipt of any additional supporting technical reports, studies, drawings and plans as required;</p> <p>(3) conveyance to the City and registration of a road widening towards the ultimate 45.0 m Hurontario Street right-of-way as identified in Mississauga Official Plan;</p> <p>(4) conveyance to the City and registration of a 0.3 m reserve across the east frontage of these lands;</p> <p>(5) confirmation to be provided to the City's Transportation and Works Department that satisfactory arrangements have been made with adjacent landowners for the construction of the private roads south and west of the site, and related works to facilitate access into the subject site;</p> <p>(6) any additional lands required or technical issues identified in the Transit Project Assessment Process ("TPAP") for the Light Rail Transit are to be addressed to the satisfaction of the City.</p>			

5.2.4.13	Exception: O3-13	Map # 43W	By-law: 0121-2020/OLT Order 2021 November 15
In an O3-13 zone the permitted uses and applicable regulations shall be as specified for an O3 zone except that the following uses /regulations shall apply:			
Regulations			
5.2.4.13.1	Minimum floor space index - non-residential		0.45
5.2.4.13.2	Required parking and aisles may be located on abutting lands zoned E1-8		