

## **505. COMMUNITY INSTITUTIONAL DISTRICT (P5)**

This District provides for the accommodation of residentially-oriented institutional uses at a scale designed to serve an area composed of a number of residential neighbourhoods.  
(B/L No. 5170-67-06-26)

### **505.1 Uses Permitted:**

- (1) Childrens Institutions.
- (2) Places of public worship. (B/L No. 11225-01-07-23)
- (3) Child care facilities. (B/L No. 10753-98-06-15)
- (4) Rest homes and private hospitals.
- (5) Deleted. (B/L No. 11688-04-03-08)
- (5.1) Private elementary schools having 250 or fewer pupils. (B/L No. 11688-04-03-08)
- (5.2) Private elementary schools having more than 250 pupils, subject to the condition that such use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. (B/L No. 11688-04-03-08)
- (5.3) Private secondary schools and private schools that offer both elementary and secondary programs having 200 or fewer pupils. (B/L No. 11688-04-03-08)
- (5.4) Private secondary schools and private schools that offer both elementary and secondary programs having more than 200 pupils subject to the condition that such use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. (B/L No. 11688-04-03-08)
- (6) Senior citizens housing projects, provided that where a project includes dwelling unit accommodation, the following minimum floor areas shall apply:
  - (a) Studio Unit - 33 m<sup>2</sup> (355.22 sq.ft.). (B/L No. 11032-99-12-13)
  - (b) 1 Bedroom Unit - 46 m<sup>2</sup> (495.16 sq.ft.). (B/L No. 5527-69-06-16)
- (7) Dormitories, provided that they are located on the same lot, and serve a childrens institution, private hospital, private school, rest home, or senior citizens housing project. (B/L No. 14317-21-05-31)
- (8) Dwellings or dwelling units, provided they are located on the same lot and serve a private hospital or rest home.
- (9) A dwelling or a dwelling unit for a minister, caretaker or watchman, provided that such dwelling or dwelling unit is located on the same lot as the institution which it serves.
- (9.1) Home occupations other than the operation of a home-based child care facility. (B/L No. 13639-16-12-12)
- (10) Accessory buildings and uses.
- (11) Category A supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and,
  - (b) each living unit shall have a minimum floor area of 27 m<sup>2</sup> (290.6 sq.ft.). (B/L No. 11153-00-11-06)
- (12) Category B supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; (B/L No. 11153-00-11-06)
  - (b) each living unit shall have a minimum floor area

- (i) of 33 m<sup>2</sup> (355.22 sq.ft.) for a studio unit
  - (ii) of 41 m<sup>2</sup> (441.4 sq.ft.) for a junior one-bedroom unit
  - (iii) of 46 m<sup>2</sup> (495.16 sq.ft.) for a one bedroom unit;  
(B/L No. 11591-03-09-29)
- (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and, (B/L No. 11591-03-09-29)
- (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.  
(B/L No. 11591-03-09-29)
- (13) Emergency shelters. (B/L No. 14733-25-04-08)
- (14) Fire halls. (B/L No. 14464-22-07-25)

#### **505.2 Conditions of Use:**

- (1) Playgrounds, playfields or playlots shall be enclosed by fencing or screening on any side not facing the principal building on the lot. Such fencing or screening shall be so constructed that it cannot be traversed by children except at those points specifically provided for access.
- (2) All principal uses shall be oriented to pedestrian needs and be so located and designed as to avoid vehicular interference with pedestrian movement.

#### **505.3 Height of Buildings:**

The height of a building shall not exceed 12.0 m (39.37 ft.) nor 2 storeys.

#### **505.4 Lot Area and Width:**

- (1) Each lot shall have a minimum area of 890 m<sup>2</sup> (9580.19 sq.ft.) except that:
  - (a) Children's institutions shall have the minimum lot area increased by 93 m<sup>2</sup> (1,001.08 sq.ft.) for each child over 10 in number.
  - (b) Repealed. (B/L No. 14065-19-11-18)
  - (c) Private elementary schools shall have a minimum lot area of 0.8 ha (1.9768 acres). (B/L No. 11688-04-03-08)
  - (d) Private secondary schools and private schools that offer both elementary and secondary programs shall have a minimum lot area of 1.6 ha (3.9535 acres).  
(B/L No. 11688-04-03-08)
  - (e) Rest homes and private hospitals shall have the minimum lot area increased by 56 m<sup>2</sup> (602.80 sq.ft.) for each patient over 8 in number.
  - (f) Senior citizens housing projects shall have a minimum lot area of 0.8 ha (1.9768 acres).
- (2) Each lot shall have a minimum width of 24.5 m (80.38 ft.), except private schools and senior citizens housing projects, which shall have a minimum width of 61 m (200.13 ft.).

#### **505.5 Lot Coverage:**

The maximum coverage shall be 40 percent of the lot area, except in the case of private schools and children's institutions, where the maximum coverage shall be 30 percent of the lot area.

#### **505.6 Front Yard:**

A front yard shall be provided of not less than 7.5 m (24.61 ft.) in depth, except that where a lot abuts a lot in an R1 District, a front yard of not less than 9.0 m (29.53 ft.) in depth shall be provided.

**505.7 Side Yards:**

A side yard shall be provided on each side of the building of not less than 4.5 m (14.76 ft.) in width, except that side yards for a private school shall be provided with a minimum width of 7.5 m (24.61 ft.) for the least side and 23 m (75.46 ft.) for the sum of both side yards.

**505.8 Rear Yard:**

A rear yard shall be provided of not less than 9.0 m (29.53 ft.) in depth, except that a private school shall have a rear yard of not less than 15.0 m (49.21 ft.) in depth.

**505.9 Off-Street Vehicle Parking:**

Off-street vehicle parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw. (B/L No. 14636-24-03-11)

**505.10 Off-Street Loading:**

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

**505.11 Off-Street Bicycle Parking and End-of-trip Facilities:**

Off-street bicycle parking and end-of-trip facilities shall be provided and maintained in accordance with Schedule X of this Bylaw. (B/L No. 14636-24-03-11)