

# INSTITUTIONAL 20

## - INS 20 -

### - G E N E R A L -

**06-2-1** All structures and buildings erected, altered or used in an INS 20 Zone shall conform to the regulations of this subsection.

### - Permitted Uses -

**06-2-2** 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:  
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- a) Place of Assembly or Recreation.
- b) Playing Field.
- c) Commercial School.
- d) Institutional Uses.
- e) Training Facility, Meeting and Conference Centres
- f) Uses accessory to any of the above.

**- Standards -**

**BUILDING AND LOT REQUIREMENTS**

**06-2-3 MINIMUM LOT AREA AND FRONTAGE**

**a) Residential Uses**

No applicable standard for minimum lot area or frontage.

**06-2-4 MINIMUM YARD DIMENSIONS**

**a) Permitted Institutional Uses**

- Front Yard .....6m
- Side Yard.....6m
- Rear Yard..... 10m

**06-2-5 ACCESSORY BUILDINGS**

**a) Permitted Institutional Uses:**

Subject to main building setbacks.

**06-2-6 LOT OCCUPANCY**

**Permitted Institutional Uses:**

**a) Angular Planes**

No Institutional building shall be erected, altered or enlarged to project through an enclosing spatial envelope formed by the construction of angular planes upon the lot lines and extending over the lot. These planes shall be erected at an angle of 70 degrees to the horizontal.

Minimum yard dimensions shall be determined by these angular planes, but in no case shall the front yard be less than 6 metres or the side yards less than 6 metres.

**b) Maximum Floor Area and Minimum Open Space**

Notwithstanding anything else in this section, the maximum gross floor area of all buildings located on the Nav Canada site at 1950 Montreal Road shall not exceed 64,565 square metres (695,000 square feet). Further, the number of guest rooms at 1950 Montreal Road shall be capped at 560 rooms.