



## Section 13 Le Village District (LVD) Zone

---

### 13 Le Village District (LVD) Zone

The Le Village District (LVD) Zone is intended to implement the policies of the Business District designation in the Official Plan. This Zone generally permits a range of commercial uses such as retail stores, personal service establishments, and offices as well as complementary institutional uses and compatible residential uses such as apartment dwellings.

All structures and buildings erected, altered or used in an LVD Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

#### 13.1 Permitted Uses

No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

- Animal hospital
- Arcade
- Art gallery
- Artist studio
- Automotive supply store
- Bar
- Brewpub
- Cinema
- Commercial school
- Community centre
- Continuum of care home
- Day care centre
- Dwelling, apartment
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, triplex
- Farmers' market
- Financial institution
- Funeral home
- Hospital
- Hotel
- Institutional uses
- Long-term care facility
- Medical facility
- Motel
- Office
- Parking lot
- Personal service establishment
- Pharmacy
- Place of assembly or recreation
- Place of worship
- Post-secondary school
- Recreational and athletic facility
- Restaurant
- Retail food store
- Retail store
- Retirement home
- Rooming house

- Garden centre
- Gas station
- Hospice
- School
- Self-storage facility
- Small-scale brewery
- Theatre
- Transitional housing

## 13.2 Zone Standards

### 13.2.1 Non-Residential Uses / Combined Non-Residential and Residential Uses

Provision	Requirement for Non-Residential Uses / Combined Non-Residential and Residential Uses
a) Minimum Lot Area	N/A
b) Minimum Lot Frontage	N/A
c) Minimum Front Yard	6 m
d) Minimum Interior Side Yard	0 m
e) Minimum Exterior Side Yard	3 m
f) Minimum Rear Yard	8 m
g) Maximum Building Height	30 m

### 13.2.2 Residential Uses

Provision	Requirement for Residential Uses			
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Triplex dwelling, Rooming house	Quadruplex dwelling	Apartment dwelling, Transitional housing
a) Minimum Lot Area	185 m <sup>2</sup> per main dwelling unit	464 m <sup>2</sup>	600 m <sup>2</sup>	930 m <sup>2</sup>



## Section 13 Le Village District (LVD) Zone

Provision	Requirement for Residential Uses			
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Triplex dwelling, Rooming house	Quadruplex dwelling	Apartment dwelling, Transitional housing
b) Minimum Lot Frontage	Rowhouse dwelling (linear): 20.5 m, plus an additional 4.8 m per main dwelling unit in excess of 3  Rowhouse dwelling (cluster): 30 m	15 m	18 m	30 m
c) Minimum Landscaped Area	30% - See additional provisions	N/A	30% - See additional provisions	30% - See additional provisions
d) Minimum Front Yard	6 m	6 m	6 m	6 m
e) Minimum Interior Side Yard	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	1.5 m on one side and 3 m on the driveway side	1.5 m on one side and 3 m on the driveway side	4.5 m
f) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m
g) Minimum Rear Yard	Rowhouse dwelling (linear): 8 m  Rowhouse dwelling (cluster): 6 m	8 m	8 m	8 m
h) Maximum Lot Occupancy	45%	45%	45%	45%

Provision	Requirement for Residential Uses			
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Triplex dwelling, Rooming house	Quadruplex dwelling	Apartment dwelling, Transitional housing
(all main buildings)				
i) Maximum Building Height	11 m	11 m	13.5 m	30 m

### 13.3 Additional Provisions

#### 13.3.1 Alternate Front Yard and Side Yard Requirements

Notwithstanding the front yard and side yard requirements of this Zone, no front yard or side yard shall be required for lots in the following locations within the LVD Zone:

- a) Lots fronting on the north side of Montreal Road;
- b) Lots fronting on the south side of Montreal Road between Marlborough Street and Belmont Street; and
- c) Lots fronting on Water Street between Gloucester Street and Marlborough Street.

#### 13.3.2 Linear Rowhouse Dwellings

1. The minimum interior side yard setback for a permitted addition shall be 1.5 m from the common lot line between the rowhouse units.
2. Open decks may be situated to the common property line between rowhouse units. In the case where no severance line exists (i.e. cluster development or linear development under one ownership), these standards shall continue to apply.
3. Notwithstanding the minimum interior side yard requirement for linear rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the linear rowhouse dwelling units.



## Section 13

# Le Village District (LVD) Zone

---

### 13.3.3 Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. Notwithstanding the minimum interior side yard requirement for cluster rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the cluster rowhouse dwelling units.

### 13.3.4 Landscaping Requirements for Cluster Rowhouse Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the lot area must be landscaped area, which shall include outdoor amenity area, planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians but shall exclude any rooftop amenity areas, and any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.
3. For the purposes of determining the required amount of landscaped area where two or more cluster rowhouse dwellings or apartment dwellings are located on a single parcel of land, the following shall apply:
  - a) Each building shall be assigned a portion of the total lot area; and
  - b) Each portion shall be deemed to be a lot for the purposes of this Section.

### 13.3.5 Main floor Uses in Combined Residential and Non-Residential Buildings

1. Where residential and non-residential uses are combined within the same building, no residential uses shall be located on the main floor, unless the residential uses are behind the non-residential use.
2. Notwithstanding the foregoing, any portion of a residential use utilized for indoor amenity area, or providing ingress and egress to residential uses may be permitted along the building frontage.

### **13.3.6 Manufacture and Sale of Products**

A retail store may include manufacturing of products sold on the premises, provided that the space devoted to such manufacturing does not exceed 50% of the total floor area.

## **13.4 Exception Zones**

Reserved for future use.