

14.1 WATERFRONT – MULTIPLE RESIDENTIAL (WF1) ZONE

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 – MULTIPLE RESIDENTIAL(WF1) ZONE for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

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| 14.1.1 PERMITTED USES | <p>Educational Establishment
Live/Work Unit
Multiple Dwelling
(By-law No. 25-229, December 10, 2025)</p> |
| 14.1.1.2 PROHIBITED USES
(By-law No. 25-229,
December 10, 2025) | <p>Educational Establishment consisting of a
College or University</p> |
| 14.1.2 REGULATIONS | |
| a) Maximum Setback | Shall be in accordance with Figure 11 of Schedule F: Special Figures |
| b) Maximum Setback to a Garage | Except where a visibility triangle is required, a maximum setback of 6.0 metres shall apply for that portion of a building providing an access driveway to a garage. |
| c) Building Height | Shall be provided in accordance with Figure 12 of Schedule F: Special Figures |
| d) Built Form for New Development | <p>i) The minimum width of the ground floor façade facing the street shall be provided in accordance with Figure 13 of Schedule F: Special Figures.</p> <p>ii) All ground floor residential units which front a street shall have a principal entrance facing the street and be accessible from the building façade with direct access from the street.</p> |

- iii) 1. No parking, driveways, or aisles shall be located between a building façade and the front lot line or flankage lot line.
- 2. In addition to 1. above, the following restrictions shall apply to Blocks 11 and 13 of Figure 10 of Schedule F: Special Figures, between the building façade and the front lot line or flankage lot line:
 - i) Direct driveway access to individual units;
 - ii) Garages fronting streets;
 - iii) Front yard parking.
- iv) All parking areas shall be provided at the rear of buildings, either in underground / or in above-grade structures or a combination thereof, with access from streets or laneways.
- v) All above-grade parking structures shall be located within buildings and fronted on all levels by residential uses except for driveway access.
- vi) A minimum of 40% of the ground floor façade facing a street shall be composed of windows. Window and doorframes, clear glazed transoms and sidelights, doors with at least 50% clear glazing, and a sill up to 0.6m in height are included in the calculation of the clear glazed area. Signage and opaque/ spandrel glazing shall not be included in the calculation of the clear glazed area

(By-law No. 17-095-LPAT-01, May 24, 2017)
(By-law No. 21-189, October 13, 2021)