

## 5.2 INSTITUTIONAL DISTRICT (P2)

### 5.2.1 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.

**P2a Sub-District:** The intent of this sub-district is to identify lands for existing or potential future school use.

### 5.2.2 Permitted Uses

#### 5.2.2.1 P2 District

Use	Conditions
<b>Principal Use</b>	
Principal uses permitted in the P1 District	5.1, 5.2.3
Cemetery	5.2.3
Correctional and Parole Facilities	-
Crematoria	5.2.3
Educational Services	-
Health Care Facility	-
Hospital	-
Office	-
Religious Assembly	-
Research and Development	-
Social Service Centre	-
Transportation Facility	-
Utility Services	-
Works Yard	-
<b>Principal Institutional Residential Uses</b>	
Aftercare and Rehabilitation Centre	-
Congregate Housing	-
Dormitory	Part 6-5.2
Non-Market Rental Housing	-
Supportive Housing	-
Transitional Housing	-
<b>Secondary Use</b>	
Secondary uses permitted in the P1 District	5.2.3
Animal Care	5.2.3
Artist Studio or Workshop	-
Financial Institution	-

Production and Rehearsal Studio	-
Recreation and Fitness	-
Visitor Accommodation	5.2.3
<b>Accessory Use</b>	
Home Occupation	Part 6-3.4
Other Accessory Buildings, Structures, and Uses	Part 6-1.6

5.2.2.2 P2a Sub-District

Use	Conditions
<b>Principal Use</b>	
Public School or Private School	-
<b>Accessory Use</b>	
Accessory Buildings, Structures, and Uses	Part 6-1.6

5.2.3 Conditions of Use

Use	Conditions
<b>Principal Uses</b>	
All Principal Uses	(1) All principal uses are only permitted on publicly-owned or publicly-leased and operated lands with the exception of the following: (a) Assembly and Entertainment (b) Child Care Facility (c) Cemetery (d) Crematoria (e) Social Service Centre (f) Educational Services (g) Health Care Facility (h) Religious Assembly (i) Permitted Institutional Residential Uses
P1 District Principal Uses	(1) All P1 District principal uses are subject to the conditions of use set out in the P1 District for principal uses, except where otherwise noted in the P2 District.
Cemetery	(1) All structures and buildings must be sited a minimum of 3 m from any lot line.
Crematoria	(1) Crematoria, whether a standalone facility or located within a cemetery, must be located a minimum of 150 m from the following sensitive uses: (a) residential uses on R, C, E, or P District lots; (b) educational services, limited to private and public primary and secondary schools; and (c) child care facilities.

	(2) The minimum 150 m distance from sensitive uses shall be measured from the building face in which the crematorium is located, to the property line of the site where the sensitive use is located.
<b>Secondary Uses</b>	
All Secondary Uses	(1) All secondary uses are permitted on publicly- or privately-owned, leased, and operated lands unless otherwise stated. (2) A secondary use permitted in relation to the principal use of a post-secondary institution may be located on a separate lot from the principal use provided it is on land owned, leased, or controlled by the post-secondary institution that it serves.
P1 District Secondary Uses	(1) In the P2 District, permitted P1 District secondary uses are not subject to the conditions of use of the P1 District.
Animal Care	(1) Keeping or boarding of animals overnight, with the exception of animals receiving medical care, is not permitted.
Visitor Accommodation	(1) Only permitted as a secondary use to post-secondary institution, civic facility, and hospital uses.

## 5.2.4 Built Form and Siting

### 5.2.4.1 General

Subject to Sections 5.2.4.2 and 5.2.4.3,

Regulations	P2
<b>Height</b>	
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
<b>Minimum Lot Line Setbacks</b>	
Street Yard	3.0 m
Lane Yard	1.2 m
Interior Side Yard, except as noted below	0.0 m
<i>If abutting R1 or R2 District lot</i>	3.0 m
<i>If exterior wall has windows or openings</i>	3.0 m
Interior Rear Yard	3.0 m

### 5.2.4.2 Height

- (1) Additional storeys may be permitted where a lot includes a residential overlay zoning district subject to applicable overlay zoning provisions in Part 6-2.0.

- (2) The maximum permitted height for post-secondary institutions shall apply to all permitted uses located on lands owned, leased, or controlled by the post-secondary institution.

#### **5.2.4.3 Setbacks**

- (1) Additional setback conditions may apply subject to Part 4-1.3.

#### **5.2.5 Additional Regulations**

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
  - (a) Part 4: General Regulations
  - (b) Part 5: Rental Housing and Bonus Incentives
  - (c) Part 6: Specific-Use Regulations
  - (d) Part 7: Parking, Loading, and Mobility