

## Part 7 – Institutional Zones (Sections 169-172)

This part contains the institutional zones that are applied to the urban and suburban areas of the City, and includes the I1-Minor Institutional Zone (e.g. schools and places of worship) and the Major Institutional Zone (e.g. universities, colleges and hospitals).

The City of Ottawa Zoning By-law is made available on the web site for information, however confirmation on the zoning provisions should be sought through the City's development information officers (DIO), by contacting 311 and asking for the DIO for the geographic area in question.

### I1 - Minor Institutional Zone (Sections 169-170)

#### Purpose of the Zone

*The purpose of the I1-Minor Institutional Zone is to:*

- (1) *permit a range of community uses, institutional accommodation and emergency service uses to locate in areas designated as **General Urban Area** or **Central Area** in the Official Plan; and*
- (2) *minimize the impact of these minor institutional uses located in close proximity to residential uses by ensuring that the such uses are of a scale and intensity that is compatible with neighbourhood character.*

**169.** In the I1 Zone:

#### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsection 169(3) (By-law 2008-341)
  - (b) a maximum of ten residents is permitted in a group home. (By-law 2013-224)

**community centre**  
**day care**  
**emergency service**  
**group home, see Part 5, Section 125**  
**library**  
**museum**  
**municipal service centre**  
 one **dwelling** unit ancillary to a permitted use  
**park**  
**place of assembly**  
**place of worship** (By-law 2013-224)  
**recreational and athletic facility**  
**residential care facility**  
**retail food store, limited to a farmers' market** (By-law 2016-135)  
**retirement home**  
**retirement home, converted, see Part 5, Section 122**  
**rooming house**  
**school**  
**shelter, see Part 5, Section 134**  
**sports arena**  
**training centre** limited to job instruction/ training associated with a school  
 (By-law 2008-341)  
**urban agriculture, see Part 3, Section 82** (By-law 2017-148) (By-law 2018-206)

- (c) for a **retail food store, limited to a farmers' market**,
- (i) no building or structure other than one farmer's market stand is permitted;
  - (ii) the farmer's market stand is not subject to the primary or subzone provisions, however the maximum height is 3.5 metres and the maximum size of the farmers' market stand is 28 square metres, and;
  - (iii) where a farmers' market stand is located on a lot with another use it may only be located in the building, parking lot or in the front or corner side yard of the other permitted use. (By-law 2016-135)

## Zone Provisions

- (2) The following conditional use is permitted subject to:
- (a) the provisions of subsection 169(3) and
  - (b) The use being ancillary to a place of worship or community centre, and
  - (c) The use occupying a maximum of 30% of the gross floor area of the building in which it is located, or if the use is located in the basement of a place of worship or community centre, the entire basement may be so used.

### **community health and resource centre**

(By-law 2008-341)

- (3) The zone provisions are set out in Section 170.

- (4) For other applicable provisions, see Part 2-General Provisions, Part 3- Specific Use Provisions and Part 4 Parking, Queuing and Loading Provisions.
- (5) (a) Despite any provisions to the contrary the minimum required front yard setback or minimum corner side yard setback for a school may be reduced in the following instances:
- (i) Where located on a lot that abuts a residential zone on the same street, the minimum front yard setback of the abutting residential zone may be used as the minimum front yard or minimum corner side yard setback of the school, where the school is facing the same street as that abutting residential zone;
  - (ii) Where located on a lot that abuts two different residential zones on the same street, the minimum front yard setback of the abutting residential zone with the smaller minimum required front yard setback may be used as the minimum front yard setback or minimum corner side yard setback of the school, where the school is facing the same street as that abutting residential zone;
- (b) Subsection 139(3) does not apply in the application of the previous Clause. (By-law 2017-303)

## I1 SUBZONES

170. In the I1 Zone, the following subzones apply:

### I1A SUBZONE

- (1) In the I1A Subzone, the provisions are set out in Table 170A below:

**TABLE 170A - I1A SUBZONE PROVISIONS**

I Zoning Mechanisms	Provisions		
	II Areas A and B on Schedule 1	III Abutting a residential zone in Area C on Schedule 1	IV Other cases
(a) Minimum Lot Width (m)	15		
(b) Minimum Lot Area (m <sup>2</sup> )	400		
(c) Minimum Front Yard Setback (m)	3	7.5	6
(d) Minimum Rear Yard Setback (m)	Abutting an R1, R2 or R3 Zone- 7.5 Other cases- 4.5	7.5	
(e) Minimum Interior Side Yard Setback (m)	7.5		3
(f) Minimum Corner Side Yard Setback (m)	4.5		

(g) Maximum Height (m)	15 (By-law 2017-303)
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**I1B SUBZONE**

(2) In the I1B Subzone, the provisions are set out in Table 170B below:

**TABLE 170B - I1B SUBZONE PROVISIONS** (By-law 2017-303)

<b>I Zoning Mechanisms</b>	<b>II Provisions</b>
(a) Minimum Lot Width (m)	30
(b) Minimum Lot Area (m <sup>2</sup> )	1000
(c) Minimum Front Yard Setback (m)	6
(d) Minimum Rear Yard Setback (m)	7.5
(e) Minimum Interior Side Yard Setback (m)	
(f) Minimum Corner Side Yard Setback (m)	
(g) Maximum Height (m)	18

**I1C SUBZONE**

(3) In the I1C Subzone,

(a) the following uses only are permitted:

- community centre**
- community health and resource centre**
- day care**
- emergency service**
- library**
- park**
- retail food store, limited to a farmers' market** (By-law 2016-135)
- school**
- training centre** limited to job instruction/ training associated with a school

(b) In the I1C Subzone, the provisions are set out in Table 170C below:

(c) for a **retail food store, limited to a farmers' market**,

- (i) no building or structure other than one farmer's market stand is permitted;
- (ii) the farmer's market stand is not subject to the primary or subzone provisions, however the maximum height is 3.5 metres and the maximum size of the farmers' market stand is 28 square metres, and;

- (iii) where a farmers' market stand is located on a lot with another use it may only be located in the building, parking lot or in the front or corner side yard of the other permitted use. (By-law 2016-135)

**TABLE 170C - I1C SUBZONE PROVISIONS**

<b>I Zoning Mechanisms</b>	<b>II Provisions</b>
(1) Minimum Lot Width (m)	No minimum
(2) Minimum Lot Area (m <sup>2</sup> )	No minimum
(3) Minimum Front Yard Setback (m)	7.5
(4) Minimum Rear Yard Setback (m)	
(5) Minimum Interior Side Yard Setback (m)	
(6) Minimum Corner Side Yard Setback (m)	
(7) Maximum Height (m) (By-law 2017-303)	15

**I1D SUBZONE**

- (4) (a) In the I1D Subzone, the following use only is permitted:  
**cemetery**
- (b) In the I1D Subzone, the provisions of Table 170A- I1A Subzone apply.

**I1E SUBZONE**

- (5) (a) In the I1E Subzone, the minimum required yard setback from a residential zone is one metre per metre of building height to a maximum of ten metres; the minimum required yard setback from any other zone is one metre and the maximum permitted height is 18 metres. (By-law 2017-303)
- (b) In the I1E Subzone, the provisions of Table 170A- I1A Subzone apply to matters not addressed in paragraph (5)(a) above.

**I1F SUBZONE**

- (6) In the I1F Subzone,
  - (a) the following uses only are permitted:

**day care**  
**library**  
**park**  
**place of worship**  
**retail food store, limited to a farmers' market** (By-law 2016-135)  
**school**

- (b) In the I1F Subzone, the minimum required setback from a residential zone is five metres; the minimum required setback from any other zone is one metre. (By-law 2017-303)
- (c) In the I1F Subzone, the provisions of Table 170A- I1A Subzone apply to matters not addressed in paragraph (6)(b) above.
- (d) for a **retail food store, limited to a farmers' market**,
  - (i) no building or structure other than one farmer's market stand is permitted;
  - (ii) the farmer's market stand is not subject to the primary or subzone provisions, however the maximum height is 3.5 metres and the maximum size of the farmers' market stand is 28 square metres, and;
  - (iii) where a farmers' market stand is located on a lot with another use it may only be located in the building, parking lot or in the front or corner side yard of the other permitted use. (By-law 2016-135)

## **I2 - Major Institutional Zone (Sections 171-172)**

### **Purpose of the Zone**

*The purpose of the I2-Major Institutional Zone is to:*

- (1) *ensure that major institutional uses such as hospitals, colleges and universities are located at appropriate locations within areas designated as **General Urban Area, Central Area and Mixed Use Centre** in the Official Plan;*
- (2) *ensure that these large scale, high traffic generating institutions locate only on large parcels of land, with direct access to an arterial road and near rapid transit stations;*
- (3) *impose regulations which ensure that the size and intensity of these uses is compatible with adjacent uses; and*
- (4) *permit minor institutional uses and provide for a range of ancillary service uses.*

**171.** In the I2 Zone:

### **Permitted Uses**

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsection 171(4)
  - (b) A maximum of ten residents is permitted in a group home.

**community centre**  
**community health and resource centre**  
**correctional facility**  
 court house  
**day care**  
 one **dwelling unit** ancillary to a permitted use  
**emergency service**  
**group home**, see *Part 5, Section 125*  
 hospital  
**library**  
**municipal service centre**  
**museum**  
**park**  
**parking garage**  
**parking lot**  
**place of assembly**  
 place of worship and ancillary **rooming house** (By-law 2018-206)  
**post secondary educational institution**  
**recreational and athletic facility**  
**residential care facility**  
**retail food store, limited to a farmers' market** (By-law 2016-134)  
**retirement home**  
**retirement home, converted**, see *Part 5, Section 122*  
**rooming house**  
**school**  
**shelter**, see *Part 5, Section 134*  
**sports arena**  
**training centre** limited to job instruction/ training associated with a school  
**urban agriculture**, see *Part 3, Section 82* (By-law 2017-148) (By-law 2018-206)

- (c) Where an outdoor farmers' market is located on a lot with another use, the primary or subzone provisions do not apply and the farmers' market may only be located in a:
- (i) parking lot;
  - (ii) yard abutting a parking lot; and,
  - (iii) front or corner side yard;
- associated with the other use. (By-law 2016-134)

- (2) The following uses are permitted subject to:
- (a) the provisions of subsection 171(4); and
  - (b) provided they are located on the same lot as and ancillary to a hospital or post-secondary educational institution.

**dwelling unit**  
**office**  
**residential use building**  
**rooming house** (By-law 2018-206)

- (3) The following uses are permitted subject to:
- (a) the provisions of subsection 171(4); and
  - (b) provided they,

- (i) are ancillary to and located on the same lot as a use listed in Section 171(1), and
- (ii) do not occupy a cumulative total gross floor area in excess of 10% of the gross floor area occupied by uses listed in Section 171(1).

bank  
 bank machine  
 bar  
 convenience store  
 medical facility  
 personal service business  
 research and development centre  
 restaurant, full service  
 restaurant, take-out  
 retail store  
 technology industry (By-law 2019-338)  
**retail food store (Subject to By-law 2023-342)**

## Zone Provisions

- (4) The zone provisions are set out in Table 171.

**TABLE 171- I2 ZONE PROVISIONS**

I Zoning Mechanisms		II Zone Provisions
(1) Minimum Lot Width (m)		No minimum
(2) Minimum Lot Area (m <sup>2</sup> )		No minimum
(3) Minimum Front Yard Setback (m)		7.5
(4) Minimum Rear Yard Setback (m)		7.5
(5) Minimum Interior Side Yard Setback (m)		7.5
(6) Minimum Corner Side Yard Setback (m)		7.5
(7) Maximum Height (m)	Within 12m. of an R1, R2 or R3 zone	15
	Other cases	No maximum
(8) Minimum width of landscaped area along all lot lines (m)		3

- (5) For other applicable provisions, see Part 2-General Provisions, Part 3- Specific Use Provisions and Part 4-Parking, Queuing and Loading Provisions.

## I2 SUBZONES

172. In the I2 Zone, the following subzones apply:

**I2A SUBZONE - POST SECONDARY EDUCATIONAL FACILITIES SUBZONE  
(University of Ottawa, Carleton University, Saint Paul's University, Algonquin  
College, La Cité Collegiale)**

- (1) In the I2A Subzone, a place of assembly is only permitted provided it is on the same lot as a permitted use listed in Section 171(1) and does not occupy a cumulative total gross floor area in excess of 10% of the gross floor area occupied by uses listed in Section 171(1).

**I2B SUBZONE (Alta Vista/ Smyth)**

- (2) In the I2B subzone,
- (a) the following use is also permitted:  
**office**
- (b) the following provisions apply:
- (i) parking spaces must be provided for a research and development centre at the rate of 2 spaces per 100 square metres of gross floor area; and
- (ii) the minimum required rear yard setback for the property known municipally as 1785 Alta Vista Drive is three metres.

**I2C SUBZONE - OTTAWA CIVIC HOSPITAL SUBZONE**

- (3) In the I2C subzone, the following provisions apply:
- (a) a continuous 7.5 metre landscaped area must be provided in all yards abutting a street;
- (b) loading spaces must not be located in any yard abutting a street; and
- (c) required yard setbacks and building heights are as shown in Schedule 175.

**I2D SUBZONE - BIOMEDICAL AND LIFE SCIENCES PARK SUBZONE**

- (4) In the I2D subzone:
- (a) subsection 171(3)(b)(ii) does not apply to a research and development centre;
- (b) uses must not be obnoxious, offensive or dangerous by reason of the presence or emission of odour, dust, smoke, noise, fumes, vibrations, bright light, radiation, refuse matter or water-carried waste;
- (c) all storage areas must be located within the principal use building, and all access to storage areas must be screened from view;
- (d) a minimum of 40% of the total area of the lands shown on Schedule 123 must be landscaped area;
- (e) a landscaped area with a minimum width of three metres is required along all property lines;
- (f) subsections 172(4)(d) and 172(4)(e) apply as though the total area of the lands shown on Schedule 123 is one lot;

- (g) parking must be provided for all uses at the rate of one space per 100 square metres of gross floor area;
- (h) parking may be located anywhere in the I2D Subzone; and
- (i) a loading space must be screened from view.

**I2E SUBZONE – UNIVERSITY OF OTTAWA KING EDWARD PRECINCT SUBZONE**

- (5) In the I2E subzone,
  - (a) the following uses only are permitted provided that:
    - (i) a bar is permitted only on the west side of King Edward Avenue.
    - (ii) a retail store does not exceed a gross floor area of 2000 square metres.

**apartment dwelling, low rise**  
**apartment dwelling, mid rise** (By-law 2014-292)  
**apartment dwelling, high rise** (By-law 2014-292)  
**artist studio**  
**bank**  
**bank machine**  
**bar**  
**bed and breakfast**  
**catering establishment**  
**community centre**  
**community health and resource centre**  
**convenience store**  
**day care**  
**detached dwelling**  
**diplomatic mission**  
**duplex dwelling**  
**dwelling unit**  
**emergency services**  
**instructional facility**  
**library**  
**linked-detached dwelling**  
**medical facility**  
**office**  
**park**  
**parking garage**  
**parking lot**  
**payday loan establishment** (By-law 2017-203)  
**personal brewing facility** (By-law 2019-41)  
**personal service business**  
**place of assembly**  
**place of worship**  
**planned unit development**  
**post-secondary educational institution**  
**recreational and athletic facility**  
**research and development centre**  
**restaurant**  
**retail food store**  
**retail store**  
**retirement home**  
**retirement home, converted**  
**semi-detached dwelling**  
**service and repair shop**  
**sports arena**  
**stacked dwelling**  
**three unit dwelling**  
**townhouse dwelling** (By-law 2012-334)  
**training centre** limited to job instruction or training associated with a school (By-law 2014-189)

- (b) In the I2E subzone, a maximum of 50% of the total permitted gross floor area (GFA) can be occupied by residential uses. Where the gross floor area is regulated by a floor space index, the 50% maximum will be based on the total cumulative GFA permitted by the FSI within the subzone where an FSI applies and where there is no FSI, the 50% maximum will be based on the total cumulative GFA permitted based on minimum building setbacks and maximum building heights and applying a 3.2m height from floor to floor in multi-storey buildings.
- (c )
  - (i) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 30m or to fewer than ten storeys on the entire lot, the use Apartment Dwelling, High Rise is a prohibited use on that lot. (By-law 2015-192)
  - (ii) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 15m or to fewer than five storeys on the entire lot, the Apartment Dwelling, Mid Rise is a prohibited use on that lot. (By-law 2014-292)