
506. REGIONAL INSTITUTIONAL DISTRICT (P6)

This District provides for the location and regulation of large scale public institutional uses at a municipal, metropolitan or regional level. (B/L No. 5170-67-06-26)

506.1 Uses Permitted:

- (1) Hospitals.
- (2) The following major governmental and educational institutions:
 - (a) Colleges.
 - (b) Offices of municipal, provincial and federal governments.
 - (c) Repealed. (B/L No. 12607-09-04-27)
 - (d) Repealed. (B/L No. 12607-09-04-27)
 - (e) Technical schools.
 - (f) Universities.
 - (g) Vocational schools.
- (3) Public services and utilities, provided they are housed completely within an enclosed building.
- (4) Residential accommodation, when located on the same site as the institution it serves, provided that student accommodation shall comply with the following minimum floor areas:
 - (a) Studio Unit - 33 m² (355.22 sq.ft.). (B/L No. 11032-99-12-13)
 - (b) 1 Bedroom Unit - 46 m² (495.16 sq.ft.)
 - (c) 2 Bedroom Unit - 70 m² (753.50 sq.ft.). (B/L No. 5314-67-04-01)
- (5) A dwelling or dwelling unit for a caretaker or watchman, provided that such dwelling or dwelling unit is located on the same lot as the institution which it serves.
- (6) Accessory buildings and uses.
- (7) Liquor licence establishments in premises that were being lawfully used for that purpose on January 13, 2003. (B/L No. 11517-03-05-12)

506.1A Uses Permitted in the P6f Zoning District:

- (1) Uses permitted in the Regional Institutional District P6.
- (2) Liquor licence establishments.
(B/L No. 11517-03-05-12)

506.1B Uses Permitted in the P6a Zoning District:

- (1) Uses permitted in the Regional Institutional District P6.
- (2) Prisons and reformatories.
(B/L No. 12607-09-04-27)

506.2 Conditions of Use:

All pedestrian oriented principal uses shall be so located and designed as to avoid vehicular interference with pedestrian movement.

506.3 Height of Buildings:

The height of a building shall not exceed 37 m (121.39 ft.).

506.4 Lot Area and Width:

Each lot shall have an area of not less than 2 ha (4.9419 acres) and a width of not less than 91 m (298.56 ft.).

506.5 Lot Coverage:

The maximum coverage shall be 40 percent of the lot area.

506.6 Floor Area Ratio:

The floor area ratio shall in no case exceed 1.50.

506.7 Front Yard:

A front yard shall be provided equal to 0.5 multiplied by the height of the building. In no case shall the front yard be less than 9.0 m (29.53 ft.) in depth.

506.8 Side Yards:

A side yard shall be provided on each side of the building equal to 0.5 multiplied by the height of the building. In no case shall the width of each side yard be less than 7.5 m (24.61 ft.), nor less than 15.0 m (49.21 ft.) if such side yard abuts a lot in an A, R or RM District.

506.9 Rear Yard:

A rear yard shall be provided of not less than 15.0 m (49.21 ft.) in depth.

506.10 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

506.11 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.