

PART 7B

I – INSTITUTIONAL ZONE

7B.1 INTENT

The Institutional zone is intended to provide sites for the provision of facilities of an institutional, community or public service nature.

7B.2 APPLICATION

- (1) The Institutional zone will be applied to lands intended to be used for an institutional or community service purpose.
- (2) The regulations, standards and requirements prescribed in part 7B apply to all land uses and developments in the Institutional zone.
- (3) The requirements of Chapter 1 apply to all land uses, proposed land uses, development and proposed developments in the Institutional zone.

7B.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Table 7B.T1 lists building types that are permitted or discretionary in the Institutional zone.
- (2) Any building types other than those listed in Table 7B.T1 are prohibited in the Institutional zone.

TABLE 7B.T1: INSTITUTIONAL ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---
T1.4	Building, Stacked	---	---	---

3.2 LAND USE REQUIREMENTS

- (1) Table 7B.T2 lists land uses and land use intensities that are permitted or discretionary in the Institutional zone, subject to compliance with:
 - (a) the land-use specific regulations in Table 7B.T2;
 - (b) the development standards in subpart 7B.4;
 - (c) the off-street parking and loading requirements in subpart 7B.6;
 - (d) the landscaping and visual screening requirements of subpart 7B.7; and
 - (e) the other regulations of this Bylaw.
- (2) When considering approval of a land use intensity listed as discretionary in Table 7B.T2, the City shall refer to the Review Criteria for discretionary uses listed in Chapter 1.
- (3) The following land uses are prohibited in the Institutional zone:
 - (a) any land use that is not listed in Table 7B.T2;

- (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 7B.T2;
- (c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and
- (d) any land use that produces or processes hazardous materials and/or dangerous goods.

TABLE 7B.T2: INSTITUTIONAL ZONE LAND USES				
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.1	• Dwelling Unit	---	Discretionary as an accessory use to a permitted or discretionary use.	The Dwelling, Unit land use shall only occur in a Building, Detached.
T2.2	• Dwelling, Secondary Suite	Permitted	---	<p>(1) Dwelling, Secondary Suite land uses are restricted as follows:</p> <p>(a) a “Dwelling, Secondary Suite” shall be located only within the exterior walls of a Building, Detached with only one principal Dwelling Unit;</p> <p>(b) a “Dwelling, Secondary Suite” shall not occupy more than the lesser of:</p> <p>(i) 40 per cent of the gross floor area of the dwelling; or</p> <p>(ii) 80 square metres</p> <p>where the calculation of such area shall include the area of the basement.</p>
T2.3	• Dwelling, Group Care • Dwelling, Assisted Living	---	Discretionary	<p>(1) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total lot area to a communal amenity area.</p> <p>(2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 7B.5.</p>

TABLE 7B.T2: INSTITUTIONAL ZONE LAND USES				
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.4	<ul style="list-style-type: none"> • Institution, Day Care • Institution, Education • Institution, Health Care • Institution, Humanitarian Service • Open Space, Active • Public Use, General • Utility, General 	Permitted	---	<p>(1) “The Institution, Education” and “Institution, Day Care” land uses may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in (1) shall:</p> <p>(a) be a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with the “Institution, Education” or “Institution, Day Care” land use; and</p> <p>(b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.5	<ul style="list-style-type: none"> • Transportation, Parking Stand 	---	Discretionary	This land use is discretionary only when accessory to a permitted or discretionary use.
T2.6	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Assembly, Religious • Food & Beverage, Restaurant 	---	Discretionary	<p>(1) With respect to the “Assembly, Recreation” land use located at Parcel W, Plan No. 102254622, refer to Subpart 7B.8 Mosaic Stadium Regulations and Design Guidelines.</p> <p>(2) The “Assembly, Community” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(3) The measurement required in subsection (1) shall:</p> <p>a) be a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with “Assembly, Community” land use; and</p> <p>(b) the separation distance measured in (1) shall be assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.7	<ul style="list-style-type: none"> • Open Space, Ceremonial 	---	Discretionary	---

7B.4 DEVELOPMENT STANDARDS

4.1 DEVELOPMENT STANDARDS

The development standards prescribed in Table 7B.T3 apply to all buildings and land uses in the Institutional zone.

Table 7B.T3: INSTITUTIONAL ZONE DEVELOPMENT STANDARDS		
Sec.	Development Criteria ⁺	Standards (Per Lot)
T3.1	Minimum Lot Area	500 square metres
T3.2	Minimum Frontage	15 metres
T3.3	Minimum Front Yard Setback	4.5 metres
T3.4	Minimum Rear Yard Setback	6.0* metres
T3.5	Minimum Side Yard Setback	3.0* metres
T3.6	Minimum Total Side Yard Setback	6.0 metres
T3.7	Maximum Site Coverage	75%
T3.8	Maximum Building Height	15 metres
T3.9	Maximum Floor Area Ratio	1.5

+ For the Assembly, Recreation land use at Parcel W, Plan No. 102254622, refer to 7B.8 Mosaic Stadium Regulations and Design Guidelines.
*Nil in cases where a building addition to an Institution, Education is located on the developed Institution, Education site directly adjacent to land owned by the City.

4.2 LOT FRONTAGE

- (1) No land use or development shall take place on any lot unless that lot directly fronts a street.
- (2) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 7B.F1 below:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 7B.3.2(2)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 7B.3.2(2)(b).
- (3) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 7B.F2:
 - (a) a distance line perpendicular to the front lot line and six meters in length shall be measured from the front lot line; and

- (b) the lot frontage shall be measured as a line perpendicular to the six-metre distance line prescribed in subclause 7B.3.2(3)(a).

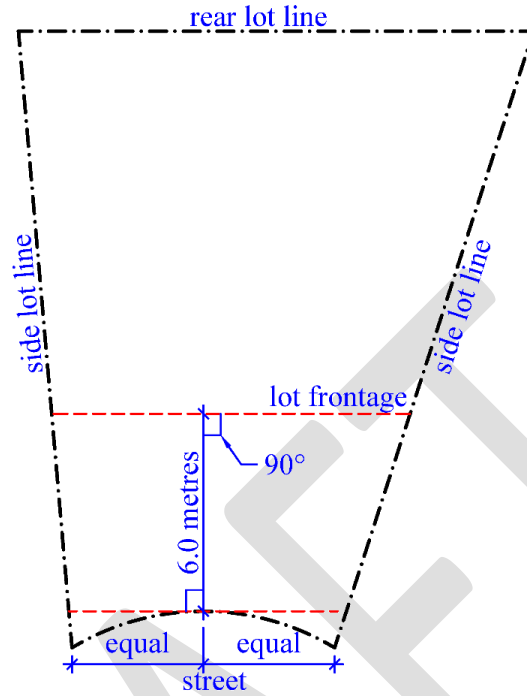


Figure 7B.F1: Minimum Lot Frontage on a Curved Front Lot

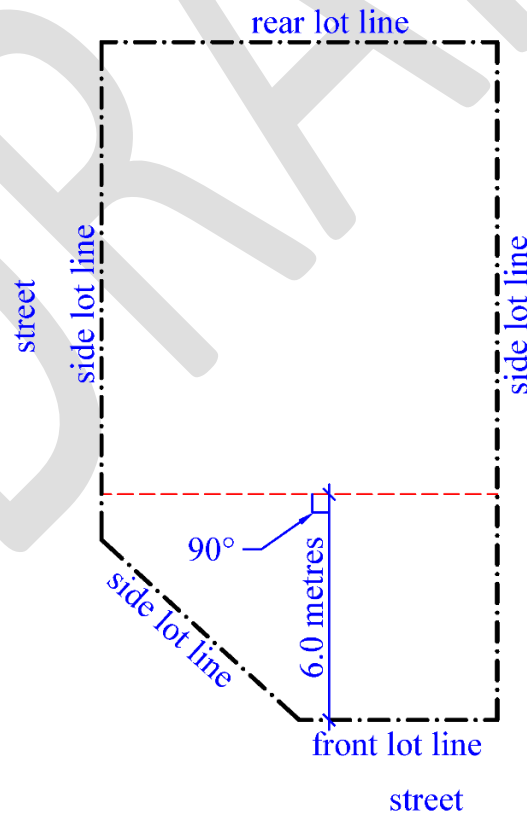


Figure 7B.F2: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this bylaw shall remain free from any encroachment, except as permitted by Table 7B.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3C.T3 and 3C.T4.

TABLE 7B.T4: INSTITUTIONAL ZONE PERMITTED ENCROACHMENTS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	<ul style="list-style-type: none"> • Front Yard • Side Yards • Flankage Side Yard • Rear Yard 	1.5 metres	150 millimetres
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> • Front Yard • Side Yard • Flankage Side Yard • Rear Yard 	1.5 metres	1.5 metres from any abutting lot zoned Residential or Mixed, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> • Front Yard • Side Yards • Flankage Side Yard • Rear Yard 	Unrestricted	Unrestricted
T4.3	Porch	<ul style="list-style-type: none"> • Front Yard 	1.5 metres	3 metres
T4.4	Steps above or below grade, landings and wheelchair ramps	<ul style="list-style-type: none"> • Front Yard • Side Yards • Flankage Side Yard • Rear Yard 	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

- (1) Subject to subsection 7B.4.4(2), the maximum building height prescribed in Table 7B.T3 shall not apply to the following:
 - (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;

- (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (j) a communication antenna; or
 - (k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 7B.4.4(1):
- (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

7B.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 7B.T3.
- (2) Notwithstanding subsection 7B.5(1), an accessory structure or building may be located within a side and rear yard setback where it is:
 - (a) 10 square metres or less in area; and
 - (b) 4 metres or less in height.
- (3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

7B.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Institutional zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) building entrance, where one exists; or
 - (b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in Subpart 1F.6 of Chapter 1.
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in an area provided to meet the total site landscaped area.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 7B.T5 apply to development in the Institutional zone.
- (2) If, in determining the number of required parking stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 7B.T5: INSTITUTIONAL ZONE PARKING REQUIREMENTS			
Sec.	Land Use	Motor Vehicle Stalls Required	
T5.1	Dwelling, Unit	One stall is required per dwelling unit.	
T5.2	Dwelling, Assisted Living	0.4 stalls are required per dwelling unit.	
T5.3	Dwelling, Group Care	Greater of: (a) One parking stall is required per six beds; or (b) two parking stalls are required per land use.	
T5.4	Institution, Day Care	(1) One parking stall per land use is required; and (2) Passenger drop-off stalls in accordance with the following:	
		Individuals Under Care	Minimum Number of Passenger Drop-off Stalls
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
		46-60	5 stalls
More than 60	Two additional stalls for each increment of 15 individuals in excess of 60		
		(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly. (4) Parking stalls required pursuant to subsection (1) or as a condition of a discretionary use permit shall not be used to satisfy the passenger drop-off stall requirements of subsection (2). (5) All on-site drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.	
T5.5	Assembly, Recreation	(1) With respect to the Assembly, Recreation land use at Parcel W, Plan No. 102254622, refer to 7B.8 Mosaic Stadium Regulations and Design Guidelines. (2) For all other Assembly, Recreation land uses one stall is required per 100 square metres of the total gross floor area of all development on the lot.	
T5.6	Institution, Education	One stall is required per 100 square metres of the total floor area, with portable classrooms excluded from the calculation of total floor area.	
T5.7	All other land uses	One stall is required per 100 square metres of total floor area.	

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 7B.6.5(1).

- (3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsection 7B.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 7B.6.5 (1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 7B.T5 or not, there shall be either:
 - (a) One short-term bicycle parking stalls;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of clauses 7B.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
 - (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area close to the building entrance.
- (5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

7B.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) Every residential lot in the Institutional zone requires a minimum total site landscaping area of fifteen per cent.
- (2) Every non-residential lot in the Institutional zone requires a minimum total site landscaping area of ten per cent.
- (3) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 7B.7(1).
- (4) The landscaping requirements are for a principle use only.
- (5) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

The following planting ratios shall apply to all development except one and two-unit dwellings in the Institutional zone:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
- (b) for every ten metres that a lot is abutting a registered road right of way, a minimum of one deciduous tree is required and for the purposes of this clause abutting also includes any portion of the lot separated from a right of way only by an easement or boulevard; and
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.

- (2) The total site landscaping area, as required by subsection 7B.7.1(1), may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscaped design areas (see Figure 7B.F3);
 - (c) boulevard areas;
 - (d) curbing; and
 - (e) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 7B.F3 may be subject to additional landscaping requirements.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement upon the approval of the Development Officer.

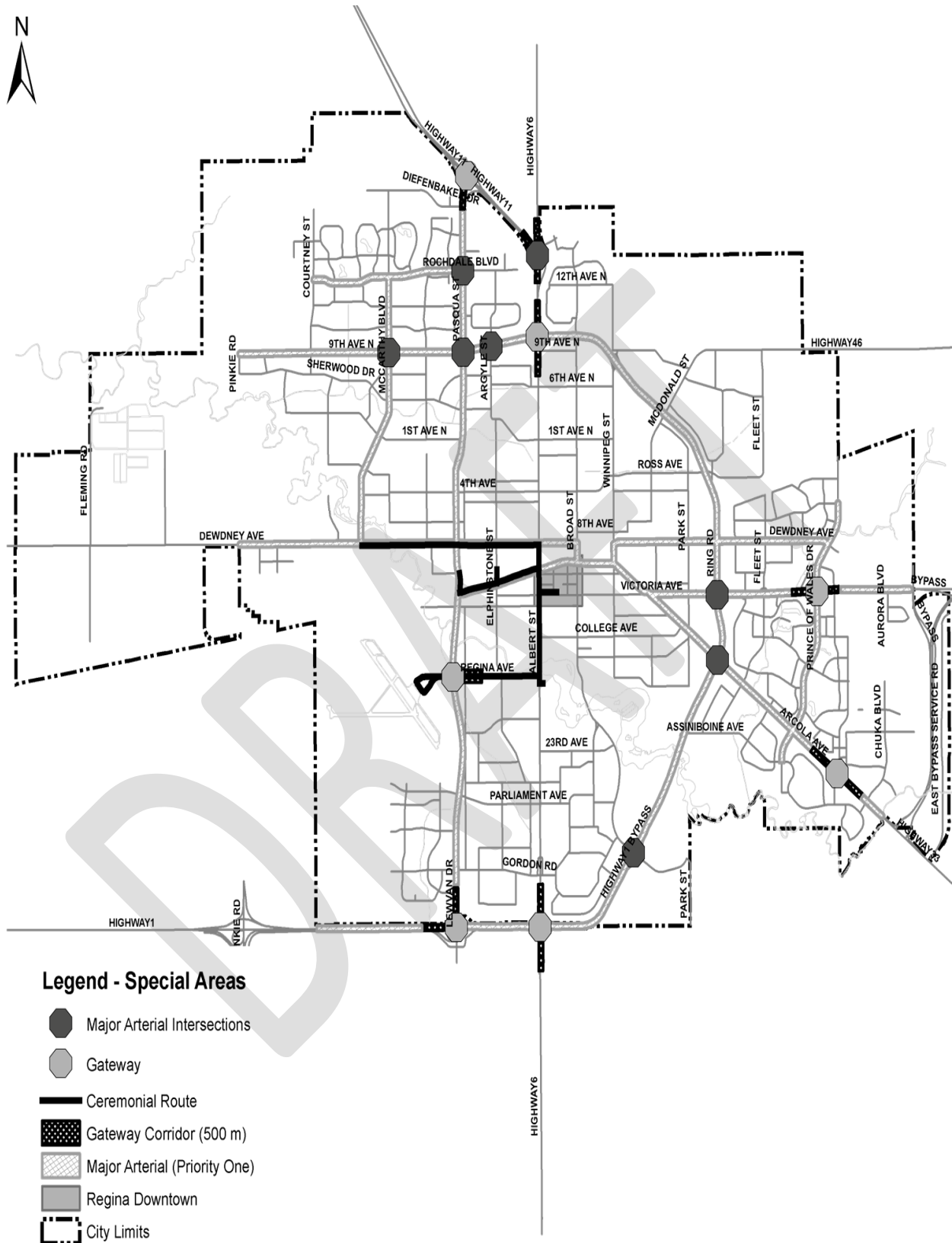


Figure 7B.F3: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Institutional zone shall provide aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot in a residential zone or mixed-use zone.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) any collection area for garbage, refuse or recycling;
 - (b) any storage area that is outdoors or partially outdoors; and
 - (c) any maneuvering area or loading/unloading bay.