

WEST VILLAGE RESIDENTIAL DISTRICT

- General Purpose:** To provide a high-density residential area that includes a variety of dwelling types, in a neighbourhood within walking distance to the Waterfront Commercial District. The use and development of this district shall be undertaken in accordance with the policies of the Sustainable Waterfront Area Redevelopment Plan.
- Permitted Uses:** The following uses shall be considered permitted provided they have a maximum building height of 4 storeys. Any development that exceeds 4 storeys shall be considered discretionary:
- Accessory buildings
 - Adult care residence
 - Apartments
 - Four-plexes
 - Home occupation, Class B, provided the parcel does not contain a secondary suite and it is the first of the parcel
 - Parks
 - Playgrounds
 - Row housing
 - Secondary suite located in single detached dwellings existing legally at the time of passing this bylaw
 - Stacked row house
 - Triplex
- Discretionary Uses:**
- Accessory uses
 - Bed and Breakfast Services
 - Day care facilities
 - Detached dwellings existing legally at the time of passing this bylaw
 - Garage Suite
 - Home occupation, Class B, if the parcel contains a secondary suite or it is the second or subsequent home occupation on the parcel
 - Home occupation, Class C
 - Multiple housing developments
 - Parking facilities for uses in this District
 - Public and quasi-public uses
 - Public Playgrounds
 - Public utility buildings
 - Secondary suite located in duplexes or row houses
 - Social care facilities
 - Temporary building

District Regulations:

Minimum Parcel Area: To the satisfaction of the Development Authority

Maximum Parcel Coverage: 75%

Minimum Front Yard: Apartments 4.0 m (13.1ft.)
All others 3.5 m (11.5 ft.)
Porches and porticos may extend beyond this limit

Minimum Side Yard: Buildings 3 storeys and taller 3.0 m (9.84 ft.)
except where it abuts a road
other than a lane 4.0 m (13.12 ft.)

All others 1.5 m (4.92 ft.),
except where it abuts a road
other than a lane 3.0 m (9.84 ft.)

Minimum Rear Yard: 4.0 m

Building Height: Minimum height 2 storeys

Maximum height: 4 storeys
Flat roof: 15.0 m (49.2 ft.)
Sloped roof: 18.75 m (61.5 ft.)

Apartments and stacked row houses exceeding 4 storeys may be considered, provided the development is proposing Community Amenity Contributions to the satisfaction of the Development Authority.

Landscaped Area:

1. A minimum of 20% of the site shall be landscaped and shall be provided in accordance with section 7.26.
2. Front yard landscaping shall be completed within the first full growing season after construction completion.
3. No existing trees located within the front yard of a parcel may be removed to accommodate new development unless approved as part of a development permit application.
4. Fencing and landscaping may be required within the rear yard of multi-unit developments to enhance privacy of adjacent parcels.
5. Developments shall be required to provide a landscaping plan as described in section 7.26.28, to be submitted as part of the development permit application.

Building Design:

1. All buildings shall be designed in accordance with section 7.6 of this bylaw.
2. Multiple housing developments shall also comply with the regulations in section 7.32.
3. Buildings shall be designed using high-quality and durable building materials. Facades should comprise of a minimum of two building materials. Vinyl siding and stucco shall not be permitted as a building material.
4. Development shall be oriented towards the primary street that it fronts onto.
5. At-grade residential units that front onto a public or private sidewalk should have individual entrances that provide direct access to the units. Front entries of apartments or stacked row houses shall be clearly defined and should provide cover from the elements in the form of an architectural detail such as a canopy or other overhead cover.
6. Buildings above four storeys shall provide step-backs of upper storeys to provide light to the street and maintain a human-scaled built environment.
7. Row Housing developments shall be constructed in blocks of units not to exceed 7 units in a row.
8. Buildings located on corner sites shall be designed with attractive facades on both street fronting sides.
9. Step-backs are encouraged to be used for private amenity spaces, such as balconies.
10. To ensure privacy of adjacent developments, balconies and decks provided above the ground floor are encouraged to be inset or recessed into the building façade and be designed as an integral part of the building.

Parking and Access:

1. All vehicular access shall be taken from the lane or the rear of the site, unless the site does not allow for lane or rear access. In cases where this is not possible, access shall be designed to the satisfaction of the Development Authority.
2. Parking is encouraged to be located below grade. Where parking cannot be provided below grade, it shall be provided at the rear of the building and adequately screened from the street.
3. Visitor parking should be accommodated with surface or underground parking stalls, accessed from a lane where possible.
4. Parking relaxations may be considered where it can be demonstrated that parking reductions assist in creating pedestrian-oriented and human-scaled projects. The collection of cash-in-lieu shall be provided for any outstanding parking stalls.
5. Shared parking may be considered where it can be demonstrated that there is ample

capacity to accommodate peak time parking demand for each of the land uses.

6. Required parking for all development shall be hard surfaced.
 7. Where applicable developments shall be required to provide bicycle parking in accordance with Part 7 as part of a development permit application.
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Supplementary Regulations:

1. All uses must also comply with the regulations in Part 7 unless a conflict arises between Part 7 and the regulations for this district, in which case the latter shall prevail.
2. A shadow study shall be required for all development over 4 storeys in height.

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