

22.27 High Rise Office Commercial (ZC27) – Aberdeen Village (City Centre)

22.27.1 Purpose

The **zone** provides for medium to high-**density**, transit-supportive, non-residential, central **business** district **development** in an area affected by aircraft noise.

22.27.2 Permitted Uses

- education, commercial
- entertainment, spectator
- health service, minor
- hotel
- liquor primary establishment
- manufacturing, custom indoor
- neighbourhood public house
- office
- parking, non-accessory
- private club
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

22.27.3 Secondary Uses

- n/a

22.27.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 3.0.
2. There is no maximum **floor area ratio** (FAR) for **non-accessory parking** as a **principal use**.

22.27.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

22.27.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 3.0 m.
2. There are no other **yards** and **setbacks**.

22.27.7 Permitted Heights

1. The maximum **height** for **buildings** is 40.0 m.

2. The maximum **height** for **accessory structures** is 12.0 m.

22.27.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

22.27.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

22.27.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:
 - a) the minimum manoeuvring aisle width is 6.7 m;
 - b) a maximum of 46% of the **parking spaces** provided may be provided as small car spaces; and
 - c) a minimum of two on-site **loading spaces** shall be required.

22.27.11 Other Regulations

[Bylaw 9723, Jul 17/17]

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.