



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
- Garden centre
- Gas station
- Hospice
- Hospital
- Hotel
- Institutional uses
- 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
- School
- Self-storage facility
- Seniors' residence
- Small-scale brewery
- Theatre

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, subject to the provisions of the Angular Planes Section

13.2.2 Residential Uses

Provision	Requirement for Residential Uses				
	Rowhouse Dwellings (linear)	Rowhouse Dwellings (cluster)	Triplex Dwellings	Quadruplex Dwellings	Apartment Dwellings
a) Minimum Lot Area	185 m ² per dwelling unit	185 m ² per dwelling unit	700 m ²	700 m ²	930 m ²
b) Minimum Lot Frontage					
i. Interior lot	20.5 m, plus an additional 4.8 m per unit in excess of 3	33.5 m	22.5 m	22.5 m	30 m
ii. Corner lot	20.5 m, plus an additional	33.5 m			

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Provision	Requirement for Residential Uses				
	Rowhouse Dwellings (linear)	Rowhouse Dwellings (cluster)	Triplex Dwellings	Quadruplex Dwellings	Apartment Dwellings
	10.5 m per unit				
c) Minimum Front Yard	6 m	6 m	6 m	6 m	6 m
d) 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)	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	4.5 m on one side and 3 m on the other side	4.5 m on one side and 3 m on the other side	4.5 m
e) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m	6 m
f) Minimum Rear Yard	8 m	6 m	8 m	8 m	8 m
g) Maximum Lot Occupancy (all main buildings)	35%	35%	35%	35%	45%
h) Maximum Building Height	10 m	10 m	10 m	13.5 m	30 m, subject to the provisions of the Angular Planes Section

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 side yard setback for additions erected after a severance along an existing common property line between rowhouse units shall be 1.5 m.
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.

13.3.3 Requirements for Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. The maximum number of dwelling units is 70.
3. A private outdoor area per unit shall be provided.

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

1. No less than 30% of the lot area must be landscaped area, which shall include planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians, but shall exclude any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.
3. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.

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4. For the purposes of determining the required amount of landscaped area where two or more 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 Dwelling Units Above Non-residential Uses

Dwelling units are permitted to be located above any non-residential use permitted in this Zone.

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.