



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:
 - Boarding / rooming house
 - 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
 - School
 - Seniors' residence
 - Service commercial uses
 - Trade and technical school
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 dwellings, Boarding / Rooming Houses	Duplex dwellings	Semi-detached dwellings	Rowhouse Dwelling (Linear)	Rowhouse Dwelling (Cluster)
a) Minimum Lot Frontage					
i. Interior lot	15 m	15 m	18 m (9 m per dwelling unit)	20.5 m, plus an additional 4.8 m per unit in excess of 3	33.5 m
ii. Corner lot	15 m	15 m	18 m (9 m per dwelling unit)	20.5 m, plus an additional 10.5 m per unit	33.5 m
b) Minimum Lot Area	464 m ²	600 m ²	600 m ²	185 m ² per dwelling unit	185 m ² per dwelling unit
c) Minimum Landscaped Area	N/A	N/A	N/A	30%	30%



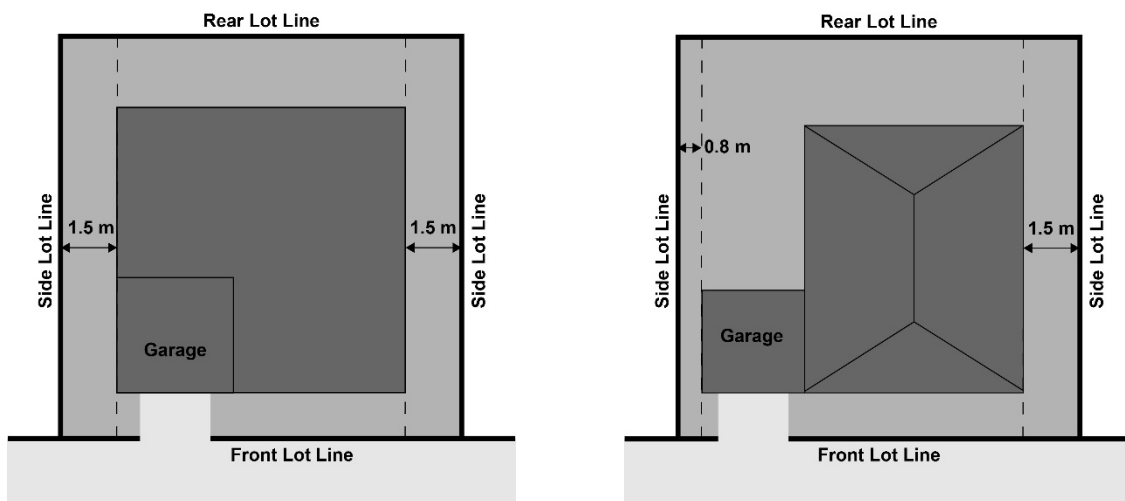
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Provision	Requirement for Low to Medium Density Residential Uses				
	Single-detached dwellings, Boarding / Rooming Houses	Duplex dwellings	Semi-detached dwellings	Rowhouse Dwelling (Linear)	Rowhouse Dwelling (Cluster)
d) Minimum Front Yard	6 m	6 m	6 m	6 m	6 m
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)	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)
ii. Where a semi-detached dwelling has a garage or carport which does not abut the side yard	N/A	1.5 m	N/A		
iii. Where a carport is provided	1.5 m and 0.8 m on the carport side	1.5 m and 0.5 m on the carport side	0.5 m on the carport side		
iv. Where no attached garage or carport is provided	1.5 m and 3 m on the driveway side	1.5 m and 3 m on the driveway side	3 m for the required technical parking space and 1.5 m for living space		

Provision	Requirement for Low to Medium Density Residential Uses				
	Single-detached dwellings, Boarding / Rooming Houses	Duplex dwellings	Semi-detached dwellings	Rowhouse Dwelling (Linear)	Rowhouse Dwelling (Cluster)
			above or behind		
f) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m	6 m
g) Minimum Rear Yard	8 m	8 m	8 m	8 m	6 m
h) Maximum Lot Occupancy (all main buildings)	33%	40%	40%	35%	35%
i) Maximum Building Height	10 m	10 m	10 m	10 m	10 m

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





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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			
	Triplex Dwellings	Quadruplex dwellings	Apartment dwellings	Other Permitted Uses
a) Minimum Lot Frontage	22.5 m	22.5 m	30 m	15 m
b) Minimum Lot Area	700 m ²	700 m ²	930 m ²	450 m ²
c) Minimum Landscaped Area	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions
d) Minimum Front Yard	6 m	6 m	6 m	6 m
e) Minimum Interior Side Yard	4.5 m on one side and 3 m on the other side	4.5 m on one side and 3 m on the other side	4.5 m	6 m
f) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m
g) Minimum Rear Yard	8 m	8 m	8 m	10.5 m
h) Maximum Lot Occupancy	35%	35%	35%	40%

Provision	Requirement for Medium to High Density Residential Uses and Other Permitted Uses			
	Triplex Dwellings	Quadruplex dwellings	Apartment dwellings	Other Permitted Uses
(all main buildings)				
i) Maximum Building Height	10 m	13.5 m	13.5 m	13.5 m

18.3 Additional Provisions

18.3.1 Additions to Semi-detached Dwellings

1. The minimum 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 side yard setback for a permitted deck is 0 m from the common lot line which divides the semi-detached dwelling units.

18.3.2 Linear Rowhouse Dwellings

1. The minimum side yard setback for additions erected after a severance along an existing common property line between row house units shall be 1.5 m.
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.

18.3.3 Requirements for Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. The maximum number of dwelling units is 70.
3. A private outdoor area per unit shall be provided.



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

1. No less than 30% of the lot area must be landscaped area, which shall include planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians but shall exclude any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.
3. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.
4. For the purposes of determining the required amount of landscaped area where two or more 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.