

514. INTERIM INSTITUTIONAL DISTRICT (PM2)

514.1 Intent

The intent of this district is to support primarily public institutional, cultural, recreational, educational, and other public and community-serving uses at various scales and intensities.

PM2a Sub-District: The intent of this sub-district is to identify lands for existing or potential future school use.

514.2 Permitted Uses

514.2.1 PM2 District

| Use | Conditions |
|---|--------------|
| Principal | |
| Principal uses permitted in the PM1 District | 513.3, 514.3 |
| Cemetery | 514.3 |
| Correctional and Parole Facilities | - |
| Crematoria | 514.3 |
| Health Care Facility | - |
| Hospital | - |
| Office | - |
| Religious Assembly | - |
| Research and Development | - |
| Social Service Centre | - |
| Transportation Facility | - |
| Utility Services | - |
| Works Yard | - |
| Principal Institutional Residential Uses | |
| Aftercare and Rehabilitation Centre | - |
| Congregate Housing | - |
| Dormitory | 514.3 |
| Non-Market Rental Housing | - |
| Supportive Housing | - |
| Transitional Housing | - |
| Secondary | |
| Secondary uses permitted in the PM1 District | 514.3 |
| Animal Care | 514.3 |
| Artist Studio or Workshop | - |
| Financial Institution | - |

| Use | Conditions |
|---|------------|
| Production and Rehearsal Studio | - |
| Recreation and Fitness | - |
| Retail | - |
| Visitor Accommodation | 514.3 |
| Accessory | |
| Home Occupation | 6.8 |
| Other Accessory Buildings, Structures, and Uses | 6.6 |

514.2.2 PM2a Sub-District

| Use | Conditions |
|---|------------|
| Principal | |
| Public School or Private School | - |
| Accessory | |
| Accessory Buildings, Structures, and Uses | 6.6 |

514.3 Conditions of Use

| Use | Conditions |
|-----------------------------|--|
| Principal Uses | |
| All Principal Uses | <p>All principal uses are only permitted on publicly-owned or publicly-leased and operated lands with the exception of the following:</p> <ul style="list-style-type: none"> • Assembly and Entertainment • Child Care Facility • Cemetery • Crematoria • Social Service Centre • Educational Services • Health Care Facility • Religious Assembly • Permitted Institutional Residential Uses |
| PM1 District Principal Uses | All PM1 District principal uses are subject to the conditions of use set out in the PM1 District, except where otherwise noted in the PM2 District. |
| Cemetery | All structures and buildings must be sited a minimum of 3 m from any lot line. |
| Crematoria | <p>Crematoria, whether a standalone facility or located within a cemetery, must be located a minimum of 150 m from the following sensitive uses:</p> <ul style="list-style-type: none"> • Residential uses on R, CM, E, or PM District lots; |

| Use | Conditions |
|-----------------------|--|
| | <ul style="list-style-type: none"> Educational Services, limited to private and public primary and secondary schools; and child care facilities, <p>with the minimum 150 m measured from the building face in which the crematorium is located, to the property line of the site where the sensitive use is located.</p> |
| Dormitory | Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves. |
| Secondary Uses | |
| All Secondary Uses | In the PM2 District, all secondary uses are permitted on publicly- or privately-owned, leased, and operated lands unless otherwise stated. |
| Animal Care | Keeping or boarding of animals overnight, with the exception of animals receiving medical care, is not permitted. |
| Visitor Accommodation | Only permitted as a secondary use to post-secondary institution, civic facility, and hospital uses. |

514.4 Built Form and Siting

| Regulations | PM2 |
|---|------------|
| Height | |
| Maximum Height, except as noted below | 8 storeys |
| Maximum Height for Cemeteries | 4 storeys |
| Maximum Height for Institutional Residential Uses | 6 storeys |
| Maximum Height for Post-Secondary Institutions | 12 storeys |
| Maximum Height for Hospitals | 20 storeys |
| Minimum Lot Line Setbacks | |
| Street Yard ^{.1} | 2.0 m |
| Lane Yard ^{.1} | 1.2 m |
| Interior Side Yard ^{.2} | 0.0 m |
| Interior Rear Yard | 3.0 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.

^{.2} Where the interior side yard abuts a lot with a residential use, the setback along the shared property line shall be the lesser of the required setback of the abutting lot along the shared property line and 3.0 m.

514.5 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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