

Section 6.80 – Neighbourhood Institutional (P1) Zone

(Replaced by Bylaw No. 1662)

The intent of the P1 Zone is to accommodate community and civic operations as well as institutional uses.

6.80.01 Permitted Uses

The following **uses** and no others are permitted in the P1 Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Assisted living** ;
- (3) **Charitable facility**;
- (4) **Community garden**;
- (5) **Cultural facility**;
- (6) **Group daycare**, subject to 3.26.02;
- (7) One **one-family dwelling**, in conjunction with and in addition to a **principal use** permitted in this **Zone**;
- (8) **Place of worship**;
- (9) **Recreation facility, indoor**;
- (10) **School**;
- (11) **Uses accessory** to a **principal use** permitted in this **Zone**; and
- (12) **Uses** permitted by Section 3.01 of this Bylaw.

6.80.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 695 m² (7,480.9 ft²) may be created by subdivision.
- (2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

6.80.03 Density of Development

- (1) The **floor area ratio** shall not exceed 1.0.
- (2) Despite Article 6.80.03(1), on land whose legal description is set out in Table 1 of Schedule “AD”, the maximum **floor area ratio** is 2.5 if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule “AD” prior to the issuance of a Building Permit.

6.80.04 Regulations of Use for a One-Family Dwelling

A **one-family dwelling use** is subject to the regulations of the R2 Zone.

6.80.05 Lot Coverage

- (1) **Lot coverage** of all **buildings** and **structures** may not exceed 40%.
- (2) Despite Article 6.80.05(1), on land legally described as Lot A, Section 81, Esquimalt District, Plan 26335, Except Part in Plan VIP82658 (911 Jenkins Avenue) **lot coverage** of all **buildings** and **structures** may not exceed 45%.

6.80.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft).

6.80.07 Setbacks

No **building** or **structure** may be located:

- (1) Within 7.5 m (24.6 ft) of any **front lot** or **exterior side lot line**; or
- (2) Within 6 m (19.7 ft) of any **interior side lot line**; or
- (3) Within 10 m (32.8 ft) of any **rear lot line**.

6.80.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, any parking area must be separated from an **abutting highway** or **Residential, Multiple Residential** or **Institutional Zone** by a **landscape and screening area** not less than 3 m (9.8 ft) in width.

Section 6.80A – Neighbourhood Institutional (P1A) Zone

(Replaced by Bylaw No. 1662)

The intent of the P1A Zone is to accommodate uses that supplement neighbourhood function and engagement.

6.80A.01 Permitted Uses

The following **uses** and no others are permitted in the P1A Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Assisted living** ;
- (3) **Community garden**;
- (4) **Group daycare**, subject to Subsection 3.26.02;
- (5) One **one-family dwelling**, in conjunction with a **place of worship**;
- (6) **Place of worship**;
- (7) **School**;
- (8) **Uses accessory** to a **principal use** permitted in this **Zone**; and
- (9) **Uses** permitted by Section 3.01 of this Bylaw.

6.80A.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 695 m² (7,480.9 ft²) may be created by subdivision.
- (2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

6.80A.03 Density of Development

- (1) There may not be more than one **place of worship**, one **accessory office building** and one **one-family dwelling** in conjunction with a **place of worship** on a **lot** in the P1A zone.
- (2) Despite Article 6.80A.03(1), more than one **place of worship**, one **accessory office building** and one **one-family dwelling** in conjunction with a **place of worship** are permitted on a **lot** if Irwin Road is connected through to the Westshore Parkway, and this road connection is constructed and functional to the satisfaction of the City Engineer, provided that the **gross floor area** and **lot coverage** do not exceed the maximums for the P1A Zone.
- (3) The combined **gross floor area** of **accessory buildings** may not exceed 232 m² (2,497.2 ft²).

6.80A.04 Regulations of Use for a One-Family Dwelling

A **one-family dwelling use** is subject to the regulations of the R2 Zone.

6.80A.05 Regulations of Use for Assisted Living

An **assisted living use** is subject to the regulations of the RM8 Zone.

6.80A.06 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 40%.

6.80A.07 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft).

6.80A.08 Setbacks

No **building** or **structure** may be located:

- (1) Within 7.5 m (24.6 ft) of any **front lot line** or **exterior side lot line**; or
- (2) Within 6 m (19.7 ft) of any **interior side lot line**; or
- (3) Within 10 m (32.8 ft) of any **rear lot line**.

6.80A.09 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, any parking area must be separated from an **abutting highway** or **Residential, Multiple Residential** or **Institutional Zone** by a **landscape and screening area** not less than 3 m (9.8 ft) in width.

Section 6.80B- Neighbourhood Institutional B (P1B) Zone

(Replaced by Bylaw No. 1662)

The intent of the P1B Zone is to accommodate uses that supplement neighbourhood function and engagement.

6.80B.01 Permitted Uses

The following **uses** and no others are permitted in the P1B Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Charitable facility**;
- (3) **Community garden**;
- (4) **Cultural facility**;
- (5) **Dormitory**, as an **accessory use**;
- (6) **Fitness centre**;
- (7) **Medical Clinics** and accessory related commercial uses;
- (8) **Office**, as an **accessory use**;
- (9) **Uses accessory** to a **principal use** permitted in this **Zone**; and
- (10) **Uses** permitted by Section 3.01 of this Bylaw.

6.80B.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 695 m² (7,480.9 ft²) may be created by subdivision.
- (2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

6.80B.03 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 75%.

6.80B.04 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft).

6.80B.05 Setbacks

No **building** or **structure** may be located:

- (1) Within 6 m (19.7 ft) of any **front lot line**; or
- (2) Within 1.5 m (4.9 ft) of any **side lot line**; or
- (3) Within 4.5 m (14.8 ft) of any **rear lot line**.

6.80B.06 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, any parking area must be separated from an **abutting Residential, Multiple Residential, or Institutional Zone** by a **landscape and screening area** not less than 3 m (9.8 ft) in width.

Section 6.81 – Community Institutional (P2) Zone

(Replaced by Bylaw No. 1662)

The intent of the P2 Zone is to accommodate a mix of uses to support civic activities.

6.81.01 Permitted Uses

The following **uses** and no others are permitted in the P2 Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Assisted living**;
- (3) **Charitable facility**;
- (4) **Community care facility**;
- (5) **Community garden**;
- (6) **Cultural facility**;
- (7) **Equestrian facility**;
- (8) **Group daycare**, subject to Subsection 3.26.02;
- (9) **Hospital**;
- (10) **Library**;
- (11) **Licensed premises**, in conjunction with and in addition to a **principal use** permitted in this **Zone**;
- (12) One **one-family dwelling**, in conjunction with and in addition to a **principal use** permitted in this **Zone**;
- (13) **Parking facility**;
- (14) **Place of worship**;
- (15) **Recreation facility, indoor**;
- (16) **Recreation facility, outdoor**;
- (17) **School**;
- (18) **Tourist information centre**;
- (19) **Uses accessory** to a **principal use** permitted in this **Zone**; and
- (20) **Uses** permitted by Section 3.01 of this Bylaw.

6.81.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 695 m² (7,480.9 ft²) may be created by subdivision.
- (2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

6.81.03 Regulations for Use for a One-Family Dwelling

A **one-family dwelling use** is subject to the regulations of the R2 Zone.

6.81.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 40%.

6.81.05 Setbacks

No **building** or **structure** may be located:

- (1) Within 7.5 m (24.6 ft) of any **front lot line** or **exterior side lot line**; or
- (2) Within 6 m (19.7 ft) of any **interior side lot line**; or
- (3) Within 10 m (32.8 ft) of any **rear lot line**.

6.81.06 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, any parking area must be separated from an **abutting highway** or **Residential, Multiple Residential** or **Institutional Zone** by a **landscape and screening area** not less than 3 m (9.8 ft) in width.

6.81.07 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 15 m (49.2 ft) or four storeys.

Section 6.82 – Utility (P3) Zone

(Replaced by Bylaw No. 1662)

The intent of the P3 Zone is to accommodate utilities and utility related uses.

6.82.01 Permitted Uses

The following **uses** and no others are permitted in the P3 Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Community garden**;
- (3) **Utility**;
- (4) **Uses accessory to a principal use** permitted in this **Zone**;
- (5) **Uses** permitted by Section 3.01 of this Bylaw; and
- (6) Works Yard.

6.82.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 1,800 m² (0.5 ac) may be created by subdivision.
- (2) No **lot** having a **lot width** less than 18 m (59.1 ft) may be created by subdivision.

6.82.03 Setbacks

- (1) Except as permitted in Article 6.82.03(2), no **building** or **structure** may be located:
 - (a) Within 6 m (19.7 ft) of any **front lot line** or **exterior side lot line**; or
 - (b) Within 6 m (19.7 ft) of any **interior side lot line**; or
 - (c) Within 10 m (32.8 ft) of any **rear lot line**.
- (2) No **building** or **structure** situated on the property legally described as Lot 1, Section 83, Esquimalt District, Plan VIP76810 (3213 Happy Valley Road) may be located within 6 m (19.7 ft) of any **lot line** that is common to a **lot** on which **residential uses** are permitted.

6.82.04 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the P3 Zone:

- (1) A continuous **landscape and screening area** not less than 2 m (6.6 ft) wide must be provided along the developed portion of each side of the **lot** which **abuts a highway**. This landscaping may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building**.

This **landscape and screening area** must have a **height** of not less than 1.5 m (4.9 ft) or a solid decorative fence of not less than 1.5 m (4.9 ft) must be provided.

- (2) Except in those portions where a **building abuts a lot line**, screen planting at least 2 m (6.6 ft) high in a strip at least 1.5 m (4.9 ft) wide, or a solid decorative fence at least 2 m (6.6 ft) high must be provided along all **lot lines** separating the developed portion of the **lot** from any **Agricultural, Residential, Rural Residential, Multiple Residential, Commercial or Institutional Zone** whether such property be separated by a **highway** or not.

6.82.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 15 m (49.2 ft) or four storeys.

Section 6.83 – Park and Open Space (P4) Zone

(Replaced by Bylaw No. 1662)

The intent of the P4 Zone is to accommodate green space and permit minimal development in association to green and open space.

6.83.01 Permitted Uses

The following **uses** and no others are permitted in the P4 Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Agricultural fair grounds**;
- (3) **Cemetery**;
- (4) **Community care facility**;
- (5) **Community garden**;
- (6) **Golf course**;
- (7) **Group daycare**, subject to Subsection 3.26.02;
- (8) **Licensed premises**, in conjunction with and in addition to a **principal use** permitted in this **Zone**;
- (9) One **one-family dwelling**, in conjunction with and in addition to a **principal use** permitted in this **Zone**;
- (10) **Preschool**;
- (11) **Recreation facility, indoor**;
- (12) **Recreation facility, outdoor**;
- (13) **Uses accessory** to a **principal use** permitted in this **Zone**; and
- (14) **Uses** permitted by Section 3.01 of this Bylaw.

6.83.02 Subdivision Lot Requirements

No **lot** having a **lot area** less than 4 ha (9.9 ac) may be created by subdivision.

6.83.03 Lot Coverage

Lot coverage of all **buildings and structures** may not exceed 40%.

6.83.04 Setbacks

No **building** or **structure** may be located:

- (1) Within 7.5 m (24.6 ft) of any **front lot line** or **exterior side lot line**; or
- (2) Within 6 m (19.7 ft) of any **interior side lot line**; or
- (3) Within 10 m (32.8 ft) of any **rear lot line**.

6.83.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 15 m (49.2 ft) or four storeys.

Section 6.85 – Amenity (AM) Zone

(Replaced by Bylaw No. 1662)

The intent of the AM Zone is to accommodate amenities and accessory uses.

6.85.01 Permitted Uses

The following **uses** and no others are permitted in the AM Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Community garden**;
- (3) **Group daycare**, subject to Subsection 3.26.02;
- (4) **Preschool**;
- (5) **Recreation facility, indoor**;
- (6) **Recreation facility, outdoor**;
- (7) **School**;
- (8) **Uses accessory** to a **principal use** permitted in this **Zone**; and
- (9) **Uses** permitted by Section 3.01 of this Bylaw.