

Post Secondary Institution PSI Zone Review

The PSI zone was created in 2021. Due to the recent review, minimal changes are proposed at this time.

Key Information

Existing Key Information	Proposed Key Information	Notes
Post-Secondary Institution Zone This Zone provides for the Development of post-secondary education uses, related public and quasi-public uses, and support services that demonstrate significant training and applied learning connection to 1 or more academic programs. Commercial uses in this Zone are intended to primarily serve and support the campus community.	Post-Secondary Institution Zone This Zone provides for the Development of post-secondary education uses, related public and quasi-public uses, and support services that demonstrate significant training and applied learning connection to 1 or more academic programs. Commercial uses in this Zone are intended to primarily serve and support the campus community.	No change

Land Uses

P – Permitted Use; D – Discretionary Use; P-PSB – Permitted Use in Post Secondary Building; D-PSB – Discretionary Use in Post Secondary Building

Land Uses	Existing Post-Secondary Institution PSI Zone	Proposed Post-Secondary Institution PSI Zone	Notes
Accessory Use	P	P	No change
Accessory Building	P	P	No change
Alternate or Renewable Energy Facility	D	D	No change
Any legally existing or approved Residential Development	D		Not applicable
Apartment, for student housing only	P-PSB, otherwise D		Student and faculty housing is included in Educational Institution – Post Secondary
Building Sign	P	P	No change
Commercial Entertainment Facility	P-PSB, otherwise D	P-PSB, otherwise D	No change
Commercial Service Facility	P-PSB, otherwise D	P-PSB, otherwise D	No change
Community Garden	P	P	No change
Courtyard	D	D	No change

Land Uses	Existing Post-Secondary Institution PSI Zone	Proposed Post-Secondary Institution PSI Zone	Notes
Cultural Facility	D	D	No change
Day Care Facility	P-PSB, otherwise D; D	P-PSB, otherwise D	No change
Drinking Establishment (Adult Entertainment Prohibited)	D-PSB	D-PSB	No change
Dynamic Fascia Sign	D	D	No change
Dynamic Freestanding Sign	D	D	No change
Education Institution – Post-Secondary	P	P	No change
Electronic Message Fascia Sign	D	D	No change
Electronic Message Freestanding Sign	D	D	No change
Emergency Service	D	D	No change
Excavation, Stripping and Grading	D	D	No change
Freestanding Sign	P	P	No change
Government Service	D	D	No change
Health and Medical Services	P-PSB, otherwise D	P-PSB, otherwise D	No change
Indoor Recreation Facility	P-PSB, otherwise D	P-PSB, otherwise D	No change
Merchandise Sales and Rentals	P-PSB, otherwise D	P-PSB, otherwise D	No change
Mixed Use Building, with Dwelling Units for student housing only	P-PSB, otherwise D	P-PSB, otherwise D	Changed to student and faculty housing
Natural Vegetation		P	New use, added flexibility in zone
Open Space		P	New use, added flexibility in zone
Outdoor Recreation Facility	D	D	No change
Parking Lot	D	D	No change
Parking Structure	D	D	No change
Public Art		P	New use, added flexibility in zone
Public Assembly	D	D	No change
Restaurant	P-PSB, otherwise D	P-PSB, otherwise D	No change
Secured Facility	D	D	No change
Service Organization	P-PSB, otherwise D		Service organizations are included in

Land Uses	Existing Post-Secondary Institution PSI Zone	Proposed Post-Secondary Institution PSI Zone	Notes
			Educational Institution – Post Secondary
Show Home		P-PSB, otherwise D	New use, added flexibility in zone
Specialty Food Services		P-PSB, otherwise D	New use, added flexibility in zone
Supportive Living Accommodation	D	D	No change
Temporary Building	D	D	No change
Temporary Use	D	D	No change
Temporary Care Facility	D	D	No change
Townhouse, for student housing only	P-PSB, otherwise D		Student and faculty housing is included in Educational Institution – Post Secondary
Utilities	P	P	No change
Utility Facility	D	D	No change

Regulations

Regulation	Existing Post-Secondary Institution PSI Zone	Proposed Post-Secondary Institution PSI Zone	Notes
Minimum 32 Street Setback	9.0m	9.0m	No change
Minimum Taylor Drive Setback	9.0m	9.0m	No change
Minimum QEII Highway right-of-way Setback	40.0m	40.0m	No change
Maximum Floor Area – Commercial Entertainment Facility	7,432.0m ²	7,432.0m ²	No change
Maximum Floor Area – Commercial Service Facility	929.0m ²	929.0m ²	No change
Maximum Floor Area – Day Care Facility	929.0m ²	929.0m ²	No change
Maximum Floor Area – Health and Medical Services	1,858.0m ²	1,858.0m ²	No change
Maximum Floor Area – Health and Medical Services with a program	Additional 5,110.0m ² to the 1,858.0m ² for	Additional 5,110.0m ² to the 1,858.0m ² for	No change

link to the Educational Institution	Health and Medical Services	Health and Medical Services	
Maximum Floor Area – Indoor Recreation Facility	46,452.0m ²	46,452.0m ²	No change
Maximum Floor Area – Merchandise Sales and Rentals	9,290.0m ²	9,290.0m ²	No change
Maximum Floor Area - Restaurant	4,645.0m ²	4,645.0m ²	No change
Maximum Floor Area – Service Organization	4,645.0m ²	4,645.0m ²	No change
Maximum Floor Area – All other uses	As determined by the Development Authority	As determined by the Development Authority	No change
Maximum Building Height	As determined by the Development Authority	As determined by the Development Authority	No change
Maximum Site Coverage	As determined by the Development Authority	As determined by the Development Authority	No change
Site design	Site Plan, relationship between Buildings, structures and Open Space, architectural treatment, and Parking layout will be subject to DA approval		Remove, addressed in Part 2 regulations
Crime Prevention Through Environmental Design (CPTED)	CPTED principles must be applied to all Developments	CPTED principles must be applied to all Developments	No change
Building Design	Building elevations fronting onto Roads should have a strong presence and an inviting interface with Sidewalks and Walkways. Buildings fronting internal streets should have an inviting interface and be positioned close to internal streets and Walkways unless additional space is required for such things as an art display, water	Building elevations fronting onto Roads should have a strong presence and an inviting interface with Sidewalks and Walkways. Buildings fronting internal streets should have an inviting interface and be positioned close to internal streets and Walkways unless additional space is required for such things as an art display, water	No change

	feature, or other amenity. Ground floor elevations facing an internal street should contain transparent glass windows that allow visibility of activity from the street into the Building. Building walls facing Roads or internal streets should be articulated at approximately 6.0m – 8.0m intervals containing varied design elements such as entrances, windows, vertical accents, Setbacks, canopies, Projections, and roof lines. As a minimum, overhead weather protection should be provided for pedestrians along Building fronts at each major Building entrance. Developments should create variety, character, and visual interest by incorporating a variety of Building and architectural styles.	feature, or other amenity. Ground floor elevations facing an internal street should contain transparent glass windows that allow visibility of activity from the street into the Building. Building walls facing Roads or internal streets should be articulated at approximately 6.0m – 8.0m intervals containing varied design elements such as entrances, windows, vertical accents, Setbacks, canopies, Projections, and roof lines. As a minimum, overhead weather protection should be provided for pedestrians along Building fronts at each major Building entrance. Developments should create variety, character, and visual interest by incorporating a variety of Building and architectural styles.	
Green Technology	Developments are encouraged to be designed with green technologies and materials that reduce energy, waste and	Developments are encouraged to be designed with green technologies and materials that reduce energy, waste and	Revised wording for clarity, no change to intent

	conserve water such as, green roofs, solar energy systems, and Zone energy.	conserve water such as, green roofs, solar energy systems, and thermal energy networks.	
Parking and Pedestrian Linkages	All Parking areas containing more than 200 Parking spaces should be configured into smaller cells by use of interior landscaping, drive lanes, and Walkways. Walkways for Parking areas containing more than 200 Parking spaces should be a minimum of 1.2m in width and should be oriented to ensure safe and efficient pedestrian traffic flow. Opportunities for Walkway linkages with Adjacent Sites should be provided.		Remove. The existing regulations are recommended to be included in s.3.270 where they already exist for commercial and industrial developments, townhouses, and apartments. S.3.270 should be amended to also include institutional uses.
Landscaping	High quality hard and soft landscaping elements should be provided including trees and shrubs that add value throughout all seasons.		Remove, move to Part 3 Landscaping Regulations.
Traffic	Development proposals may, at the discretion of the Development Authority, be required to include Traffic Impact Assessment studies.		Remove, addressed in s.2.40.5.10, this section should be amended to include TIAs OR amend s.2.40.5.8 to include institutional uses.