

**SECTION 14: WATERFRONT ZONES****14.3 WATERFRONT – PRIME RETAIL STREETS (WF3) 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 – Prime Retail Streets (WF3) 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:

**14.3.1 PERMITTED USES**

Beverage Making Establishment  
Catering Service  
Commercial School  
Communications Establishment  
Craftsperson Shop  
Educational Establishment  
Financial Establishment  
Live/Work Unit  
Multiple Dwelling  
Office  
Personal Service  
Place of Assembly  
Repair Service  
Restaurant  
Retail  
Studio

**14.3.1.1 RESTRICTED USES**

In addition to Subsection 14.3.1, the following use shall be permitted in accordance with the following restrictions:

## i) Restriction for Commercial Uses:

1. All commercial uses with the exception of Office and Personal Service, shall only be permitted on the ground floor;
2. Shall be oriented to the southerly and easterly streets for Block 4 of Figure 10 of Schedule F: Special Figures;
3. Shall be oriented to the southerly and westerly streets for Block 6 of Figure 10 of Schedule F: Special Figures; and,

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4. Shall be oriented to the northerly and westerly streets for Block 9 of Figure 10 of Schedule F: Special Figures.

ii) Restriction for Residential Uses

1. A maximum of 30% of the ground floor façade shall be occupied by residential uses facing the following lot lines:

A. Southerly lot line for Block 4 of Figure 10 of Schedule F: Special Figures;

B. Southerly lot line for Block 6 of Figure 10 of Schedule F: Special Figures; and,

C. Westerly lot line for Block 9 of Figure 10 of Schedule F: Special Figures.

iii) Additional Residential Unit Restrictions:

In accordance with Figure 14 of Schedule F: Special Figures of this By-law.

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

**14.3.2 PROHIBITED USES**

- i) Motor Vehicle Collision Repair Establishment  
Motor Vehicle Rental Establishment  
Motor Vehicle Service Station  
Motor Vehicle Gas Bar

- ii) In addition to i) above, a Drive-Through Facility is prohibited even as an accessory use.

**14.3.3 REGULATIONS**

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- a) **Maximum Setback** Shall be in accordance with Figure 11 of Schedule F: Special Figures
- b) **Maximum Setback to a Garage** Notwithstanding Figure 11 of Schedule F: Special Figures, and 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**
- i) Minimum 9.0 metres;
  - ii) In addition to i) above, a minimum 4.5 metre façade height for the first storey, for any portion of a building along a street line; and,
  - iii) Maximum 6 storeys and up to 24.5 metres.
- d) **Built Form for New Development**
- i) The minimum width of the ground floor façade shall be provided in accordance with Figure 13 of Schedule F: Special Figures.
  - ii) All at grade 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) Commercial uses that front a street shall have a principal entrance facing the street and be accessible from the building façade with direct access from the street.
  - iv) No parking, driveways, or aisles shall be located between a building façade and a street.
  - v) Parking areas shall be provided at the rear of buildings, with access from streets or laneways.

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- vi) A minimum of 40% of the ground floor façade facing a street shall be composed of windows and glazing.
- e) **Restrictions for Commercial Uses**
  - i) All commercial uses with the exception of Office and Personal Service, shall only be permitted on the ground floor; (By-law No. 21-189, October 13, 2021)
  - ii) Shall be oriented to the southerly and easterly streets for Block 4;
  - iii) Shall be oriented to the southerly and westerly streets for Block 6; and,
  - iv) Shall be oriented to the northerly and westerly streets for Block 9.
- f) **Restrictions for Residential Uses**

A maximum of 30% of the ground floor façade shall be occupied by residential uses facing the following lot lines:

  - i) Southerly lot line for Block 4.
  - ii) Southerly lot line for Block 6.
  - iii) Westerly lot line for Block 9.
- g) **Additional Residential Unit Restrictions**

Shall be in accordance with Figure 14 of Schedule F: Special Figures.

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