

## **610. Public and Institutional Districts (Low Rise) (P-1)**

**610.1 The intent of this district is to allow institutional uses at a low density scale (floor space ratio of 0.6).**

### **Permitted Uses**

610.2 The following uses and no others shall be permitted in the (P-1) district:

610.3 *Cemeteries*

610.4 *Child care*

610.5 *Places of worship* **(BYLAW 7924, 2018)**

610.6 *Colleges, universities, technical and vocational schools*

610.7 *Community recreation facilities including ice arenas, stadiums, auditoriums, gymnasiums, curling rinks, swimming pools*

610.8 *Educational and philanthropic institutions*

610.9 *Fraternity or sorority houses*

610.10 *Hospitals including mental health facilities*

610.11 *Housing units for the accommodation of caretakers, staff, students and/or patients, provided that such housing units are part of the institutional complex and a restrictive covenant is registered against the title of the land in favour of the City to ensure that the housing units remain in the designated use*

610.12 *Parks and playgrounds*

680.12.1 *Deleted* **(BYLAW 8043, 2018)**

610.13 *Private schools*

610.14 *Public schools, public libraries, public museums, public art galleries*

610.15 *Accessory buildings and uses provided that all accessory buildings,*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;
- d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;

- f) are used solely for recreation or day care purposes and if attached to a principal building shall be deemed to be an accessory building;
- g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

### **Front Yard**

- 610.16 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth. Notwithstanding the above, the front yard for a middle school shall not be less than 15 feet (4.57 metres).

### **Rear Yard**

- 610.17 A rear yard shall be provided of not less than 25 feet (7.62 metres) in depth.

### **Side Yards**

- 610.18 A side yard shall be provided on each side of the site of not less than 15 feet (4.57 metres) in width except where a side yard is bounded by a street in which case the side yard shall be not less than 25 feet (7.62 metres). Notwithstanding the above, the side yard for a middle school shall not be less than 15 feet (4.57 metres).

### **Height**

- 610.19 The height of a building shall not exceed 30 feet (9.14 metres) nor two storeys. Notwithstanding the above, the height of a building used for a middle school shall not be greater than four storeys or 50 feet (15.24 metres), whichever is the lesser.

### **Site Coverage**

- 610.20 All principal buildings in total shall not cover more than forty percent (40%) of the site area. Notwithstanding anything else contained in this Bylaw, the site coverage for a middle school may be calculated by including in the site for this purpose only the area of a bordering public park.

### **Floor Space Ratio**

- 610.21 The floor space ratio shall not exceed a factor of 0.6. Notwithstanding the above, the floor space ratio for a middle school shall not exceed 1.0.

### **Off-Street Parking**

- 610.22 Off-Street parking shall be provided in accordance with the provisions of Section 150 of this Bylaw.

## **620. Public and Institutional Districts (Medium Rise) (P-2)**

**620.1 The intent of this district is to allow institutional uses at a medium density scale (floor space ratio of 1.0).**

### **Permitted Uses**

620.2 The following uses and no others shall be permitted in the (P-2) district:

620.3 *Cemeteries*

620.4 *Child care*

620.5 *Places of worship* **(BYLAW 7924, 2018)**

620.6 *Colleges, universities, technical and vocational schools*

620.7 *Community recreation facilities including ice arenas, stadiums, auditoriums, gymnasiums, curling rinks, swimming pools*

620.8 *Educational and philanthropic institutions*

620.9 *Fraternity or sorority houses*

620.10 *Hospitals including mental health facilities*

620.11 *Housing units for the accommodation of caretakers, staff, students and/or patients, provided that such housing units are part of the institutional complex and a restrictive covenant is registered against the title of the land in favour of the City to ensure that the housing units remain in the designated use*

620.12 *Parks and playgrounds*

620.13 *Private schools*

620.14 *Public schools, public libraries, public museums, public art galleries*

620.15 *Accessory buildings and uses provided that all accessory buildings,*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;
- d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;

- f) are used solely for recreation or day care purposes and if attached to a principal building shall be deemed to be an accessory building;
- g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

**Front Yard**

620.16 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

**Rear Yard**

620.17 A rear yard shall be provided of not less than 25 feet (7.62 metres) in depth.

**Side Yards**

620.18 A side yard shall be provided on each side of the site of not less than 15 feet (4.57 metres) in width plus twenty percent (20%) of the height of the building over 30 feet (9.14 metres) except where a side yard is bounded by a street in which case the side yard shall be not less than 25 feet (7.62 metres) and where a side yard of a school adjoins a park, in which case the side yard shall not be less than 5 feet (1.52 metres).

**Height**

620.19 The height of a building shall not exceed four storeys.

**Site Coverage**

620.20 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

**Floor Space Ratio**

620.21 The floor space ratio shall not exceed a factor of 1.0.

**Off-Street Parking**

620.22 Off-Street parking shall be provided in accordance with the provisions of Section 150 of this Bylaw except, that notwithstanding any other Section of this Bylaw, off-street parking shall be provided as follows:

- a) for the site of the New Westminster Secondary School as set out in the 2011 School Plan and within the outline of the heavy black line shown on attached Map 1 – 275 spaces if a theatre of 650 seats is provided and 325 spaces if a theatre of 1,000 seats is provided;
- b) for the site of the John Robson Middle School as set out in the 2011 School Plan and within the outline of the heavy black line shown on attached Map 2 – 40 spaces;
- c) for the site of the Downtown Elementary School as set out in the 2011 School Plan and within the outline of the heavy black line shown on attached Map 3 – 40 spaces;

**Bicycle Parking**

620.23 Notwithstanding anything contained elsewhere in this Bylaw, bicycle parking shall be provided as follows:

- a) for the site of the New Westminster Secondary School as set out in the 2011 School Plan and within the outline of the heavy black line shown on attached Map 1 – 233 spaces, of which 103 would be long-term and 130 would be short-term.

**Off-Street Loading**

620.24 Notwithstanding anything contained elsewhere in this Bylaw, off-street loading shall be provided as follows:

- a) for the site of the New Westminster Secondary School as set out in the 2011 School Plan and within the outline of the heavy black line shown on attached Map 1 – 3 bays.
- b) for the site of John Robson Middle School as set out in the 2011 School Plan and within the outline of the heavy black line shown on attached Map 2 – 1 bay.
- c) for the site of the Downtown Elementary School as set out in the 2011 School Plan and within the outline of the heavy black line shown on attached Map 3 – 1 bay.

### **630. Public and Institutional Districts (High Rise) (P-3)**

**630.1 The intent of this district is to allow institutional uses of a high density scale (floor space ratio of 1.6 plus bonuses).**

#### **Permitted Uses**

630.2 The following uses and no others shall be permitted in the (P-3) district:

630.3 *Cemeteries*

630.4 *Child care*

630.5 *Places of worship* **(BYLAW 7924, 2018)**

630.6 *Colleges, universities, technical and vocational schools*

630.7 *Community recreation facilities including ice arenas, stadiums, auditoriums, gymnasiums, curling rinks, swimming pools*

630.8 *Educational and philanthropic institutions*

630.9 *Fraternity or sorority houses*

630.10 *Hospitals including mental health facilities*

630.11 *Housing units for the accommodation of caretakers, staff, students and/or patients, provided that such housing units are part of the institutional complex and a restrictive covenant is registered against the title of the land in favour of the City to ensure that the housing units remain in the designated use*

630.12 *Parks and playgrounds*

630.13 *Private schools*

630.14 *Public schools, public libraries, public museums, public art galleries*

630.15 *Accessory buildings and uses provided that all accessory buildings,*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;
- d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;

- f) are used solely for recreation or day care purposes and if attached to a principal building shall be deemed to be an accessory building;
- g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

### **Front Yard**

630.16 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

### **Rear Yard**

630.17 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site to a maximum of 25 feet (7.62 metres) nor less than twenty percent (20%) of the height of the building, whichever is the greater.

630.18 The portion of any building over 30 feet (9.14 metres) in height shall be set back from the rear property line or centre line of a lane parallel to the rear property line a distance of not less than thirty percent (30%) of that portion of the building over 30 feet (9.14 metres) in height.

### **Side Yards**

630.19 A side yard shall be provided on each side of the site of not less than 15 feet (4.57 metres) in width plus an amount equal to twenty percent (20%) of the height of the building over 30 feet (9.14 metres) except where a side yard is bounded by a street in which case the side yard shall be not less than 25 feet (7.62 metres).

### **Height**

630.20 The height of a building shall not exceed 180 feet (54.86 metres).

### **Site Coverage**

630.21 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

### **Floor Space Ratio**

630.22 The floor space ratio shall not exceed a factor of 1.6 provided that:

- a) Where any Off-Street parking spaces are installed in or beneath the building or in an underground structure elsewhere on the site, the roof of the latter structure being below finished ground level of the site or the height datum for the site, then the maximum allowable floor space ratio is increased by adding to the said factor the product of 0.2 multiplied by the quotient of the total number of parking spaces so provided, divided by the total number of required parking spaces for the building or use, provided however that the added floor space ratio derived from the above calculation shall not exceed an amount equal to 0.4.
- b) Where the site coverage is less than forty percent (40%), then the maximum allowable floor space ratio is increased by adding to the said factor the product of

the number obtained by subtracting the actual percent site coverage from forty percent (40%) multiplied by 0.01.

**Off-Street Parking**

630.23 Off-Street parking shall be provided in accordance with the provisions of Section 150 of this Bylaw.



**640. Residential Care Districts (Low Rise) (P-4)**

**640.1** The intent of this district is to allow low-rise residential care facilities.

**Permitted Uses**

640.2 The following uses and no others shall be permitted in the (P-4) district:

640.3 *Community care facilities*

640.4 *Continuing care*

640.5 *Housing units not exceeding 700 square feet (65.03 square metres) in gross floor area*

640.6 *Private hospitals*

640.7 *Accessory buildings and uses provided that all accessory buildings,*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;
- d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;
- f) are used solely for recreation or day care purposes and if attached to a principal building shall be deemed to be an accessory building;
- g) shall not be located closer than distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

**Front Yard**

640.8 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

**Rear Yard**

640.9 A rear yard shall be provided of not less than 25 feet (7.62 metres) in depth.

**Side Yards**

640.10 A side yard shall be provided on each side of the site of not less than 15 feet (4.57 metres) in width except where a side yard is bounded by a street in which case the side yard shall be not less than 25 feet (7.62 metres).

**Height**

640.11 The height of a building shall not exceed 30 feet (9.14 metres) nor two storeys.

**Site Coverage**

640.12 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

**Floor Space Ratio**

640.13 The floor space ratio shall not exceed a factor of 0.6.

**Off-Street Parking**

640.14 Off-Street parking shall be provided in accordance with the provisions of Section 150 of this Bylaw.

## **650. Residential Care Districts (Medium Rise) (P-5)**

**650.1 The intent of this district is to allow medium-rise residential care facilities.**

### **Permitted Uses**

650.2 The following uses and no others shall be permitted in the P-5 district:

650.3 *Community care facilities*

650.4 *Continuing care*

650.5 *Housing units not exceeding 700 square feet (65.03 square metres) in area*

650.6 *Private hospitals*

650.7 *Accessory buildings and uses provided that all accessory buildings,*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;
- d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;
- f) are used solely for recreation or day care purposes and if attached to a principal building shall be deemed to be an accessory building;
- g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

### **Front Yard**

650.8 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

### **Rear Yard**

650.9 A rear yard shall be provided of not less than 25 feet (7.62 metres) in depth.

### **Side Yards**

650.10 A side yard shall be provided on each side of the site of not less than 15 feet (4.57 metres) in width plus twenty percent (20%) of the height of the building over 30 feet (9.14 metres), except where a side yard is bounded by a street in which case the side yard shall be not less than 25 feet (7.62 metres).

**Height**

650.11 The height of a building above datum shall not exceed 45 feet (13.72 metres) nor four storeys.

**Site Coverage**

650.12 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

**Floor Space Ratio**

650.13 The floor space ratio shall not exceed a factor of 1.0 provided that where any Off-Street parking spaces are installed in or beneath the building or in an underground structure elsewhere on the site, the roof of the latter structure being below the finished ground level of the site or the height datum for the site, then the maximum allowable floor space ratio is increased by adding to the preceding number the product of 0.3 multiplied by the quotient of the total number of parking spaces so provided, divided by the total number of required parking spaces, but the added floor space ratio shall not exceed 0.3.

**Off-Street Parking**

650.14 Off-Street parking shall be provided in accordance with the provisions of Section 150 of this Bylaw.

**660. Group Care Districts (P-6)**

**660.1** The intent of this district is to allow group care facilities.

**Permitted Uses**

660.2 The following uses and no others shall be permitted in the (P-6) district:

660.3 *Child care*

660.4 *Child welfare facilities*

660.5 *Community care facilities*

660.6 *Continuing care*

660.7 *Detoxification centres*

660.8 *Group homes*

660.9 *Group living facilities*

660.10 *Private hospitals*

660.11 *Accessory buildings and uses provided that all accessory buildings,*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;
- d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;
- f) are used solely for recreation or day care purposes and if attached to a principal building shall be deemed to be an accessory building;
- g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

**Front Yard**

660.12 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

**Rear Yard**

660.13 A rear yard shall be provided of not less than 25 feet (7.62 metres) in depth.

**Side Yards**

660.14 A side yard shall be provided on each side of the site of not less than 15 feet (4.57 metres) in width except where a side yard is bounded by a street in which case the side yard shall be not less than 25 feet (7.62 metres).

**Height**

660.15 The height of a building shall not exceed 30 feet (9.14 metres) nor two storeys.

**Site Coverage**

660.16 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

**Floor Space Ratio**

660.17 The floor space ratio shall not exceed a factor of 0.6.

**Off-Street Parking**

660.18 Off-Street parking shall be provided in accordance with the provisions of Section 150 of this Bylaw.

**670. Corrections Districts (P-7)**

**670.1 The intent of this district is to allow correctional facilities.**

**Permitted Uses**

670.2 The following uses and no others shall be permitted in the P-7 district:

670.3 *Detention homes*

670.4 *Detoxification centres*

670.5 *Drug addiction treatment centres*

670.6 *Housing units as part of an institutional complex*

670.7 *Prisons*

670.8 *Reformatories*

670.9 *Accessory buildings and uses provided that all accessory buildings,*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall not be located closer than 25 feet (7.62 metres) from the rear or side site line;
- d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;
- f) are used solely for recreation or day care purposes and if attached to a principal building shall be deemed to be an accessory building;
- g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

**Front Yard**

670.10 A front yard shall be provided of not less than 30 feet (9.14 metres) or one-half the height of the building, whichever is greater.

**Rear Yard**

670.11 A rear yard shall be provided of not less than 50 feet (15.24 metres) in depth.

**Side Yards**

670.12 A side yard shall be provided on each side of the site of not less than 30 feet (9.14 metres) or one-half the height of the building, whichever is the greater.

**Height**

670.13 The height of a building shall not exceed 50 feet (15.24 metres) or four storeys, whichever is less.

**Site Coverage**

670.14 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

**Floor Space Ratio**

670.15 The floor space ratio shall not exceed a factor of 1.0 provided that:

- c) Where any Off-Street parking spaces are installed in or beneath the building or in an underground structure elsewhere on the site, the roof of the latter structure being below finished ground level of the site or the height datum for the site, then the maximum allowable floor space ratio is increased by adding to the said factor the product of 0.2 multiplied by the quotient of the total number of parking spaces so provided, divided by the total number of required parking spaces for the building or use, provided however that the added floor space ratio derived from the above calculation shall not exceed an amount equal to 0.4.
- d) Where the site coverage is less than forty percent (40%), then the maximum allowable floor space ratio is increased by adding to the said factor the product of the number obtained by subtracting the actual percent site coverage from forty percent (40%) multiplied by 0.01.

**Off-Street Parking**

670.16 Off-Street parking shall be provided in accordance with the provisions of Section 150 of this Bylaw.



## **680. Public Works, Adult Entertainment and Utility Districts (P-8)**

**680.1** The intent of this district is to allow public works facilities and adult entertainment uses.

### **Permitted Uses**

680.2 The following uses and no others shall be permitted in the (P-8) district:

680.3 *Adult entertainment uses;*

680.4 *Adult motion picture studios;*

680.5 *Adult theatres;*

680.6 *Adult video stores;*

680.7 *Drug stores;*

680.8 *Escort services;*

680.9 *Masseur and masseuse services;*

680.10 *Pawn shops, used music stores and used tool stores;*

680.11 *Public utilities;*

680.12 *Public works yards;*

680.13 *Scrap Metal Dealer;*

**(BYLAW 7203, 2007)**

680.14 *Sale of Firearms;*

### **Front Yard**

680.15 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

### **Rear Yard**

680.16 A rear yard shall be provided of not less than 5 feet (1.52 metres) in depth.

### **Side Yards**

680.17 A side yard shall be provided on each side to the site of not less than 5 feet (1.52 metres).

### **Height**

680.18 The height of the building above datum shall not exceed 30 feet (9.14 metres) or two storeys, whichever is less.

**Off-Street Parking**

680.19 Off-Street parking shall be provided in accordance with the provisions of Section 150 of this Bylaw.

**Off-Street Loading**

680.20 Off-Street loading shall be provided in accordance with the provisions of Section 160 of this Bylaw.

**690. Public and Institutional Districts (P-9)**

**690.1** The intent of this district is to allow public and institutional uses.

**Permitted Uses**

690.2 The following uses and no others shall be permitted in the (P-9) district:

690.3 *Ambulance headquarters*

690.4 *Fire halls*

690.5 *Health clinics*

690.6 *Municipal, provincial and federal government functions*

690.7 *Police stations*

**Front Yard**

690.8 A front yard shall be provided of not less than 20 feet (6.10 metres) in depth.

**Rear Yard**

690.9 A rear yard shall be provided of not less than 20 feet (6.10 metres) in depth.

**Side Yards**

690.10 No side yards shall be required, except that where a lot abuts a lot in an (R) or (NR) District, or is separated by a street or lane therefrom, a side yard shall be provided of not less than 20 feet (6.10 metres).

690.11 Where a side yard is provided when not required by the provisions of this Bylaw, such side yard shall be not less than 20 feet (6.10 metres).

**Height**

690.12 The height of the building above datum shall not exceed three storeys or 40 feet (12.19 metres).

**Lot Area and Width**

690.13 Each lot shall have an area of not less than 10,000 square feet (929 square metres) and a width of not less than 66 feet (20.12 metres), except in the case of a site registered in the Land Title Office prior to the adoption of this Bylaw.

**Lot Coverage**

690.14 The maximum coverage shall be fifty percent (50%) of this lot area.

**Off-Street Parking**

690.15 Off-Street parking shall be provided in accordance with the provisions of Section 150 of this Bylaw.

**Off-Street Loading**

690.16 Off-Street loading shall be provided in accordance with the relevant provisions of Section 160 of this Bylaw

## **691. Third Street Comprehensive Development Districts (P-CD-1)**

(BYLAW 7110, 2006)

**691.1 The intent of this district is to allow a private school and child care at 101 Third Street.**

### **Permitted Uses**

691.2 The following uses and no others shall be permitted in the (P-CD-1) district:

691.3 *Child Care;*

691.4 *A private school with a maximum of 150 students;*

691.5 *A housing unit for the accommodation of a caretaker, or a staff member of the school, provide that a restrictive covenant is registered against the title of the land in favour of the City to ensure that the housing unit remains in the designated use.*

691.6 *Accessory buildings and uses provided that all accessory buildings:*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall not be located closer than 2 feet (0.68 metres) from a side site line;
- d) shall not be located closer than 5 feet (1.52 metres) from a rear site line;
- e) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;
- f) shall not occupy more than ten percent (10%) of the site;
- g) are used solely for the recreation or child care purposes and if attached to a principle building shall be deemed to be an accessory building;
- h) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street or lane.

### **Front Yard**

691.7 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

### **Rear Yard**

691.8 A rear yard shall be provided of not less than 25 feet (7.62 metres) in depth.

**Side Yards**

691.9 A side yard shall be provided on each side of the site of not less than 15 feet (4.57 meters) in width except where a side yard is bounded by a street in which case the side yard shall be not less than 25 feet (7.62 meters).

**Height**

691.10 The height of the building above datum shall not exceed three storeys or 30 feet (9.14 metres).

691.11 The peak of any roof shall not exceed 40 feet (12.2 metres).

**Site Coverage**

691.12 All principal buildings in total shall not cover more than twenty percent (20%) of the site area.

**Floor Space Ratio**

691.13 The floor space ratio shall not exceed a factor of 0.4.

**Off-Street Parking**

691.14 One off-street parking space for each teaching or administrative space shall be provided.

**691 Parks Districts (P-10)****(BYLAW 7405, 2010)**

691.1 The intent of this district is to allow City parks and associated public uses and buildings in a neighbourhood setting.

**Permitted Uses**

691.2 *The following uses and no others shall be permitted in the (P-10) district:*

691.3 *Child care;*

691.4 *Community recreation facilities including ice arenas, stadiums, auditoriums, gymnasiums, curling rinks, swimming pools;*

691.5 *Housing units for the accommodation of caretakers;*

691.6 *Parks and playgrounds;*

691.7 *Public libraries, public museums, public art galleries*

691.8 *Public Utilities*

**Front Yard**

691.9 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

**Rear Yard**

691.10 A rear yard shall be provided of not less than 25 feet (7.62 metres) in depth.

**Side Yard**

691.11 A side yard shall be provided on each side of the site of not less than 15 feet (4.57 metres) in width except where a side yard is bounded by a street in which case the side yard shall be not less than 25 feet (7.62 metres).

**Height**

691.12 The height of a building shall not exceed 30 feet (9.14 metres) nor two storeys.

**Site Coverage**

691.13 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

**Floor Space Ratio**

691.14 The floor space ratio shall not exceed a factor of 0.6.

**Off-Street Parking**

691.15 Off-Street parking shall be provided in accordance with the provisions of Section 150 of this Bylaw