



Section 18 General Institutional (GI) Zone

18 General Institutional (GI) Zone

The General Institutional (GI) Zone is intended to permit community-oriented institutional uses in established residential neighbourhoods as well as a range of residential uses. This Zone implements both the policies of the Institutional designation and the Urban Residential designation in the Official Plan.

All structures and buildings erected, altered or used in a GI Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

18.1 Permitted Uses

1. No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:
 - Commercial school
 - Community centre
 - Continuum of care home
 - Day care centre
 - Dwelling, apartment
 - Dwelling, duplex
 - Dwelling, quadruplex
 - Dwelling, rowhouse
 - Dwelling, semi-detached
 - Dwelling, single-detached
 - Dwelling, triplex
 - Farmers' market
 - Hospice
 - Hospital
 - Institutional uses
 - Long-term care facility
 - Medical facility
 - Office
 - Park
 - Place of assembly
 - Place of worship
 - Post-secondary school
 - Retirement home
 - Rooming house
 - School
 - Service commercial uses
 - Trade and technical school
 - Transitional housing
2. The following uses are also permitted, subject to additional provisions:
 - a) A restaurant shall be permitted if incidental to the above permitted uses in provision (1).

The following uses may be permitted within a permitted apartment dwelling containing more than 30 units were located on the ground floor and where the total floor area of such uses does not exceed 40% of the building's ground floor area:

- Personal service establishment
- Retail store

18.2 Zone Standards

18.2.1 Low to Medium Density Residential Uses

Provision	Requirement for Low to Medium Density Residential Uses	
	Single-detached dwelling, Rooming house, Duplex dwelling, Semi-detached dwelling, Triplex dwelling, Quadruplex dwelling	Rowhouse dwelling (Linear), Rowhouse dwelling (Cluster)
a) Minimum Lot Frontage	Single-detached dwelling, Rooming house, Duplex dwelling, Triplex dwelling: 15 m Semi detached dwelling: 9 m per main dwelling unit Quadruplex dwelling: 18 m	Rowhouse dwelling (linear): 20.5 m, plus an additional 4.8 m per main dwelling unit in excess of 3 Rowhouse dwelling (cluster): 30 m
b) Minimum Lot Area	Single detached dwelling, Rooming house, Duplex dwelling, Triplex dwelling: 464 m ² Semi-detached dwelling: 300 m ² per main dwelling unit Quadruplex dwelling: 600 m ²	185 m ² per main dwelling unit
c) Minimum Landscaped Area	N/A	30%
d) Minimum Front Yard	6 m	6 m

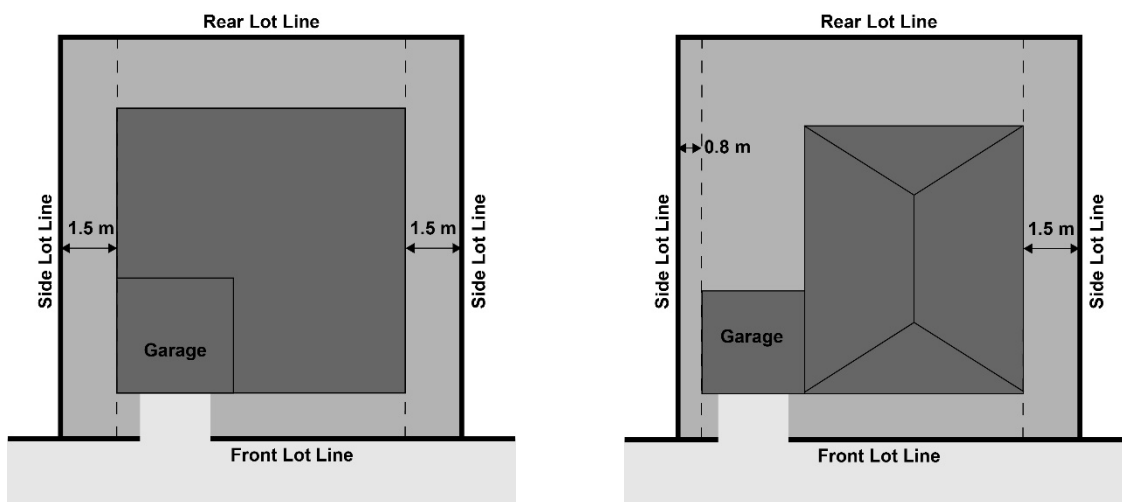


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Provision	Requirement for Low to Medium Density Residential Uses	
	Single-detached dwelling, Rooming house, Duplex dwelling, Semi-detached dwelling, Triplex dwelling, Quadruplex dwelling	Rowhouse dwelling (Linear), Rowhouse dwelling (Cluster)
e) Minimum Interior Side Yard (see Figure following this table)		
i. Where an attached garage is provided	1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage but no living space above or behind	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)
ii. Where a carport is provided	1.5 m on each side with living space above or behind the carport, and 0.5 m on the carport side	
iii. Where no attached garage or carport is provided	1.5 m and 3 m on the driveway side	
f) Minimum Exterior Side Yard	6 m	6 m
g) Minimum Rear Yard	8 m	Rowhouse dwelling (linear): 8 m Rowhouse dwelling (cluster): 6 m
h) Maximum Lot Occupancy (all main buildings)	40%	40%
i) Maximum Building Height	Single-detached dwelling, Rooming house, Duplex dwelling, Semi-detached dwelling, Triplex dwelling: 11 m	11 m

Provision	Requirement for Low to Medium Density Residential Uses	
	Single-detached dwelling, Rooming house, Duplex dwelling, Semi-detached dwelling, Triplex dwelling, Quadruplex dwelling	Rowhouse dwelling (Linear), Rowhouse dwelling (Cluster)
	Quadruplex dwelling: 13.5 m	

Illustration of Section 18.2.1 e) Minimum Interior Side Yard Setback Requirements:



Section 18.2.1 e) i): Where an attached garage is provided, and where living space is provided above or behind the garage

Section 18.2.1 e) i): Where an attached garage is provided, but there is no living space above or behind the garage

18.2.2 Medium to High Density Residential Uses and Other Permitted Uses

Provision	Requirement for Medium to High Density Residential Uses and Other Permitted Uses	
	Apartment dwelling, Transitional housing	Other Permitted Uses
a) Minimum Lot Frontage	30 m	15 m



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Provision	Requirement for Medium to High Density Residential Uses and Other Permitted Uses	
	Apartment dwelling, Transitional housing	Other Permitted Uses
b) Minimum Lot Area	930 m ²	450 m ²
c) Minimum Landscaped Area	30% - See additional provisions	30% - See additional provisions
d) Minimum Front Yard	6 m	6 m
e) Minimum Interior Side Yard	4.5 m	6 m
f) Minimum Exterior Side Yard	6 m	6 m
g) Minimum Rear Yard	8 m	10.5 m
h) Maximum Lot Occupancy (all main buildings)	40%	40%
i) Maximum Building Height	20 m	20 m

18.3 Additional Provisions

18.3.1 Semi-detached Dwellings

1. The minimum interior side yard setback for a permitted addition is 1.5 m from the common lot line which divides the semi-detached dwelling units.

2. The minimum interior side yard setback for a permitted deck is 0 m from the common lot line which divides the semi-detached dwelling units.
3. Notwithstanding the minimum interior side yard requirement for semi-detached dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the semi-detached dwelling units.

18.3.2 Linear Rowhouse Dwellings

1. The minimum interior side yard setback for a permitted addition shall be 1.5 m from the common lot line between the rowhouse units.
2. Open decks may be situated to the common property line between row house units. In the case where no severance line exists (i.e. cluster development or linear development under one ownership), these standards shall continue to apply.
3. Notwithstanding the minimum interior side yard requirement for linear rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the linear rowhouse dwelling units.

18.3.3 Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. Notwithstanding the minimum interior side yard requirement for cluster rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the linear cluster dwelling units.

18.3.4 Landscaping Requirements for Non-Residential Uses, Cluster Rowhouse Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the lot area must be landscaped area, which shall include outdoor amenity area, planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians but shall exclude any rooftop amenity areas, and any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.



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3. For the purposes of determining the required amount of landscaped area where two or more cluster rowhouse dwellings or apartment dwellings are located on a single parcel of land, the following shall apply:
 - a) Each building shall be assigned a portion of the total lot area; and
 - b) Each portion shall be deemed to be a lot for the purposes of this Section.

18.3.5 Alternate Servicing Situations

In the case of a proposed single-detached dwelling, semi-detached dwelling, duplex dwelling, or other permitted non-residential use where public water supply and/or public sanitary sewers are not available, the Zone standards set out in this Section shall not apply and instead, the standards of the Residential 15 Zone shall apply. All other permitted development shall be on full municipal services.

18.4 Exception Zones

18.4.1 GI-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
GI	GI-1	112/18
Property Location: 825 McConnell Avenue (Part of Lot 7, Concession)		
Uses		
i. A specialized private medical clinic facility shall be permitted.		
ii. The use of a private club in the Zone shall be prohibited at this site.		
Other		
iii. The site will be subject to Site Plan Approval.		

18.4.2 GI-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
GI	GI-2	2025/027
Property Location: Concession 1 East Part of Lot 3 and Concession 1 West Part of Lot 3 Registered Plan 52R4214 Parts 2 and 3		

Standards
i. Maximum building height, other permitted uses of 18 m
Other
ii. All lands zoned GI-2 are considered one lot for the purposes of applying the zone provisions