

***P1 – INSTITUTIONAL***

**5.31** The purpose of this *zone* is to establish and maintain areas in which institutional *uses* can be accommodated and located in a manner complementary with surrounding *uses*.

5.31.1 Permitted UsesPrincipal Uses

Ambulance station

Arena

*Assembly, cultural or recreational facility*

Childcare centre

*Community Care facility**Dormitory*

Firehall

Hospital

Hostel

Medical service

*Office*

Parking Lot

*Personal service**Place of worship*

Police station

Pound

*School**Supportive housing**Transition house*

Tutoring service

Accessory UsesCaretaker's *dwelling* unit, subject to Section 6.16Site Specific *Accessory Uses* as permitted under Section 5.31.4.5.31.2 Site Development RegulationsMinimum *Lot Area* 540 m<sup>2</sup> (5,813 ft<sup>2</sup>)Minimum *Frontage* 15 m (49.2 ft)Maximum *Coverage* 40%Minimum *Setbacks*:*Front yard* 7.5 m (24.6 ft)*Rear yard* 9 m (29.5 ft)*Side yard* 1.5 m (4.9 ft)Maximum Height, Principal *Building* 12.5 m (41 ft)

5.31.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.31.2, the total of both *side yards* must be equal or greater than 20% of the *lot width*.
- (b) *Community care facilities* for seniors may include an accessory beauty shop or other provision of other *personal services*, limited to 16m<sup>2</sup> (172 ft<sup>2</sup>) in floor area and 2 service chairs, operating between the hours of 8:30 am to 5:00 pm, Monday to Friday and 9:00 am to 12:00 pm on Saturday.

5.31.4 Site Specific

**A.**

The following *Accessory Uses* are permitted on the property located at **5100 Tebo Avenue** – Lot 1, District Lot 13, Alberni District, Plan VIP78180 (PID: 001- 346-377):

- Artist’s studio
- Cabinet making
- Custom woodworking
- Furniture repair and upholstery
- Ornamental metal working
- Printing, publishing and allied industry
- Signs and displays industry
- Small repair shop

- i. The following conditions apply to *Accessory Uses* listed in 5.31.4.A:
  - a) All business activity shall be conducted within a completely enclosed building except for parking and loading facilities.
  - b) The total area occupied shall not exceed 1,077 m<sup>2</sup> (11,592 ft<sup>2</sup>).
  - c) No retail activity is permitted as part of any business located on the property.

**B.**

Site – **4411 Wallace Street** – Lot B, District Lot 1, Alberni District, Plan 32448 VIP78180 (PID: 000-154-130).

- i. Notwithstanding the maximum coverage provisions of Section 5.31.2, for the property known as Fir Park Village, a maximum coverage of 58% is permitted.

**C.**

Site – **4065 6th Avenue** – Lot 16, District Lot 1, Alberni District, Plan 13685 lying to the North of a boundary parallel to and perpendicularly distant 150 feet from the Northerly boundary of said Lot 16 (PID: 004-625-919).

- i. The following accessory use is permitted:
  - Restaurant
- ii. The following conditions apply to *Accessory Uses* listed in 5.31.4.Ci:
  - a) All business activity shall be conducted within a completely enclosed building except for parking and loading facilities.
  - b) The total area occupied shall not exceed 481 m<sup>2</sup> (5,180 ft<sup>2</sup>).

**D.**

Site – **2170 Mallory Drive** – Lot 1, District Lot 1, Alberni District, Plan VIP77152 (PID: 025-965-409).

- i. Notwithstanding Section 5.31.1 the following Principle Uses are permitted on the site:
  - a) Small Engine Repair
  - b) Mechanic
  - c) Custom Woodworking
- ii. The following conditions apply to uses listed in 5.31.4 Di:
  - All business activity shall be conducted within a completely enclosed building except for parking and loading facilities

**E.**

Site – **A portion of 4305 Kendall Avenue** – Lot B, District Lot 92, Alberni District, Plan VIP86344 (PID: 027-829-634).

- i. Notwithstanding Section 5.31.1 the following Principle Uses are permitted on the site:
  - a) *Mother's Centre*