

Institutional and Park Zone

7.12 Institutional and Park Zone Regulations (2012-001)

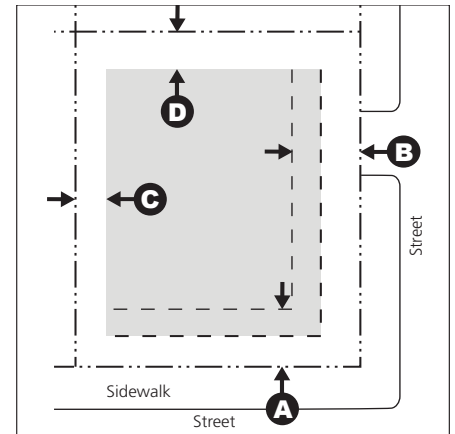
7.12.1 Uses Permitted

See Section 6.

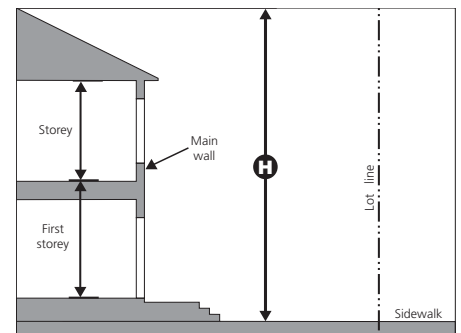
7.12.2 Building Standards			
For all buildings	I	P	SMF
Minimum <i>Floor Space Index (FSI)</i>	0.30	0.30	n/a
Maximum <i>Floor Space Index (FSI)</i>	2.0	1.0	n/a
Minimum <i>required front yard</i>	A 3.0 m	3.0 m	n/a
Maximum <i>front yard</i>	A 6.0 m	6.0 m	n/a
Minimum <i>required flankage</i>	B 3.0 m	3.0 m	n/a
Maximum <i>flankage</i>	B 6.0 m	6.0 m	n/a
Minimum <i>required interior side yard</i>	C 1.5 m (1)	n/a (2)	n/a
Minimum <i>required rear yard</i>	D 7.5 m (3)	7.5 m (3)	n/a
Minimum <i>height</i>	H 11.0 m	11.0 m	n/a
Maximum <i>height</i>	H 16.0 m	16.0 m	n/a
<i>Accessory buildings and structures</i> are permitted subject to Section 4.14 of this By-law.			
Yard encroachments are permitted subject to Section 4.21 of this By-law.			
Parking standards are set out in Section 5 of this By-law.			

Notes to Section 7.12.2

1. Minimum *required interior side yard* where a *building* is greater than 16.0 metres in *height* – 3.0 metres.
2.
 - i) Minimum *required interior side yard* where the *interior side yard* abuts a lot in the General Urban (GU) or Sub-urban (S) Zone – 1.5 metres.
 - ii) Minimum *required interior side yard* where a *building* is greater than 16.0 metres in *height* and where the *interior side yard* abuts a lot in the General Urban (GU) or Sub-urban (S) Zone – 3.0 metres.
3.
 - i) Minimum *required rear yard* on a lot only accessed by a rear lane – 0.75 metres.
 - ii) Minimum *required rear yard* on a lot abutting lands in the Natural Heritage System (NHS), Cemetery (CE), or Park (P) Zone – 3.0 metres.



The grey represents potential building area. The internal dashed line represents the maximum yard.



Height is measured to the tallest point of a building.

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7.12.3 Performance Zone Categories – Institutional (I) Zone

7.12.3.1 Institutional Performance (I-1) Zone 1

In addition to the permitted *uses, buildings* and regulations of the Institutional (I) Zone, a *private school use* and related *buildings* shall be permitted in the Institutional Performance (I-1) Zone 1 subject to the regulations of the I Zone, with the exception that the maximum *floor space index* shall be 1.5 and any surface parking shall be located in accordance with the following:

- i. Minimum *setback* from the *front lot line*: 4 metres provided that no surface parking shall be permitted between any *building* and the *front lot line* or *flankage*.
- ii. Minimum setback from the *interior side lot line*: 3 metres
- iii. Minimum *setback* from the *flankage*: 4 metres
- iv. Minimum *setback* from the *rear lot line* where it abuts a *residential zone*: 7 metres

(I-2 and higher relocated by 2012-001 and 2013-065)