

SECTION 14: WATERFRONT ZONES**ZONING****14.0 WATERFRONT ZONES**

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Waterfront Zone for any purpose except in accordance with the following provisions which, in addition to other requirements of this By-law:

- A) For the purpose of the Waterfront Zones, Figure 10 of Schedule F – Special Figures identifies the Blocks referenced in the Waterfront – Multiple Residential (WF1) Zone, Waterfront – Mixed Use (WF2) Zone and Waterfront – Prime Retail Streets (WF3) Zone.
- B) For purposes of the Waterfront Zones only, the following additional or amended definitions shall apply:
 - i) ‘Live/Work Unit’ shall mean:

“A dwelling unit with an at grade entrance, containing one dwelling unit with only one of the following commercial uses: Office (excluding Medical Clinic), Personal Service, Retail or Studio, being permitted on the ground floor, except that access is permitted from the ground floor to the 2nd storey residential portion of the unit, and that the total Gross Floor Area of the commercial component of an individual Live/Work Unit shall not exceed 50.0 square metres.”
 - ii) Notwithstanding Section 3 – Definitions of Zoning By-law No. 05-200, the definition of building height shall mean:

“Any portion of a building designed to provide access to roof top amenity space shall be excluded from measured building height and shall be considered as a storey, provided the floor area does not exceed 10% of the floor area of the storey directly beneath, the structure shall be setback a minimum of 3.0 metres from the exterior walls of the storey directly beneath, not greater than 3.0 metres in height and may include an enclosed amenity area.”
 - iii) An interior balcony or mezzanine shall not be considered a storey
- C) Section 4.23 d) of this By-law shall not apply to the Waterfront Zones.

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- D) Notwithstanding Section 5.6 of this By-law, Parking for the Waterfront Zones shall be provided in accordance with the following standards:

i)	Notwithstanding Section 5.6) c) the following parking standards shall apply for Waterfront Zones:	
	Residential Uses	
	Live/Work Unit Multiple Dwelling	0.70 for each dwelling unit, except where a dwelling unit is 50 square metres in gross floor area or less, in which case, parking shall be provided at a rate of 0.3 spaces for each unit.
	Institutional Uses	
	Art Gallery	0 spaces
	Day Nursery	1 for each 125.0 square metres unless located within an educational establishment where no parking will be required.
	Educational Establishment	1.25 per class room
	Library	0 spaces
	Long Term Care Facility	1 for each 3 patient beds
	Museum	0 spaces
	Place of Worship	0 spaces
	Social Services Establishment	1 for each 50.0 square metres of gross floor area
	Commercial Uses	
	Beverage Making Establishment	3 spaces per 100 square metres
	Catering Service	
	Commercial Entertainment	
	Communications Establishment	
	Craftperson's Shop	
	Commercial School	1 space per 50 square metres in excess of 450 square metres
	Financial Establishment	4 spaces per 100 square metres
	Office	2 spaces per 100 square metres in excess of 450 square metres

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	Medical Clinic	3 spaces per 100 square metres
	Repair Service	3 spaces per 100 square metres
	Place of Assembly	3 spaces per 100 square metres
	Restaurant	3 spaces per 100 square metres
	Retail	1.5 spaces per 100 square metres
	Studio	1 space per 50 square metres in excess of 450 square metres
	Personal Service (By-law No. 24-137, July 12, 2024)	1 for each 16.0 square metres
	Open Space Uses	
	Botanical Gardens	0 spaces
	Community Garden	
	Conservation	
	Nature Centres	
	Recreation	
	Recreational Equipment Rental and Maintenance Facility	
	Marina	
ii)	In addition to Section 5.1a) ii) of By-law 05-200, any required parking within Pier 8 shall be permitted on a lot that is not the same lot as the use requiring such parking. Such parking facilities may be located on another lot within 300 metres of the lot containing the use requiring the parking.	
iii)	i) In addition to Section 5.7 of this By-law, short term Bicycle Parking for the Waterfront Zones shall be provided in each and every building in the minimum quantity specified in accordance with the following Requirements:	
	Uses	Short Term Spaces
	Multiple Dwelling	10
	ii) In addition to Section 5.7 of this By-law, long term Bicycle Parking for the Waterfront Zones shall be provided in the minimum quantity specified in accordance with the following Requirements:	
	Multiple Dwelling	0.5 per dwelling unit
	Live/Work Unit	0.5 per dwelling unit

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iv)	Where the number of existing parking spaces exceed the maximum parking standard in Section D) i), the parking spaces provided in excess of the maximum parking standard may be eliminated. However, in no case may the number of parking spaces provided be less than the minimum parking requirement in D) i).	

- E) All required parking must be provided within the geographic area comprised of Blocks 1 through 16, as indicated on Schedule A attached to this by-law.

(By-law No. 17-095-LPAT-01, May 24, 2017)

(By-law No. 21-189, October 13, 2021)