

550 – INSTITUTIONAL USE ZONES

551 – PH1 – Private Hospital Zone 1

AMENDING
BYLAW

SECTION	REGULATION
551.01	Permitted Uses <ul style="list-style-type: none">(a) accessory buildings and uses(b) assisted living(c) community care(d) hospitals as defined in the <i>Hospital Act</i>
551.02	Site Area <p>The greater of 8,361.5 square metres or 64 gross square metres per bed</p>
551.03	Site Coverage <p>25% maximum</p>
551.04	Front Yard <ul style="list-style-type: none">(1) 9.1 metres minimum(2) A building on a flanking lot shall maintain the front yard requirements of both streets
551.05	Rear Yard <ul style="list-style-type: none">(1) 9.1 metres minimum(2) Accessory buildings shall not be located within a rear yard
551.06	Side Yard <p>7.6 metres minimum on each side of the building</p>

551.07 Building Height
7.6 metres maximum

551.08 Number of Storeys
2 storeys maximum

551.09 Off-Street Parking
1 parking space for every 3.3 beds, minimum

552 - PH2 - Private Hospital Zone 2

AMENDING
BYLAW

SECTION	REGULATION
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552.01	Permitted Uses
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- (a) accessory buildings and uses
- (b) community care
- (c) hospitals as defined in the *Hospital Act*

552.02	Site Area
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The greater of 4,645.5 square metres or 93 square metres per bed

553.03	Site Coverage
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25% maximum

553.04	Front Yard
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- (1) 9.1 metres minimum
- (2) A building on a flanking lot shall maintain the front yard requirements of both streets

553.05	Rear Yard
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- (1) 9.1 metres minimum
- (2) Accessory buildings shall not be located within a rear yard

553.06	Side Yard
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7.6 metres minimum on each side of the building

553.07	Building Height
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7.6 metres maximum

553.08 Number of Storeys

2 storeys maximum

553.09 Off-Street Parking

2 parking spaces for every 3.0 beds, minimum

560 - PA1 - Public Assembly Zone 1 (Schools)

AMENDING
BYLAW

SECTION	REGULATION
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560.01	Permitted Uses
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- (a) accessory buildings, structures and uses
- (b) child care
- (c) combined school
- (d) elementary school
- (e) kindergarten
- (f) secondary school

560.02	Conditions of Use
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- (1) Assembly uses are permitted as an accessory use to schools
- (2) Temporary classroom buildings are permitted accessory to schools

560.03	Site Area
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- (1) Elementary school - 1.6 hectares minimum
- (2) Combined school - 4.0 hectares minimum
- (3) Secondary school - 4.0 hectares minimum

560.04	Site Coverage
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40% maximum

560.05	Front Yard
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9.1 metres minimum

560.06	Rear Yard
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9.1 metres minimum

560.07 Side Yard

- (1) Side yard – a minimum of 10% of site width, to a maximum of 3 metres
- (2) Combined side yard – the greater of 6 metres or 25% of site width minimum, but need not exceed 30.4 metres

560.08 Building Height

- (1) Elementary school - 7.62 metres maximum
- (2) Combined school or Secondary school - 9.1 metres maximum

560.09 Number of Storeys

- (1) Elementary school - 2 storeys maximum
- (2) Combined school or Secondary school – 2 storeys maximum

#4712

560.10 Off-Street Parking

- (1) Elementary school - not less than 1.25 parking spaces for every classroom
- (2) Secondary school - not less than 1 parking space for each teaching and non-teaching employee plus one parking space for every 10 students attending Grade 11 and 12
- (3) Combined school - not less than 1.25 parking spaces for every classroom plus one parking space for every 10 students attending Grade 11 and 12
- (4) A loading space for the use of school buses shall have a minimum width of 3 metres and a minimum length of 9.1 metres
- (5) An elementary school constructed after December 1, 1998 shall provide a minimum of 2 off-street loading spaces for the use of school buses
- (6) A secondary school constructed after December 1, 1998 and a combined school constructed after 1998 December 1st shall provide a minimum of 3 off-street loading spaces for the use of school buses

#4712

561 - PA2 - Public Assembly Zone 2 (Places of Worship)

AMENDING
BYLAW

SECTION	REGULATION
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#5351

561.01	Permitted Uses
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- (a) accessory buildings, structures and uses
- (b) accessory residential use
- (c) child care
- (d) community care
- (e) ground-oriented dwelling
- (f) home based business
- (g) kindergarten
- (h) places of worship
- (i) secondary suites
- (j) single family dwelling

561.02	Conditions of Use
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#5353

- (1) Accessory residential uses are for the accommodation of the minister, clergy, other official or the caretaker of the place of worship and located on the same site as the assembly use
- (2) Home based businesses are only permitted within a single family dwelling
- (3) Community services are permitted in places of worship
- (4) Notwithstanding any other provision of Section 561, the lands zoned PA2 on a site with the principal use of a single family dwelling or ground-oriented dwellings shall be regulated in accordance with:
 - (a) the regulations of Section 202 – RS2 on:

Civic Address	Property Identifiers (PIDs)
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2893 Marine Drive

Property Identifiers (PIDs)

010-296-433

(b) the regulations of Section 203 – RS3 on:

Civic Address	Property Identifiers (PIDs)
4773 Piccadilly South	011-318-163
450 Mathers Avenue	008-642-931
1335 3rd Street	007-121-091
370 Mathers Avenue	015-957-187
1525 Taylor Way	009-707-069
1305 Taylor Way	015-847-195
595 Keith Road	009-539-948

(c) the regulations of Section 205 – RS5 on:

Civic Address	Property Identifiers (PIDs)
1068 Inglewood Avenue	007-917-112
2347 Inglewood Avenue	006-985-149
714 20th Street	011-207-671
2062 Esquimalt Avenue	007-297-980
885 22nd Street	003-610-829, 003-610-845, and 003-610-861

(5) Notwithstanding 561.11(2), 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential uses, if site is greater than 280 square metres, and is wholly or partly within 400 metres from a prescribed bus stop.

#5351

561.03 Density

Ground-oriented dwellings –

- (1) 4 dwellings maximum per lot
- (2) 6 dwellings maximum if site is wholly or partly within 400 metres from a prescribed bus stop

561.04 Site Area

Place of worship – 1,672.5 square metres minimum

561.05 Site Coverage

40% maximum

	561.06	Front Yard
		9.1 metres minimum
	561.07	Rear Yard
		9.1 metres minimum
	561.08	Side Yard
		(1) Side yard –the lesser of 10% of site width or 6 metres, minimum
		(2) Combined side yard – the greater of 12.1 metres or 25% of site width minimum, but need not exceed 30.4 metres
	561.09	Building Height
		Place of worship - 13.7 metres maximum
	561.10	Number of Storeys
		Place of worship - 2 storeys maximum
#4712	561.11	Off-Street Parking
#4712		(1) The greater of:
		(a) 1 parking space for every 4.5 metres of pews or number of fixed seats, or
		(b) 1 parking space for each 9.5 square metres of net floor space used for assembly purposes;
		(c) plus 1.25 parking spaces per classroom
#4712		(2) An accessory residential use shall provide a minimum of 1 parking space
#5351		(3) Notwithstanding 561.11(2), 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential uses, if site is greater than 280 square metres, and is wholly or partly within 400 metres from a prescribed bus stop

561.07 Rear Yard
9.1 metres minimum

561.08 Side Yard
(1) Side yard –the lesser of 10% of site width or 6 metres, minimum
(2) Combined side yard – the greater of 12.1 metres or 25% of site width minimum, but need not exceed 30.4 metres

561.09 Building Height
Place of worship - 13.7 metres maximum

561.10 Number of Storeys
Place of worship - 2 storeys maximum

#4712 **561.11 Off-Street Parking**

- #4712 (1) The greater of:
- (a) 1 parking space for every 4.5 metres of pews or number of fixed seats, or
 - (b) 1 parking space for each 9.5 square metres of net floor space used for assembly purposes;
 - (c) plus 1.25 parking spaces per classroom
- #4712 (2) An accessory residential use shall provide a minimum of 1 parking space
- #5351 (3) Notwithstanding 561.11(2), 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential uses, if site is greater than 280 square metres, and is wholly or partly within 400 metres from a prescribed bus stop