

PART 8.2 CHP-OB CATHEDRAL HILL PRECINCT OFFICE BUILDING DISTRICT

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| Uses | 1 | <p>The following uses are the only uses permitted in this Zone:</p> <ul style="list-style-type: none"> (a) office <u>buildings</u> (b) <u>accessory uses</u> for office <u>buildings</u> (c) <u>high tech</u> (d) <u>call centre</u>. |
| Buildings | 2 | No <u>building</u> may have a <u>height</u> in excess of 22.5m. |
| | 3 | Not more than one <u>building</u> may be erected, used or maintained on one <u>lot</u> . |
| | 4 | No <u>office building accessory use</u> shall be permitted except as being accessory to an office <u>building</u> on the same <u>lot</u> . |
| | 5 | Except as hereafter provided, no <u>building</u> shall be nearer to any <u>street boundary</u> than a horizontal distance of 2m. |
| | 6 | <p>The exceptions to the preceding section are:</p> <ul style="list-style-type: none"> (a) any part of the <u>building</u> that is wholly below <u>grade</u>, provided that no such part of the <u>building</u> shall be nearer to any <u>street boundary</u> than a horizontal distance of 3m. (b) any roof projection, entrance canopy or steps forming part of the <u>building</u>, provided that no such part of the <u>building</u> shall be nearer to any street boundary than a horizontal distance of 4.5m. (c) walls, terraces, patios, trellises, ornamental pools and similar structures having to do only with the landscaping of the <u>lot</u>. |
| Parking | 7 | Upon each <u>lot</u> there shall be a freight service area for the loading and unloading of vehicles, having an area of not less than 60m ² . |
| | 8 | No such freight service area shall be nearer to any <u>street boundary</u> than a horizontal distance of 2m. |
| | 9 | No <u>building</u> shall have a <u>floor space ratio</u> in excess of 2 to 1. |

Definition

10 Office Building Accessory Use shall mean any use undertaken, maintained, or carried on in an office building, or on a lot on which an office building is situate, solely for the better or more efficient use and enjoyment of the office building as a building for providing accommodation for business and professional offices and for no other purpose and shall include:

- (a) facilities for the parking of motor vehicles in the possession or control of the occupants of the office building or of persons having business with such occupants;
- (b) a restaurant operated exclusively for the comfort and convenience of the occupants or the persons occupying business or professional offices in the office building and their employees and guests;
- (c) structures incidental to the landscaping of the lot upon which the office building is situate;
- (d) uses essential to the proper, lawful and efficient use, management and maintenance of the office building;

provided that nothing in this definition contained shall be read or construed so as to permit more than one building of any kind on the same lot.

Note: For parking requirements see Schedule "C".