

Zoning By-law 2009-189

Section 7.0

Institutional and Park Zone

7.12 Institutional and Park Zone Regulations (2012-001)

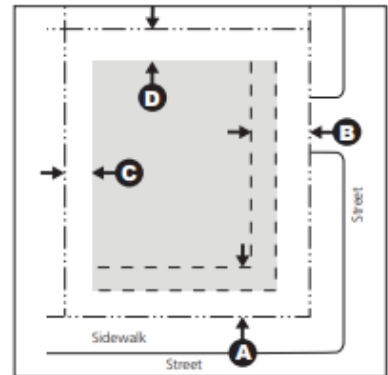
7.12.1 Uses Permitted

See Section 6.

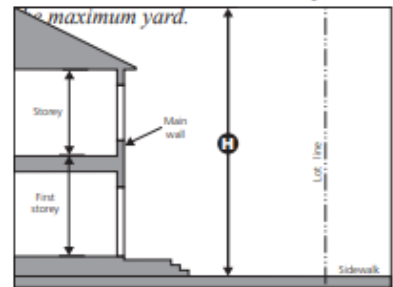
7.12.2 Building Standards (2022-007)				
For all buildings		I	P	SMF
Minimum required front yard	A	3.0 m	3.0 m	n/a
Maximum front yard	A	6.0 m	6.0 m	n/a
Minimum required flankage	B	3.0 m	3.0 m	n/a
Maximum flankage	B	6.0 m	6.0 m	n/a
Minimum required interior side yard	C	1.5 m (1)	n/a (2)	n/a
Minimum required rear yard	D	7.5 m (3)	7.5 m (3)	n/a
Minimum height (2023-025)	H	11.0 m (4)	11.0 m	n/a
Maximum height	H	16.0 m	16.0 m	n/a
Accessory buildings and structures 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.
4. Shall not apply to a commercial school, post-secondary school, private school or public school. (2023-025)



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



Height is measured to the tallest point of a building.

Permitted Uses

Table 6.2 - Permitted Use Table for Institutional, Park and Utility Zones (2012-001)			
USE	ZONE		
	I	P	SWM
Open Space, Recreation and Conservation Uses			
<i>Park, Private</i>	•		
<i>Park, Public</i>	•	•	
Commercial, Service and Related Uses			
<i>Ancillary Retail / Service Commercial</i>	•	•	
<i>Club</i>		•	
<i>Financial Institution</i>	•		
<i>General Office Use</i>	•		
<i>Medical Office</i>	•		
<i>Parking Garage</i>	•		
<i>Public Hall</i>		•	
Community and Institutional Uses			
<i>Art Gallery</i>	•	•	
<i>Library</i>	•	•	
<i>Museum</i>	•	•	
<i>Nursing Home</i>	•		
<i>Place of Worship</i>	•		
<i>Private Career College</i>	•		
<i>Public Works Yard</i>	•		
<i>School, Commercial</i>	•		
<i>School, Post-secondary</i>	•		
<i>School, Private</i>	•		
<i>School, Public</i>	•		
<i>Stormwater Management Facility</i>			•
Employment Uses			
<i>Outside Storage and Outside Processing</i>	• (1)		
<i>Research and Development</i>	•		
Residential Uses			
<i>Caretaker Dwelling Unit</i>	•		
<i>Retirement Home</i>	•		

Notes for Table 6.2

1. Permitted accessory to an emergency service facility and public works yard only, subject to the regulations of Section 7.10.4 of this By-law.

Special Provisions

59	All Seniors Care Acquisitions Ltd. 2135 Dundas Street West (Part of Lot 27, Concession 1, NDS)	Parent Zone: I
Map 12(2)		(2018-089)
8.59.1 Prohibited Uses		
a)	<i>School, Public</i>	
b)	<i>School, Private</i>	
c)	<i>School, Post-secondary</i>	
d)	<i>School, Commercial</i>	
e)	<i>Private Career College</i>	
f)	<i>Caretaker Dwelling Unit</i>	
g)	<i>Outside Storage and Outside Processing</i>	
h)	<i>Public Works Yard</i>	
i)	<i>Dwelling Units within a nursing home or retirement home</i>	
8.59.2 Zone Regulations		
The following additional regulations apply to all lands identified as subject to this Special Provision:		
a)	The <i>lot line</i> abutting Dundas Street West shall be deemed the <i>front lot line</i> .	
b)	Maximum <i>front yard</i>	10.0 m
c)	Maximum <i>flankage yard</i>	10.0 m
d)	Maximum <i>height</i>	27 m
e)	Notwithstanding Section 8.59.2 b), a maximum of 55% of the cumulative length of the exterior <i>building</i> wall oriented toward the <i>front lot line</i> may be located beyond the maximum <i>front yard</i> to a maximum <i>setback</i> of 17 metres from the <i>front lot line</i> .	
f)	Notwithstanding Section 8.59.2 c), a maximum of 10% of the cumulative length of the exterior <i>building</i> wall oriented toward the <i>flankage lot line</i> may be located beyond the maximum <i>flankage yard</i> to a maximum <i>setback</i> of 13.0 metres from the <i>flankage lot line</i> .	
g)	A <i>parking garage</i> above finished ground level is prohibited within the first 5.0 metres of depth of the <i>building</i> measured in from the exterior side of the <i>building</i> wall oriented toward the <i>front lot line</i> .	
h)	Notwithstanding Section 8.59.2 g), a <i>parking garage</i> above finished ground level is prohibited within the first 3.9 metres of depth of the <i>building</i> measured in from the exterior side of the <i>building</i> wall oriented toward the <i>front lot line</i> for a maximum of 40% of the cumulative length of the exterior <i>building</i> wall.	
i)	A <i>parking garage</i> above finished ground level is prohibited within the first 9.0 metres of depth of the <i>building</i> measured in from the exterior side of the <i>building</i> wall oriented toward the <i>flankage lot line</i> .	
8.59.3 Parking Regulations		
The following additional parking regulations apply to all lands identified as subject to this Special Provision:		
a)	Section 5.2 shall apply.	