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:

14.1.1 PERMITTED USES

<table>
<thead>
<tr>
<th>Uses</th>
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<tbody>
<tr>
<td>Live/Work Unit</td>
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<tr>
<td>Multiple Dwelling</td>
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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

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.

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.
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)