

## **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)