

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) Offices of municipal, provincial and federal governments. (B/L No. 14317-21-05-31)
- (3) Public services and utilities, provided they are housed completely within an enclosed building.
- (4) Dormitories, provided that they are located on the same site as the institution they serve. (B/L No. 14317-21-05-31)
- (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)
- (8) Temporary shelters. (B/L No. 14003-19-07-29)
- (9) Child care facilities. (B/L No. 14065-19-11-18)
- (10) Colleges and universities. (B/L No. 14317-21-05-31)

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)

506.1C Uses Permitted in the P6 BCIT Zoning District:

- (1) Colleges and universities.
- (2) The following uses in conjunction with college and university:
 - (a) Dormitories, provided that they are located on the same site as the college and university which they serve.
 - (b) 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 college and university which it serves.
 - (c) Child care facilities.
 - (d) Banks.
 - (e) Cafes and restaurants.
 - (f) Business and professional offices.
 - (g) Personal service establishments including: barbershops, beauty parlours, dry cleaning establishments, electrical appliance repair shops, florist shops, laundromats, optical or watch repair shops, outdoor produce shops, outdoor garden shops (for not more than six months in any year), photographic studios, shoe repair shops, tailor shops, dressmaking shops, and similar establishments.

- (h) Retail stores catering to the day-to-day shopping needs, and the retail sale of used books and clothing.
- (i) Liquor licence establishments in premises that were being lawfully used for that purpose on 2021 May 31.
- (j) Health centres and clinics.
- (k) Animal beauty parlours.
- (l) Fitness and health facilities.
- (m) Public assembly and entertainment uses.
- (n) Cyber entertainment uses.
- (o) Animal training and daycare facilities.
- (p) Laboratories, scientific and technological research.
- (q) Printing, publishing, photocopying, or other similar reproduction services.
- (r) Broadcasting, telecommunication, and production facilities for radio, television, cable networks, program distribution, motion picture and sound recording, digital information, and other like activities.
- (s) Public services and utilities, provided that they are housed completely within an enclosed building.
- (t) Public parks.
- (u) Accessory building and uses.
- (v) Mobile retail carts not exceeding three in number as an use accessory to a principal use.
- (w) Home occupations.
- (x) Temporary shelters.

(B/L No. 14313-21-06-28)

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.