

513. INTERIM PARKS, OPEN SPACES AND NATURAL AREAS DISTRICT (PM1)

513.1 Intent

The intent of this district is to preserve and enhance public areas of ecological, historic, and recreational value to the community, with opportunities for limited recreational and cultural amenities, including parks, plazas, greenways, public trails, and other related civic facilities and supporting uses.

PM1a Sub-District: The intent of this sub-district is to retain natural areas that are important for the environment or wildlife. These lands are often shaped by geological processes and include waterways, ravines, and forests. Public access may be limited for preservation purposes.

513.2 Permitted Uses

513.2.1 PM1 District

Use	Conditions
Principal	
Assembly and Entertainment	-
Child Care Facility	-
Civic Facility	-
Educational Services	513.3
Emergency Shelter	6.25
Golf Facility	-
Heritage Adaptive Use	513.3
Park	-
Parking Facility	-
Marina	-
Natural Area	-
Recreation and Fitness	-
Secondary	
Active Mobility Hub	-
Community Garden	-
Energy Generation	-
Health Care Facility	-
Mobile Retail and Restaurant	-
Personal and Business Services	-
Restaurant	-
Retail	513.3
Utility Services	-

Use		Conditions
Accessory		
Research and Development		513.3
Other Accessory Buildings, Structures, and Uses		6.6

513.2.2 PM1a Sub-District

Use		Conditions
Principal		
Natural Area		-
Park		-
Secondary		
Civic Facility		-
Emergency Shelter		6.25
Parking Facility		-
Accessory		
Research and Development		513.3
Utility Services		-
Other Accessory Buildings, Structures, and Uses		6.6

513.3 Conditions of Use

Use	Conditions
Principal Uses in the PM1 District	
Educational Services	Principal educational services in the PM1 District exclude commercial schools.
Heritage Adaptive Use	Visitor accommodation is limited to bed-and-breakfast establishments, short-term rental establishments, guest houses or boutique hotels that accommodate a maximum of 10 people at a time.
Secondary Uses in the PM1 District	
Retail	Retail uses are limited to food retail, gift shops, fitness and recreational goods, or arts and culture stores and similar businesses.
Accessory Uses in the PM1 District and PM1a Sub-District	
Research and Development	Facilities must be used only for research and development, including advancing environmental stewardship, of an existing feature or condition that is located on the subject site.

513.4 Built Form and Siting

Regulations		PM1
Height		
Maximum Height		Unrestricted
Minimum Lot Line Setbacks for Buildings		
Street Yard ^{.1}		6.0 m
Lane Yard ^{.1}		6.0 m
Interior Side Yard		6.0 m
Interior Rear Yard		6.0 m

^{.1} The street yard or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the General Manager of Planning and Development, that demonstrates there is sufficient public right-of-way to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

513.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Section 6: Supplementary Regulations
 - (b) Schedule 8: Off-Street Parking
 - (c) Schedule 9: Off-Street Loading
 - (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

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