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Volume One - Part Two Development Area Guidelines

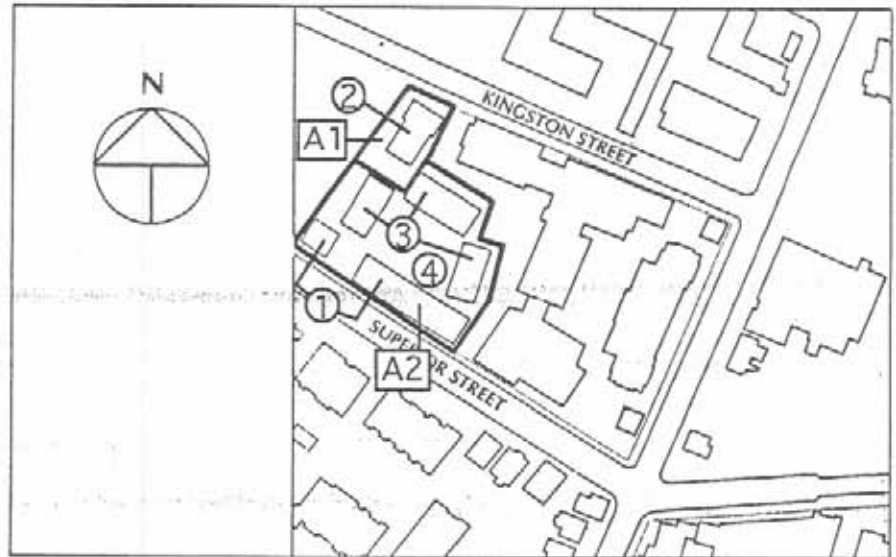
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NOTE:

This section should be read in conjunction with and with reference to Volume Two sections on Built Form and Public and Private Space.

Development Area LP1A (LP1A1 & LP1A2) Superior/Kingston Housing

This area is to be developed with a series of low-rise buildings assembled around internal lanes and landscaped courtyards, intended to function as private outdoor spaces, to which the units should have direct access. On the street sides of these buildings the ground floor units will potentially have direct front door access and porches. A percentage of the housing on this site may be developed as public or rental-assisted.



Development area map & Synopsis key

Design Guidelines, Synopsis

The major urban design objectives for this area are:

- ① to make a good 'fit' with the existing context. The massing shall be broken up on Superior St. so that a residence-scaled building abuts the existing houses on the north side of the street, while a longer and larger piece can be accommodated next to this facing larger buildings on the opposite side of the street.
- ② to ensure that any multiple-dwelling building which is proposed for the Kingston St. edge of the site is in scale with the adjacent residential buildings to the west, both in width and depth, forming a transition to the proposed and larger office frontage further east.
- ③ to accommodate the desired density while maintaining a significant open green space/ play area at grade. For this reason, any other buildings proposed for the site should be of a similarly-scaled 'townhouse' type.
- ④ the existing Catalpa tree on this development area is to be retained on the site and incorporated into the new development. Its presence must be considered in any below grade construction proposed for the development area.

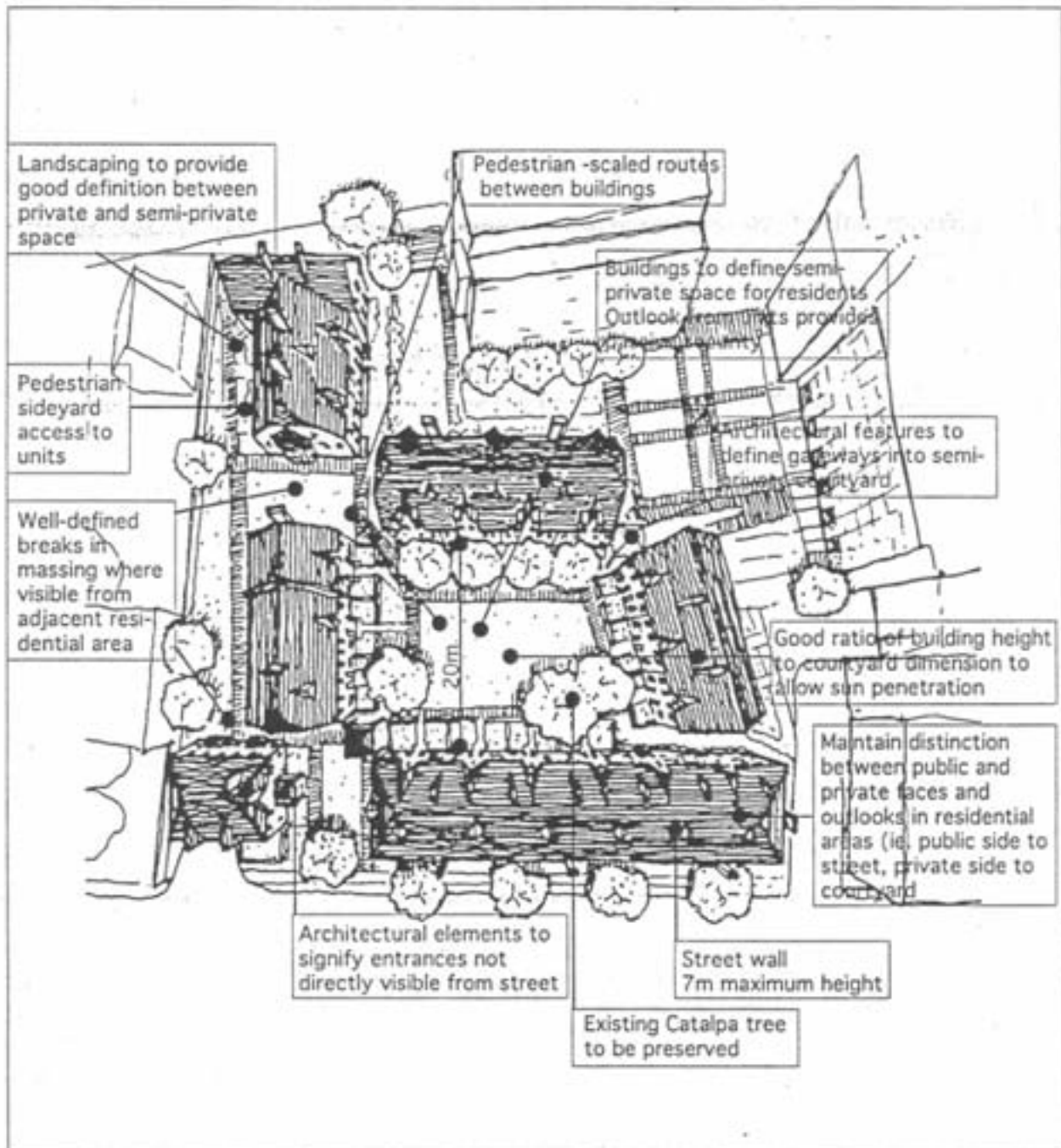
Development Area LP1A (LP1A1 & LP1A2)

Permitted Uses	Maximum Floor Space (in sq. m.)	Maximum Building Height above grade (in m.)(in storeys)		Maximum Site Coverage
Residential	9276.5	10.7	4	49%
Proposed Floor Area	9276.5			

1. The minimum setback for residential uses at grade from
 - i) property lines facing public streets: 3m
 - ii) laneways or external circulation routes and dedicated spaces: 3mwhere abutting walls include windows to living rooms or bedrooms, or main front doors to units. 0 m otherwise, at the discretion of the City.
2. The minimum setback from a common private property line (ie. between LP-1A1 and LP-1A2) shall be 3m.
3. The minimum clear distance between buildings shall be 3m. Buildings may be linked by structures open to the air.
4. Underground structures are not subject to setbacks with the exception of road widening setbacks.
5. The minimum site area shall be 1549 m².
6. Not less than 40% of the area shall be landscaped. Not less than 25% of this area shall comprise a single dedicated open space or courtyard at grade having a regular geometric shape and a minimum dimension in any direction of 20m.

These guidelines are subject to the regulations contained in the CD-2, Legislative Precinct Comprehensive District and Zone By-law. This Zoning By-Law takes precedence in the case of conflict.

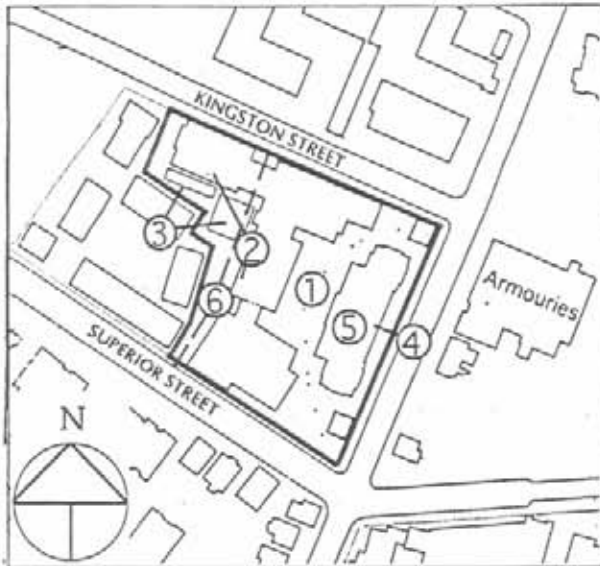
Development Area LP1A (LP1A1 & LP1A2)



Public Space Design Guidelines, LP-1A

For Architectural Guidelines, refer to Volume Two Built Form Guidelines, in particular, pages 2-3 through 2-8.

Development Area LP1B



Development area map & Synopsis key

Design Guidelines, Synopsis

The major urban design objectives for this area are:

- ① to create continuous and well-designed pedestrian routes through the zone, and dedicated open spaces at both of the Menzies St. corners.
- ② to ensure that building massing shall be held back from, and step down towards, adjacent residential uses on LP-1A.
- ③ to create publicly accessible pathways and/or courtyard spaces at the interface between LP-1A and LP-1B.
- ④ to encourage commercial/retail uses at grade along Menzies and Superior Sts. to extend the existing retail strip from where it currently exists south of Michigan St., and to compliment proposed similar uses which may be developed in the Armouries building.
- ⑤ to create an open, market-hall type space at grade on Menzies St. which will create continuity between the street and a major open green space within the zone.
- ⑥ to create a publicly accessible thoroughfare through the block which will serve to connect the various office functions, offer a pedestrian route while limiting vehicular traffic, and informally separate the residential and office uses on the two adjacent Development Areas, LP1A and LP1B.
- ⑦ to provide an overall massing which respects the form and height of the Legislature Buildings, preserving their dominance in the precinct.

Development Area LP1B

Permitted Uses	Maximum Floor Space (in sq. m.)	Maximum Building Height above grade (in m.)(in storeys)	Maximum Site Coverage	
Government Uses	20624	22.1	6	50%
Retail	2044			
Amenity	650			
Proposed Floor Area	23318			

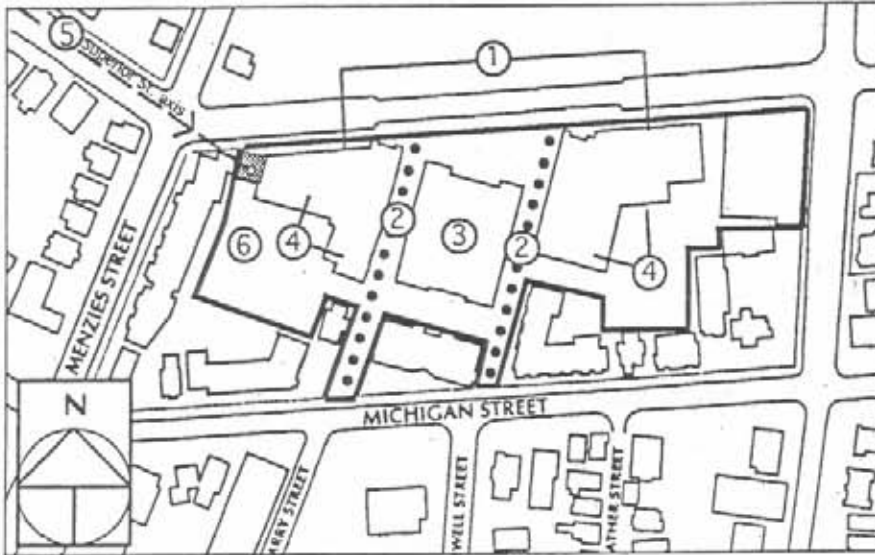
1. The minimum setbacks shall be as follows:
 - i) property lines facing Superior St.: 2.44 m
 - ii) Property lines facing Menzies St.: 5.0 m for principal buildings
0 m for auxiliary structures (ie. gazebos)
 - iii) property lines facing Kingston St.: 0 m
2. The minimum setback from a common private property line shall be 8 m.
3. Underground structures are not subject to setbacks with the exception of road widening setbacks.
4. The minimum site area shall be 11,429 m².
5. At the corners of Superior and Menzies Sts. and Kingston and Menzies Sts., public open spaces of minimum dimensions 20m by 20m shall be provided. These areas shall not be covered by a primary building structure.
6. Not less than 35% of the lot shall be landscaped. A portion of this area shall comprise a single open green space or courtyard at grade internal to the parcel having a regular geometric shape and a minimum dimension in any direction of 21m.
7. Maximum geodetic building heights shall be as follows, noted in conjunction with the heights for significant portions of the existing Legislature Buildings:

top of:	approximate geodetic height
statue	54.2 m
cupola	51.8 m
main dome	46.3 m
base of dome	40.0 m
max. penthouse roof height, Q-lot	40.0 m
legislative library peak	37.2 m
6th floor eave line, Q-lot	29.0 m

8. Regulations 1 through 7 are incorporated into and must be read in conjunction with a Development Permit Application to be submitted concurrently with the Rezoning Application.

These guidelines are subject to the regulations contained in the CD-2, Legislative Precinct Comprehensive District and Zoning By-law. This Zoning By-law takes precedence in the case of conflict.

Development Area LP2A



Development area map & Synopsis key

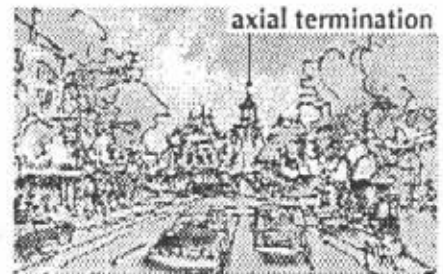
Design Guidelines, Synopsis

The major urban design objectives for this area are:

- ① to create an appropriately-scaled urban street wall along the Superior St. frontage from Menzies St. to the existing Queen's Printer building
- ② to maintain extensions of Parry and Powell Sts. as open pedestrian routes/ view corridors focused on the Provincial Legislature building.
- ③ to ensure that the building mass which sits between the Parry and Powell rights-of-way and faces the lawn of the Provincial Legislature is aligned with the Provincial Legislature block, formalizing the relationship between the two masses and defining the space between them (the Lawn) as a well-defined, formal public place.
- ④ to require that the massing in the area reduces in height and volume to effect a transition to the multiple dwelling housing proposed for adjacent areas.
- ⑤ to adjust the massing at the west end of the zone to create a well-defined axial termination to Superior St. when approaching from the west (see sketches at right and DM-31).
- ⑥ to create open spaces and pedestrian pathways which may accommodate a variety of uses and offer urban relief by providing vegetation and sunlight for residents and office workers.



existing



opportunity

Development Area LP2A

Permitted Uses	Maximum Floor Space (including Queen's Printer) (in sq. m.)	Maximum Building Height above grade (in m.)(in storeys)	Maximum Site Coverage
Office/Commercial	25670	23.5 5	54%
Proposed Floor Area	25670		

1. Build-to-line means the maximum and minimum distance from the fronting street right-of-way at which a minimum of 80% of the building facade must be built. The other 20% of the building facade must use the Build-to-Line as a minimum setback requirement.

For a distance of 44.5m measured perpendicularly to each side of a line extrapolated south from the central axis of the Provincial Legislature buildings the average setback to the building face fronting Superior St. shall be 12m (ie. the setback varies from 0m-24m measured perpendicularly from the Superior St. right-of-way) (see diagram at right)

2. Any building facade which faces Superior St. in this central zone shall align substantially with the east/west axis of the Provincial Legislature building. (see diagram at right)

3. The existing Queen's Printer building is exempt from the setback requirements of the zone.

4. The Parry and Powell St. road allowances are to be extended through the site. No above grade construction will be permitted in the areas thus defined.

5. The minimum setback from the Queen's Printer building shall be 8m.

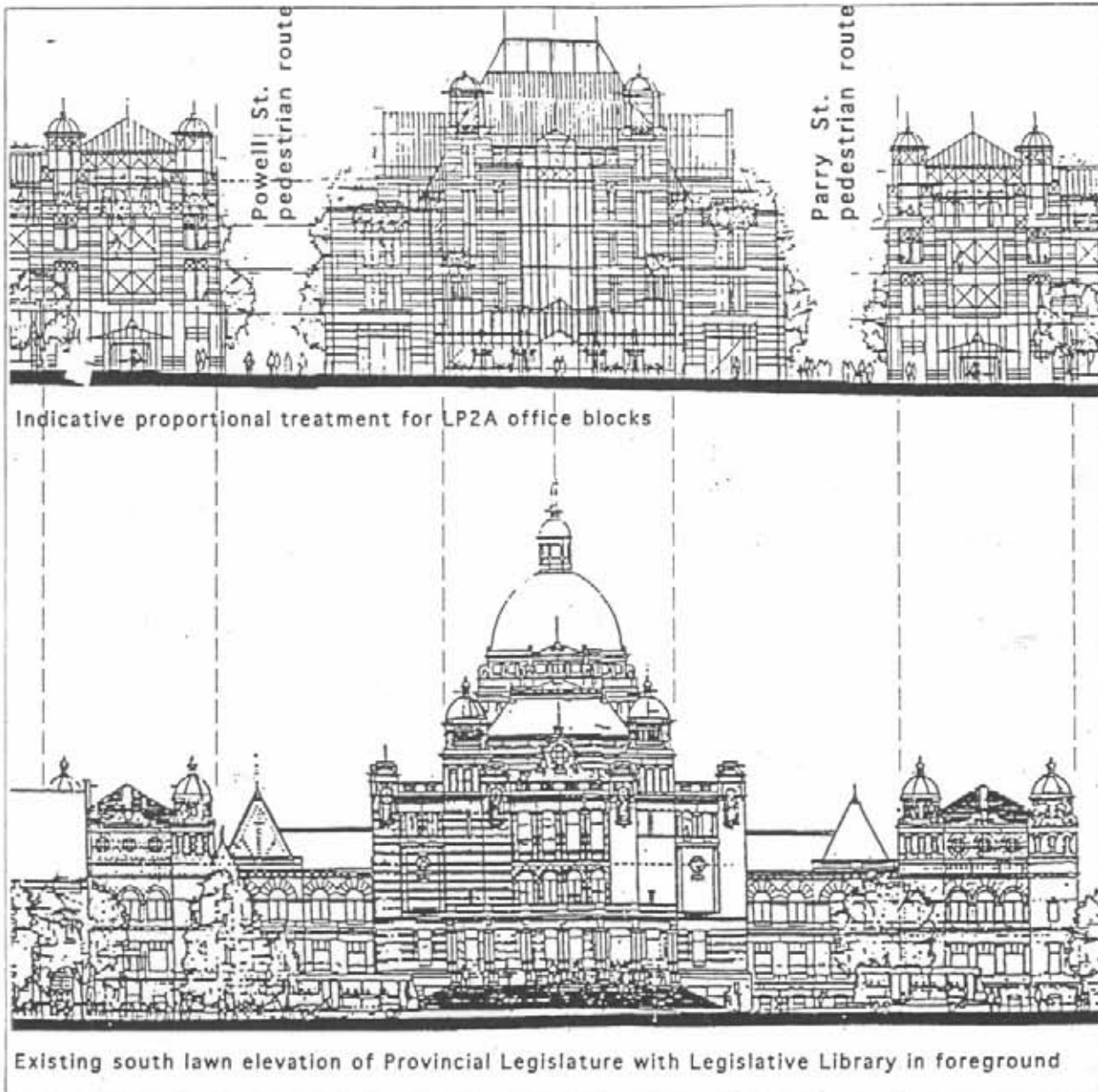
6. Underground structures are not subject to setbacks with the exception of road widening setbacks.

7. The minimum site area shall be 15,734 m².

8. Not less than 35% of the lot shall be landscaped. A portion of this area shall comprise a single open space at grade located at the southwest portion of the area having a regular plan shape and a minimum dimension in any direction of 20m and abutting parcel LP-2B and LP-2C. This open space thus defined shall not be covered by a building structure (excluding small outdoor gazebos). A further portion shall comprise a single open space at grade located at the southeast portion of the area having a regular plan shape and a minimum dimension in any direction of 20m and abutting parcel LP-2E. This open space thus defined shall not be covered by a primary building structure (see diagram above).



Development Area LP2A

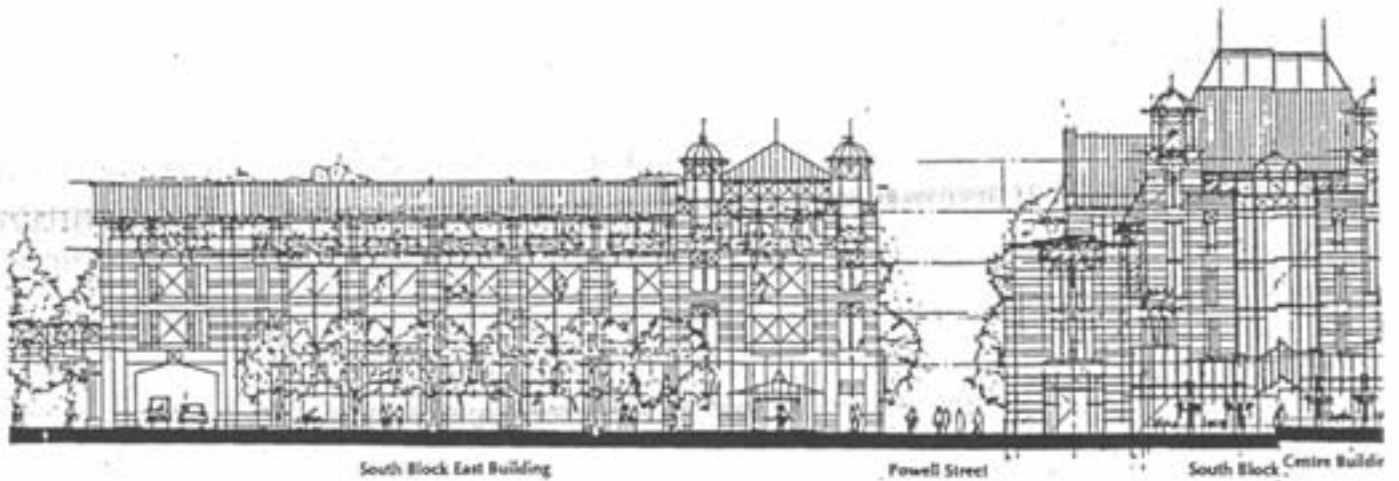


Existing geometry should be referenced and reinforced in the design of major precinct elements.

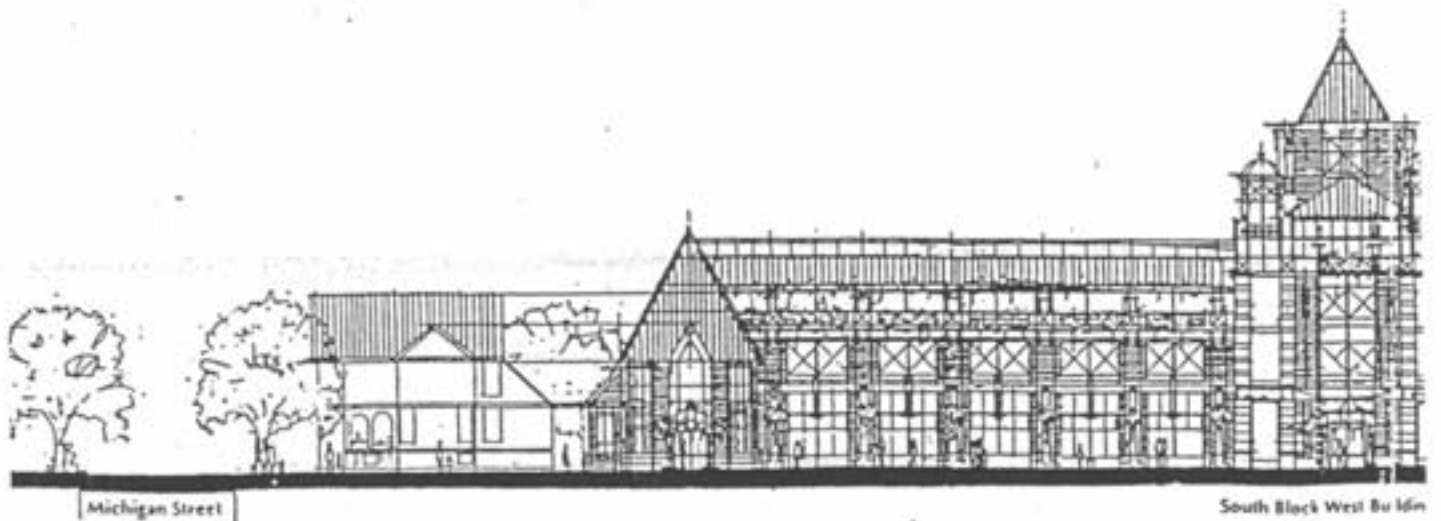
"The same geometry, with identical dimensions, was used in plan of both the House of Legislature and the Empress Hotel. The main elevation of both buildings is based on an identical triangle which also occurs in both plans. Moreover, the main horizontal lines of their volumes are in the same horizontal plane.

The geometric relationship and proportions between the main buildings in the precinct exists in plan, elevation and volume. Any building in the precinct should respect these relationships."

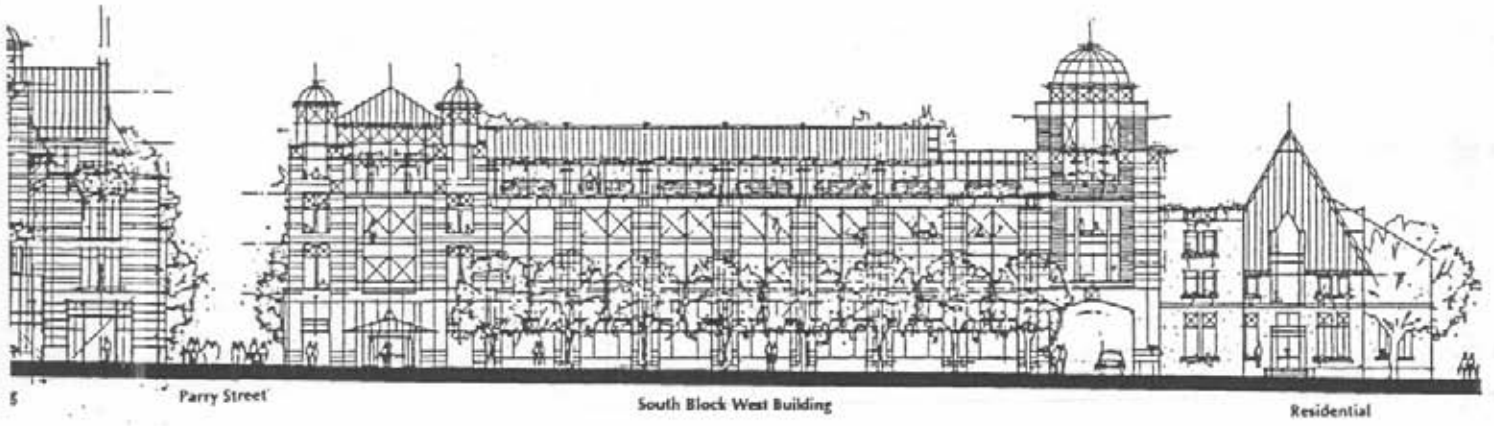
--from A Precinct for Victoria, 1975



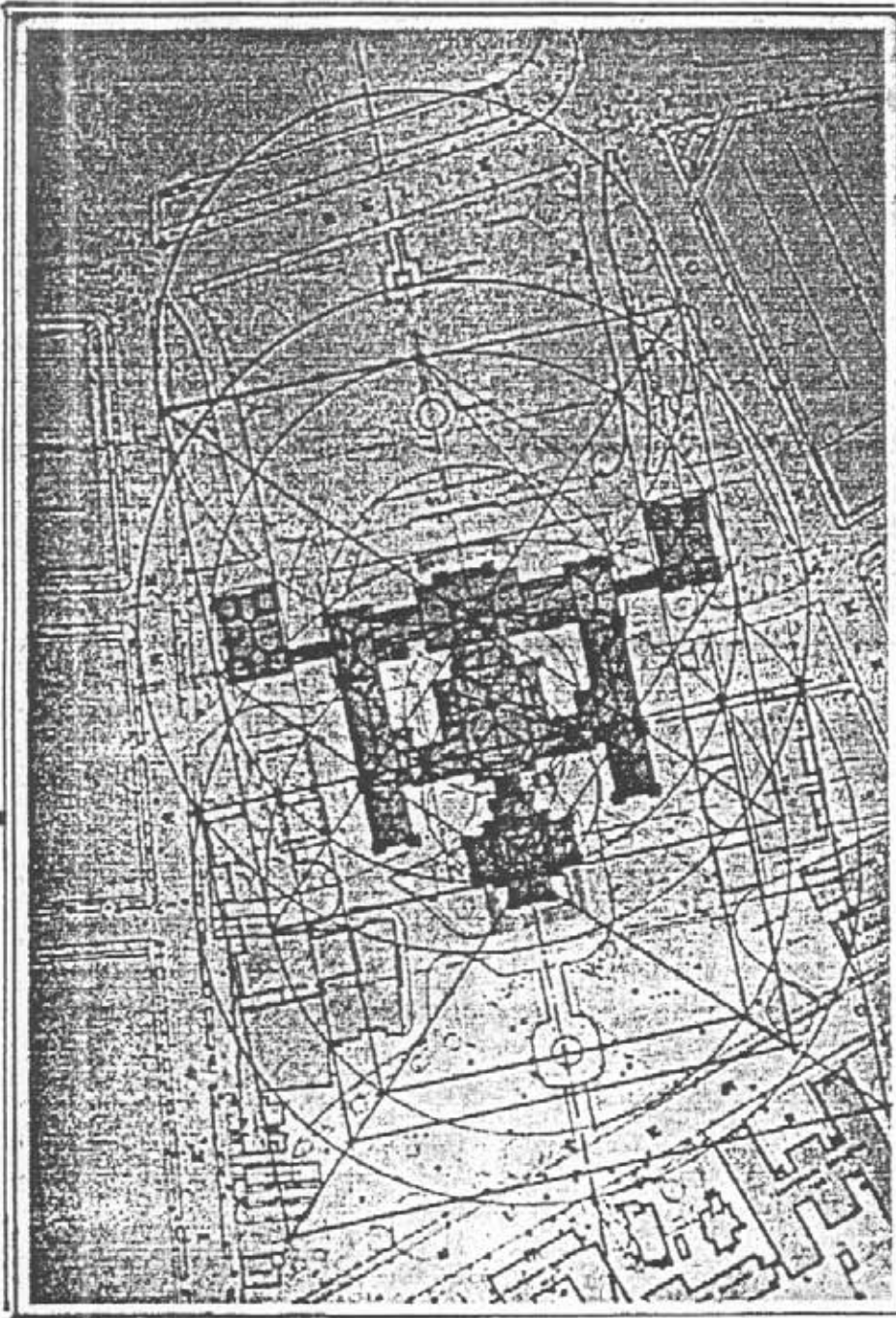
Superior Street Elevation



Parry Street Elevation



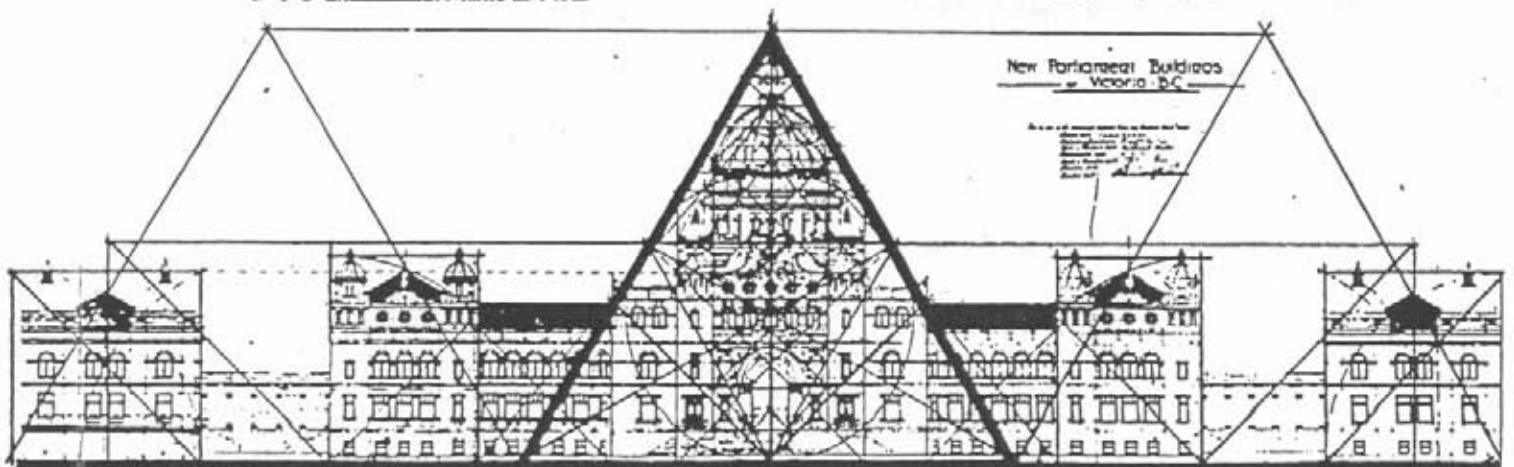
respect ancient geometry as applied to original legislative building design.



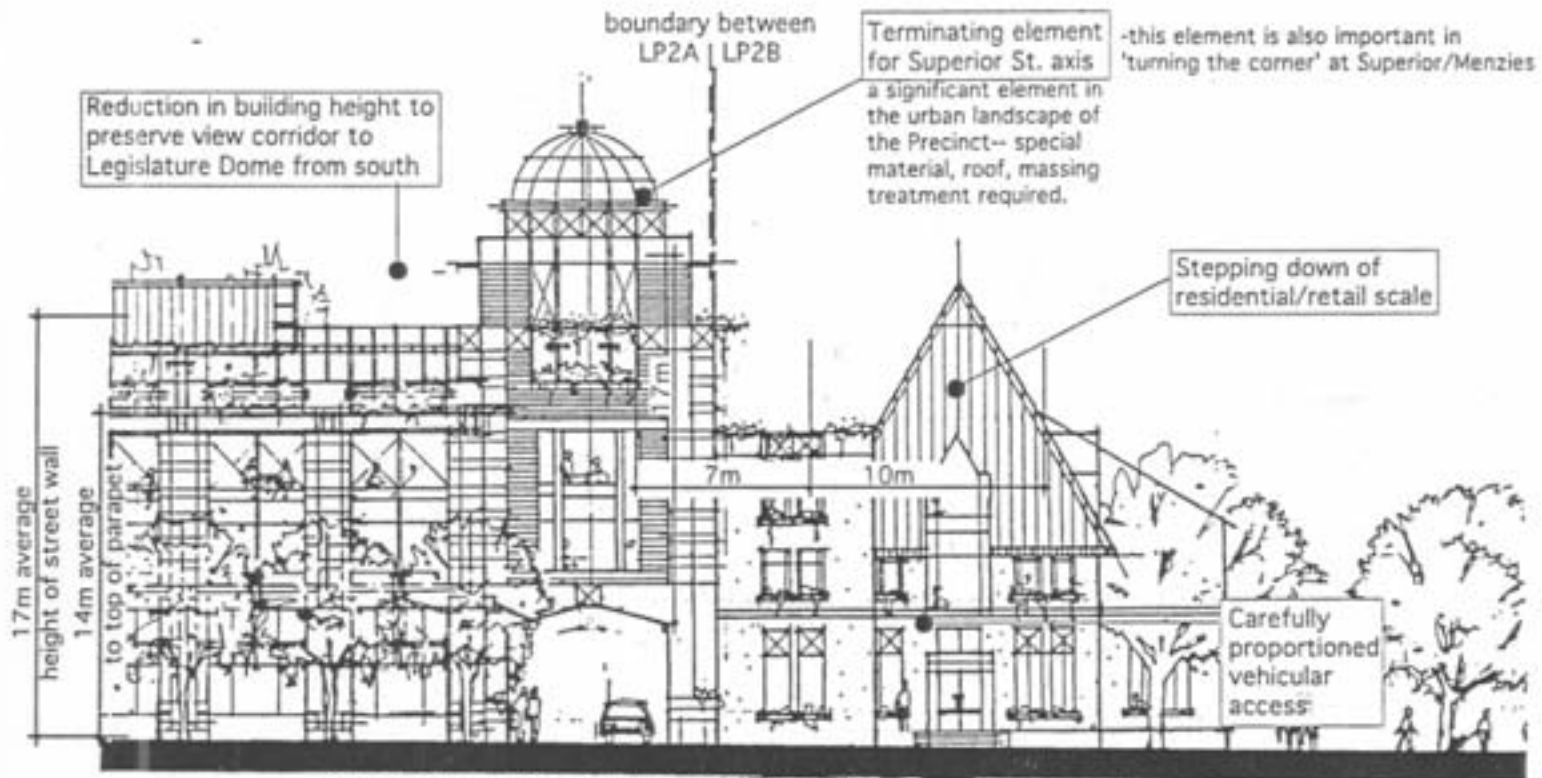
The geometry should be adhered to as it would apply to the design of major precinct elements.

The same geometry, with identical dimensions, was used in plan of both the House of Legislature and the Empress Hotel. The main elevation of both buildings is based on an identical triangle which also occurs in both plans. Moreover, the main horizontal lines of their volumes are in the same horizontal plane.

The geometric relationship and proportions between the main buildings in the precinct exists in plan, elevation and volume. Any building in the precinct should respect these relationships.



Development Area LP2A



Partial Superior St. elevation at west end of LP2A showing required massing termination

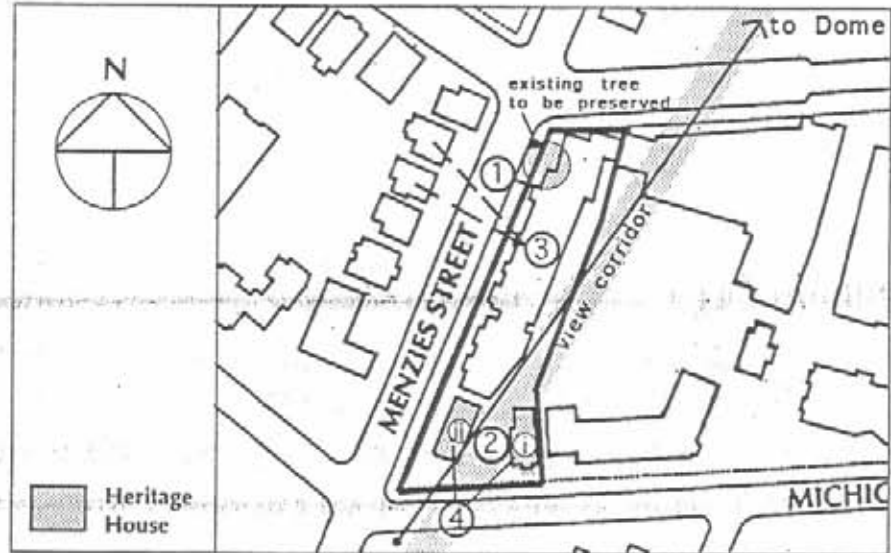
For Architectural Guidelines, refer to Volume Two Built Form Guidelines, in particular, pages 2-3 through 2-8

These guidelines are subject to the regulations contained in the CD-2, Legislative Precinct Comprehensive District and Zoning By-law. This Zoning By-law takes precedence in the case of conflict.

Development Area LP2B (Menzies apartments/townhouses)

This parcel is to be developed with two to three floors of housing over retail space. The housing form in this area shall consist of double- or triple-height townhouse units which will potentially have entrances off of a landscaped courtyard in the rear. Entrances to these buildings may also be located along Menzies St.

Two heritage houses are to be relocated to the south end of the parcel.



Development area map & Synopsis key

Design Guidelines, Synopsis

The major urban design objectives for this area are:

- ① to create a continuous low-rise street edge along Menzies St. at grade, containing commercial uses which are directly accessible from grade thus extending commercial uses from where they currently exist south of Michigan St.
- ② to create a publicly accessible open space framed by relocated existing houses, at the Michigan/Menzies corner, which permits access to pedestrian spaces within the block and maintains a view corridor from the east sidewalk of Menzies Street, in conjunction with the massing requirements of LP-2A. (refer to development area map)
- ③ to relocate and restore existing heritage houses for residential uses and use them as 'gate-posts' to the southwest corner of the site.
- ④ to provide medium-density residential over possible commercial/retail at grade to create a vibrant mixed-use development, providing a total maximum of 40 units within the whole parcel.



(i) 524 Michigan
(existing)



(ii) 526 Michigan
(existing)

Development Area LP2B

Permitted Uses	Maximum Floor Space (in sq. m.)	Maximum Building Height above grade (in m.)(in storeys)	Maximum Site Coverage
Residential	2687	12	53%
Retail	1234	3.5	
Other	156		
Proposed Floor Area	4077		

1. Build-to-line means the maximum and minimum distance from the fronting street right-of-way at which a minimum of 80% of the building facade must be built. The other 20% of the building facade must use the Build-to-Line as a minimum setback requirement.

- The build-to-line on Menzies St. shall be 2.4 m.

2. The minimum setback from either side of a common private property line shall be 2m.

3. The minimum setback for residential uses at grade from:

- i) public spaces or laneways: 3m

4. Underground structures are not subject to setbacks with the exception of road widening setbacks.

5. The minimum site area shall be 2609 m²

6. Not less than 35% of the lot shall be landscaped.

7. Heritage houses shall be relocated to the development area and positioned as here specified:



i) The house presently identified as 526 Michigan St. shall sit in alignment with Menzies St., fronting Michigan St.

ii) 524 Michigan St. shall be at right angles to Michigan St. (Exact positions and dimensions noted are approximate minimums and may be modified at the discretion of the City)

These guidelines are subject to the regulations contained in the CD-2, Legislative Precinct Comprehensive District and Zoning By-law. This Zoning By-law takes precedence in the case of conflict.

Development Area LP2B

Note: the following illustrations are for the purposes of depicting general design intent only and are not to be taken as prescriptive or as illustrating a preferred scheme

Street axis termination

Transition landmark element to turn corner and define separation between office and residential areas

Architectural treatment of chimneys and other projecting roof elements

References to context where appropriate, but not over-literal

Residential above commercial uses along Menzies St.

Different but sympathetic material palettes to distinguish between uses

Awnings/canopies to highlight retail areas and provide pedestrian shelter

Tactile, high-quality materials at building bases

Paving treatment used to distinguish public from semi-private spaces, etc.

Well-integrated street & public space elements

For Architectural Guidelines, refer to Volume Two Built Form Guidelines, in particular, pages 2-3 through 2-8

'Architectural,' not pre-manufactured, chimney

Articulated or banded corners, edges, floor levels--reference to traditional Victoria houses



Typical shopfront awning, recessed entrance, small-scaled front, signage unique to shop and discretely incorporated into transom over door or hung on fabricated metal bracket

Pronounced pitch and architectural roof treatment

Continuous variations in texture of facade with projecting bays, awnings, recessed terraces, entrances, etc.

Entrance to residential units incorporated into street front

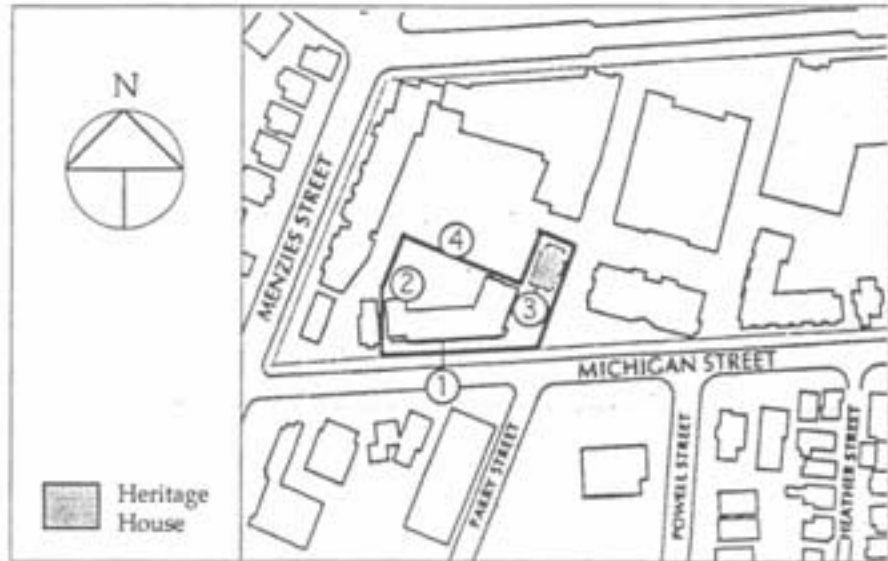
Crafted, tactile elements at pedestrian level.



Residential above Retail --typical condition

Development Area LP2C (Michigan apartments/townhouses)

Townhouses will ideally form the majority of housing development to be located on this parcel. Their height shall vary from 2-4 storeys along the overall frontage. The build-to limits require only small front yards, help to define a human-scaled street, and permit larger unit-accessible landscaped open spaces to be created within the sites.



Development area map & Synopsis key

Design Guidelines, Synopsis

The major urban design objectives for this area are:

- ① to create a continuous edge of housing along the north side of Michigan St. of medium density and appropriate texture and scale to the residential neighbourhoods to the south.
- ② to create open spaces and pedestrian pathways which may accommodate a variety of uses and offer urban relief by providing vegetation and sunlight for residents and residents or office workers.
- ③ to relocate and restore an existing historic house for multiple dwelling or community use building, locating it to form a 'gatepost' at the southeast corner of the area and to establish an appropriate scale for adjacent office building components.
- ④ to place the buildings on this parcel in such a way that they contribute to the creation of a significant open space within the block as well as benefiting from its presence.



521 Superior St.
(existing)

Development Area LP2C

Permitted Uses	Maximum Floor Space (in sq. m.)	Maximum Building Height above grade (in m.)(in storeys)	Maximum Site Coverage	
Residential	2090	10.7	3	39%
Proposed Floor Area	2090			

1. Build-to-line means the maximum and minimum distance from the fronting street right-of-way at which a minimum of 80% of the building facade must be built. The other 20% of the building facade must use the Build-to-Line as a minimum setback requirement.

- on the Michigan St. frontage, the build-to-line shall be 3 m.

2. The minimum setback from a common private property line shall be 0.0m.

3. The minimum setback for residential uses at grade from

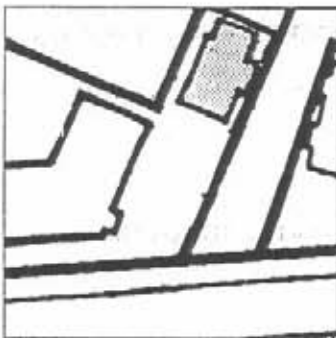
- i) property lines facing public streets: 3m
- ii) shared open spaces: 3m

4. Underground structures are not subject to setbacks with the exception of road widening setbacks.

5. The minimum site area shall be 2775 m².

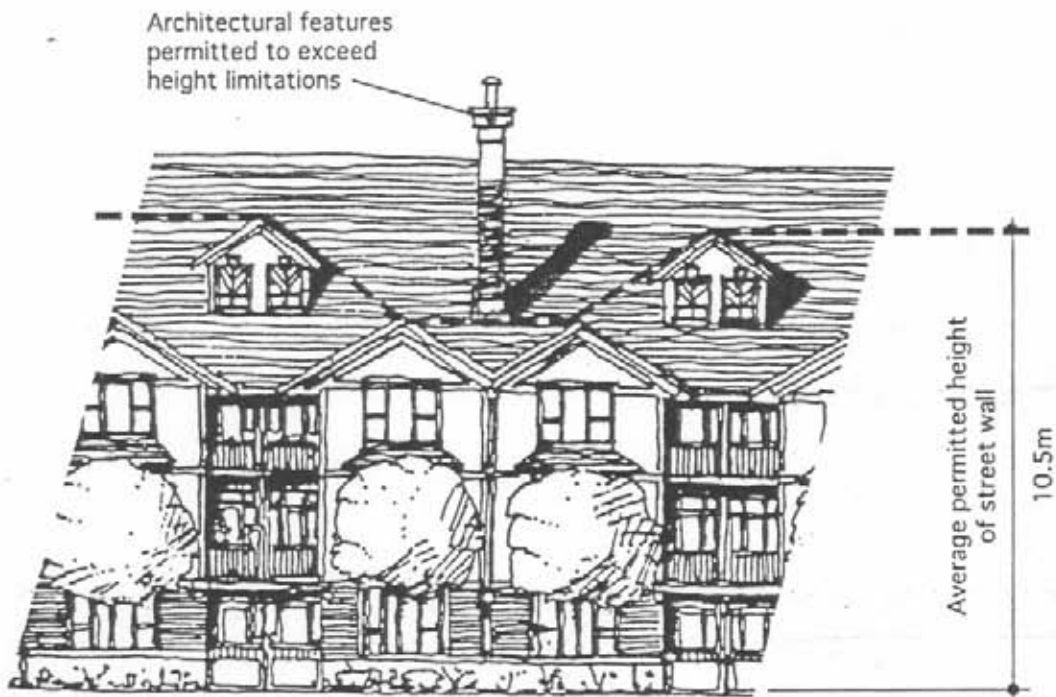
6. Not less than 30% of the lot shall be landscaped.

7. Heritage houses shall be relocated to the development area and positioned as here specified:



i) The house presently identified as 521 Superior St. shall sit in alignment with the Parry St. extension pedestrian easement. Setbacks shall respect approximately the required setbacks noted above, and may be modified at the discretion of the city.

Development Area LP2C



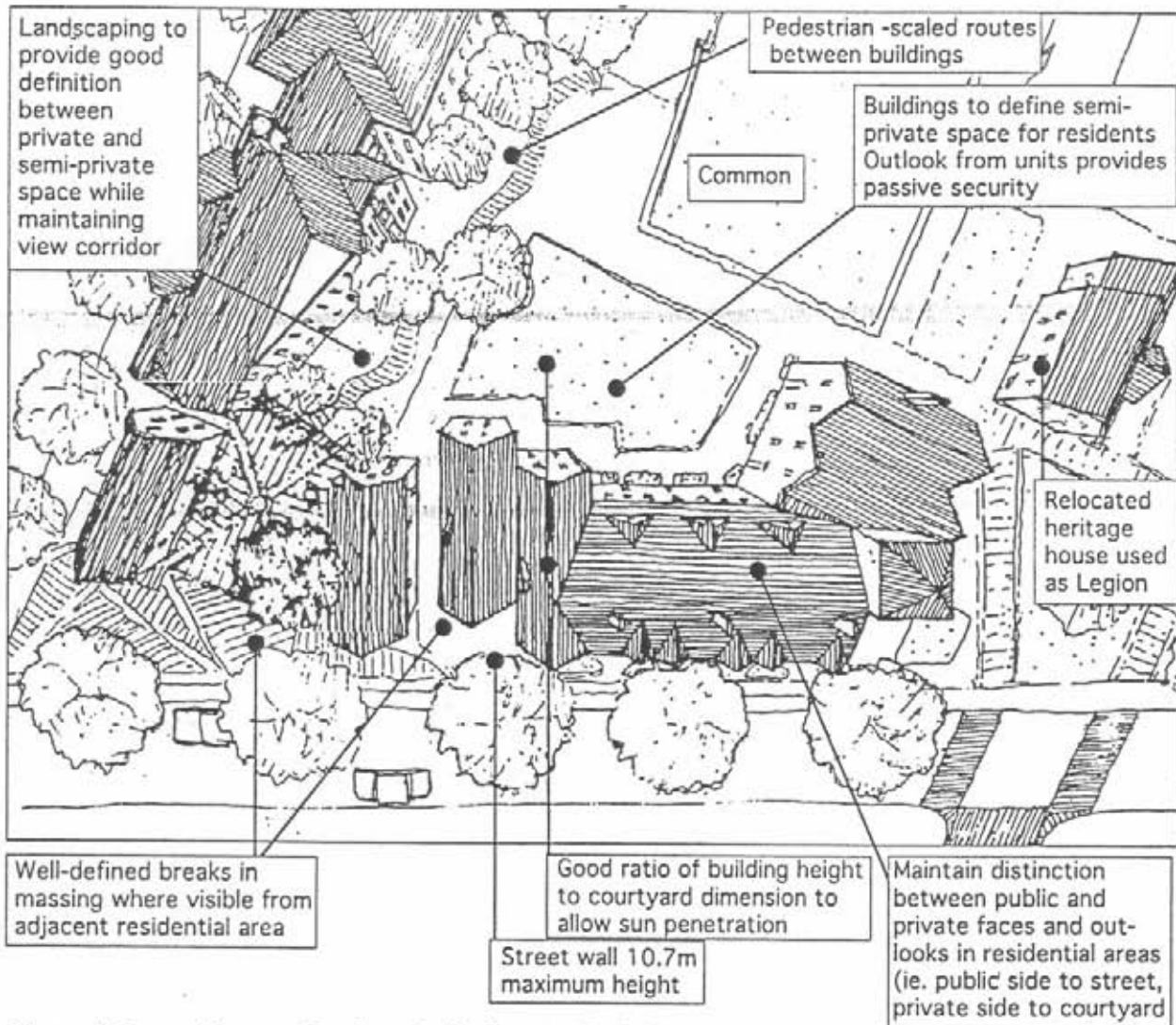
Main street wall built $\pm 3.0\text{m}$ back from the property line --small 'boxed' gardens along street frontage and extra space to provide courtyards and other open spaces behind buildings. Landscape elements and low garden walls, entry gates, etc., located close to sidewalk to enhance pedestrian environment.

Development Area Streetwall Guidelines

Street wall height is defined as the height of the dominant building face adjacent to the street.

For Architectural Guidelines, refer to Volume Two Built Form Guidelines, in particular, pages 2-3 through 2-8

Development Area LP2C

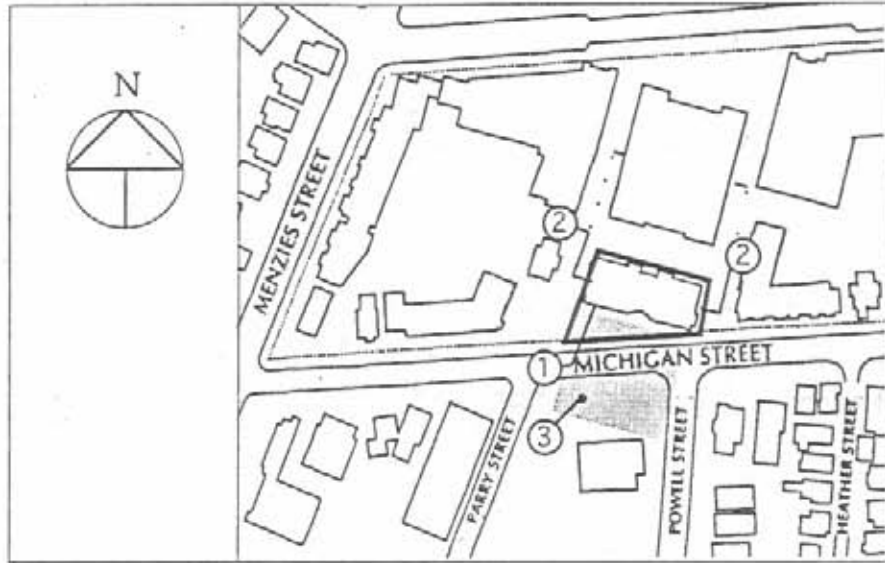


Shared Open Space Design Guidelines, LP-2C

These guidelines are subject to the regulations contained in the CD-2, Legislative Precinct Comprehensive District and Zoning By-law. This Zoning By-law takes precedence in the case of conflict

Development Area LP2D (Michigan apartments/townhouses)

Townhouses or apartments will ideally form the majority of housing development to be located on this parcel. The massing shall relate to and effectively terminate the massing of the office building to the north. A large unit-accessible open space is to be created between these two masses. The height of the development shall vary from 3-4 storeys along the overall frontage.



Development area map & Synopsis key

Design Guidelines, Synopsis

The major urban design objectives for this area are:

- ① to create a continuous edge of housing along the north side of Michigan St. of medium density and appropriate texture and scale to the residential neighbourhoods to the south.
- ② to create a built envelope which acknowledges the predominant orientation of the Legislative precinct as described in LP-2A and provides tight, pedestrian-scaled edges on both the Parry and Powell St. pedestrian extensions, but which also addresses the context and alignment of Michigan Street. The end elevations of this building mass should be designed as frontages to acknowledge these pedestrian ways.
- ③ to create a forecourt that could be developed to integrate with a complementary forecourt on the property to the south.

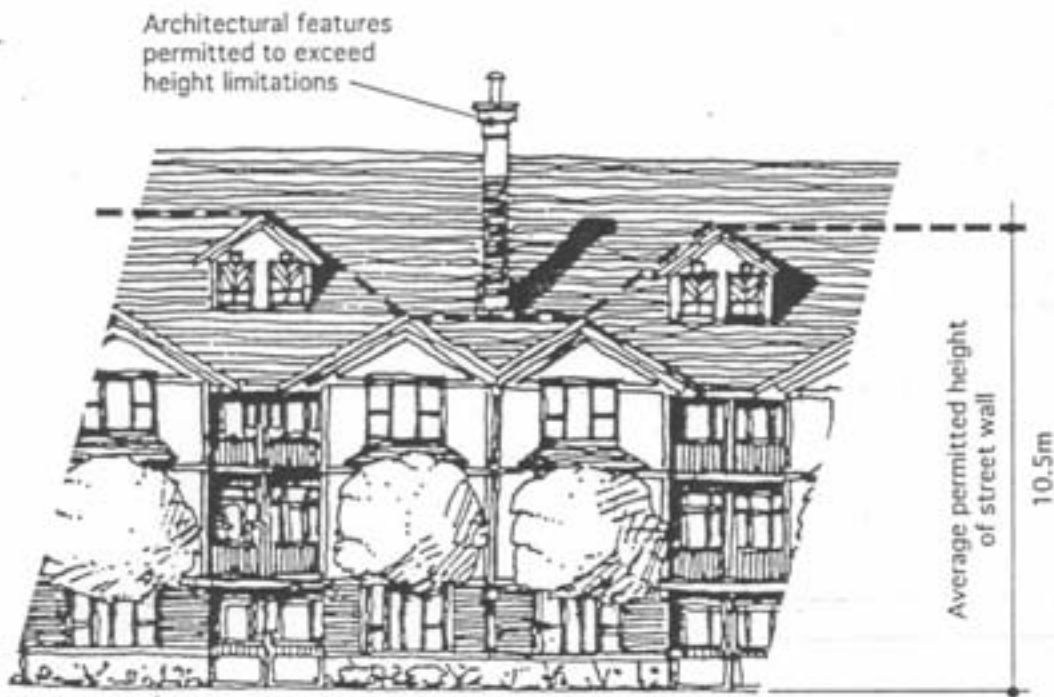
Development Area LP2D

Permitted Uses	Maximum Floor Space (in sq. m.)	Maximum Building Height above grade (in m.)(in storeys)		Maximum Site Coverage
Residential	2655	13.5	3.5	60%
Proposed Floor Area	2655			

1. The main facade of any building proposed for this area must substantially align with the main east/west axis of the Provincial Legislature building.
2. The minimum setback from a common private property line shall be 0m.
3. The minimum setback from a rear yard or lane shall be 0 m.
4. The minimum setback for residential uses at grade from:
 - i) property lines facing public streets: shall vary from 0-12 m as measured perpendicular to the property line (refer to preceding diagram).
 - ii) other shared open spaces, not including rear yards: 3 m
5. Underground structures are not subject to setbacks with the exception of road widening setbacks.
6. The minimum site area shall be 1146 m².
7. Not less than 30% of the lot shall be landscaped.

These guidelines are subject to the regulations contained in the CD-2 Legislative Precinct Comprehensive District and Zoning By-law. This Zoning By-law takes precedence in the case of conflict.

Development Area LP2D

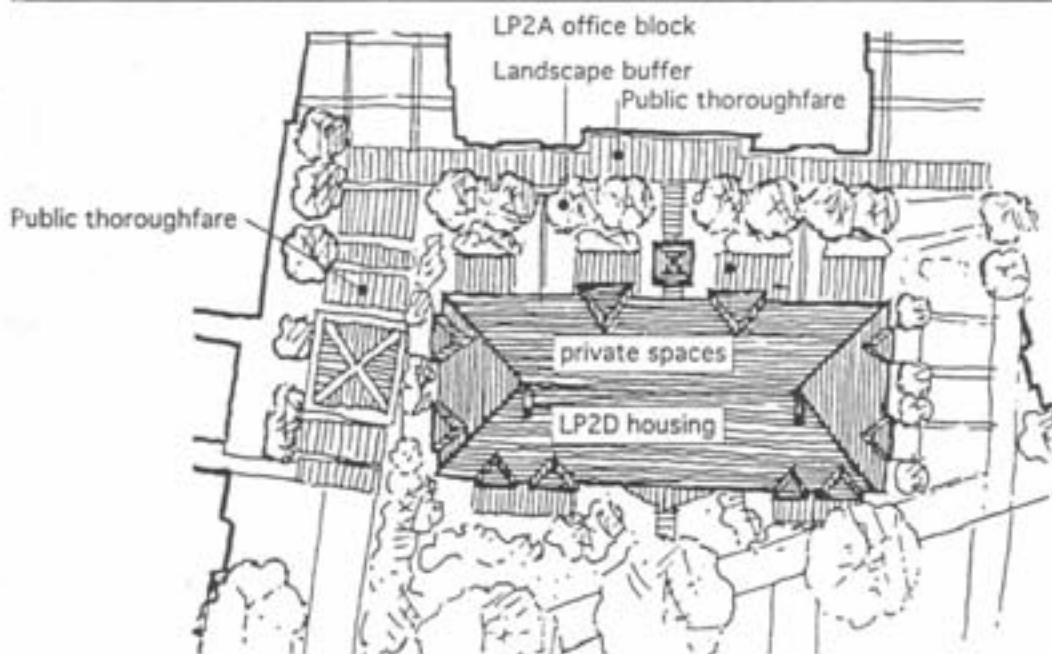


Main street wall built $\pm 3.0\text{m}$ back from the property line --small 'boxed' gardens along street frontage and extra space to provide courtyards and other open spaces behind buildings. Landscape elements and low garden walls, entry gates, etc., located close to sidewalk to enhance pedestrian environment.

Development Area Streetwall Guidelines

Street wall height is defined as the height of the dominant building face adjacent to the street.

For Architectural Guidelines, refer to Volume Two Built Form Guidelines, in particular, pages 2-3 through 2-8



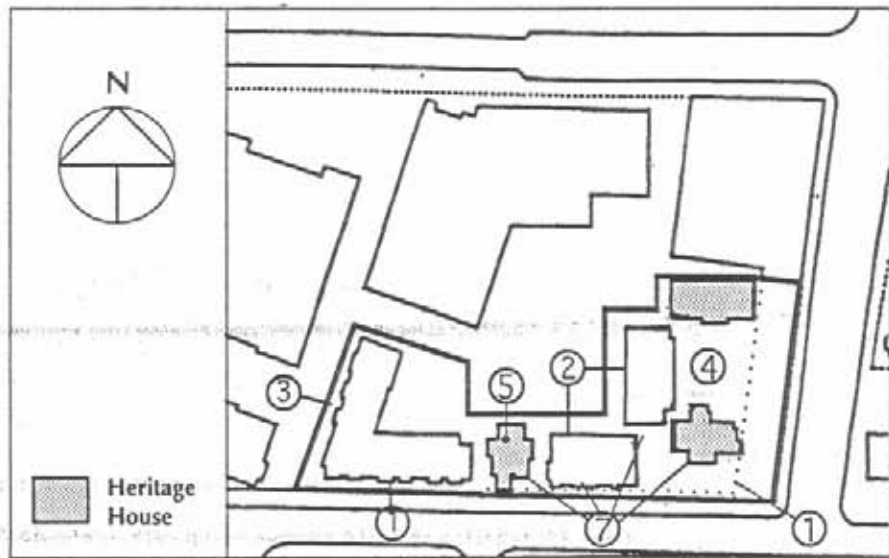
Landscaped Buffer between LP2A offices and LP2D residential blocks

Development Area LP2E (Michigan apartments/townhouses)

Townhouses will ideally form the majority of housing development to be located on the north side of Michigan St. Their height shall vary from 2-3 storeys along the overall frontage.

Heritage houses shall be relocated intermittently along the frontage.

The west portion of parcel LP2E, fronting Michigan St., may be developed as low-rise apartments grouped around an internal courtyard.



Development area map & Synopsis key

Design Guidelines. Synopsis

The major urban design objectives for this area are:

- ① to create a continuous edge of housing along the north side of Michigan St. of medium density and appropriate texture and scale to the residential neighbourhoods to the south.
- ② to mass the existing and new buildings to create, in conjunction with new construction proposed for adjacent areas, well-defined and appropriately-scaled edges to the open green space to be located on parcel LP-2A.
- ③ to build out the west edge of the area in such a way as to reinforce and clearly define, in an architecturally-sensitive and sophisticated manner, the Powell St. extension pedestrian route. The west edge should be designed as a building frontage.
- ④ to establish setback requirements on Government St. for new construction which allow the development of a forecourt to be framed by heritage houses already located there.
- ⑤ to relocate a heritage house at the southwest corner of the area to terminate the view northwards up Heather St.
- ⑥ to retain and restore the two existing heritage houses fronting Government St., integrating them with the entire parcel development.
- ⑦ to design an integrated assemblage of buildings in which new construction is sensitive to the qualities of the restored heritage houses on the parcel.



506 Government St.

Development Area LP2E

Permitted Uses	Maximum Floor Space (in sq. m.)	Maximum Building Height above grade (in m.)(in storeys)	Maximum Site Coverage
Residential	4500	10.7 3	43%
Proposed Floor Area	4500		

1. Build-to-line means the maximum and minimum distance from the fronting street right-of-way at which a minimum of 80% of the building facade must be built. The other 20% of the building facade must use the Build-to-Line as a minimum setback requirement.

- on the Michigan St. frontage, the build-to-line shall be 3 m.

2. The minimum setback for new construction from a common private property line shall be 0m.

3. The minimum setback for a rear yard or lane shall be 0 m.

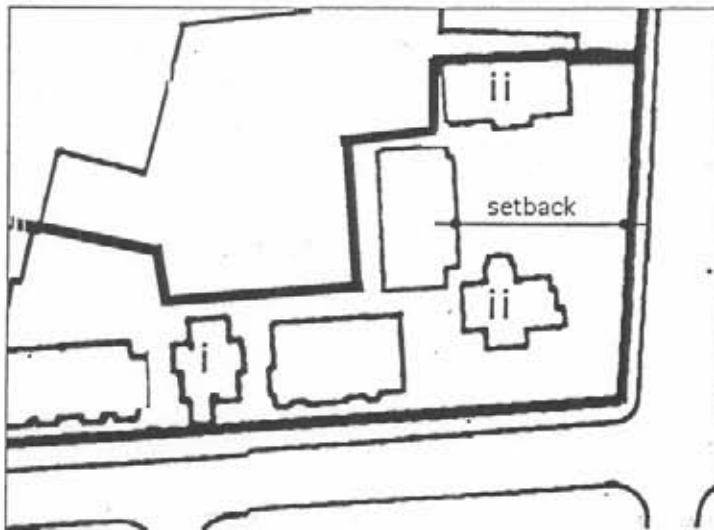
4. The minimum setback for new construction for residential uses at grade from:
- i) Government St. is the line formed by the rear face of the existing Heritage Houses (excluding outdoor built structures)
 - ii) property lines facing other public streets is 3 m.
 - iii) other shared open spaces is 3 m.

5. Underground structures are not subject to setbacks with the exception of road widening setbacks.

6. The minimum site area shall be 4886 m².

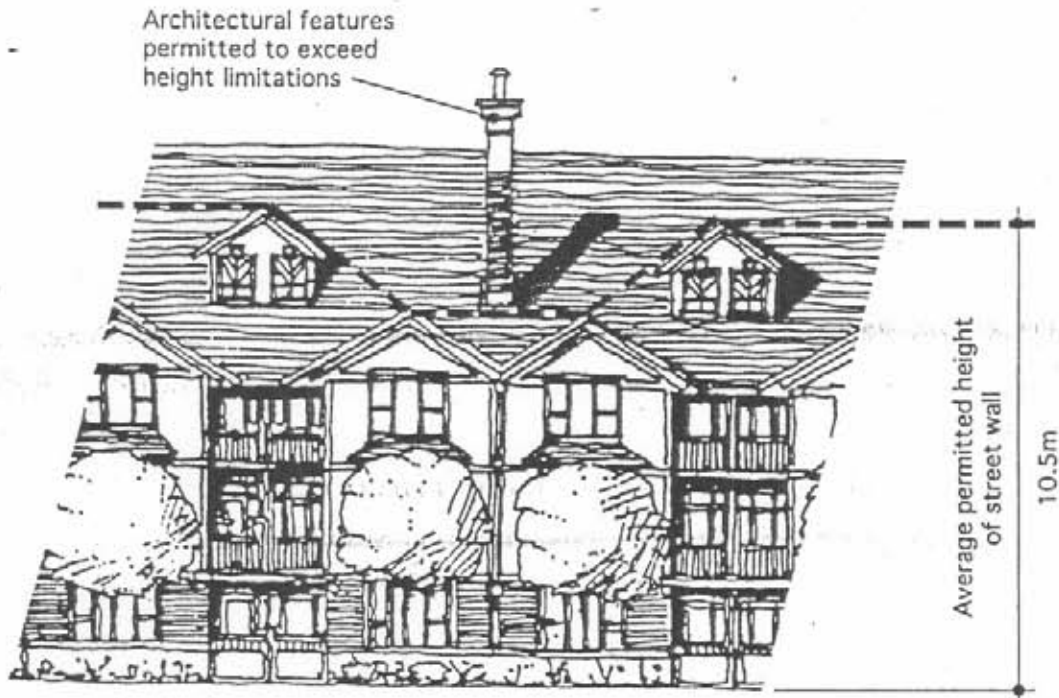
7. Not less than 30% of the lot shall be landscaped.

8. Heritage houses shall be relocated to the development area and positioned as here specified:



- i) The house presently identified as 545 Superior St. shall sit in alignment with Michigan St., with exact setbacks at the discretion of the City at time of relocation.
- ii) The houses currently identified as 506 and 514 Government St. shall remain in their current locations.

Development Area LP2E



Main street wall to be built $\pm 3.0\text{m}$ back from the property line --small 'boxed' gardens along street frontage and extra space to provide courtyards and other open spaces behind buildings. Landscape elements and low garden walls, entry gates, etc., located close to sidewalk to enhance pedestrian environment.

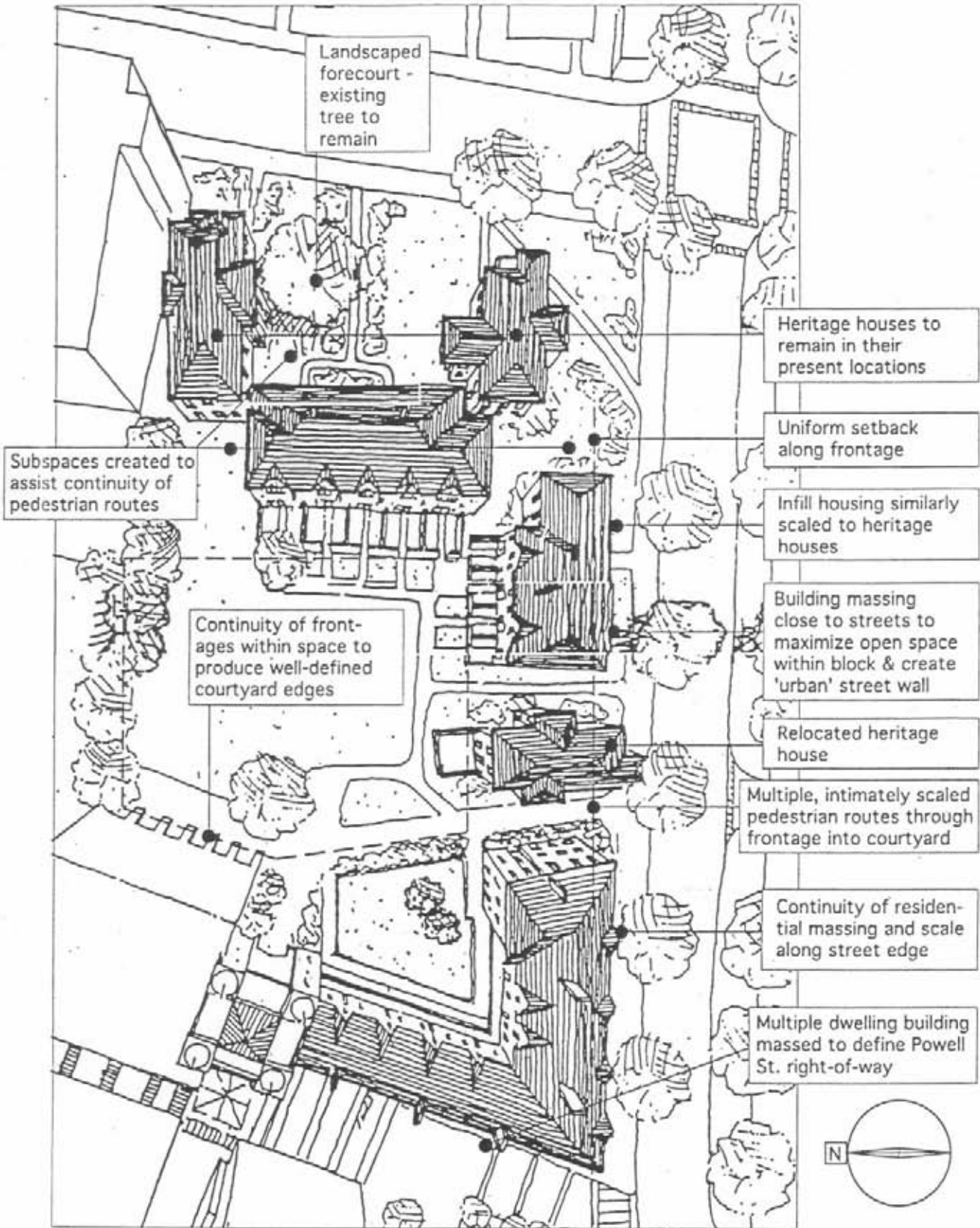
Development Area Streetwall Guidelines

Street wall height is defined as the height of the dominant building face adjacent to the street.

For Architectural Guidelines, refer to Volume Two Built Form Guidelines

These guidelines are subject to the regulations contained in the CD-2, Legislative Precinct Comprehensive District and Zoning By-law. This Zoning By-law takes precedence in the case of conflict.

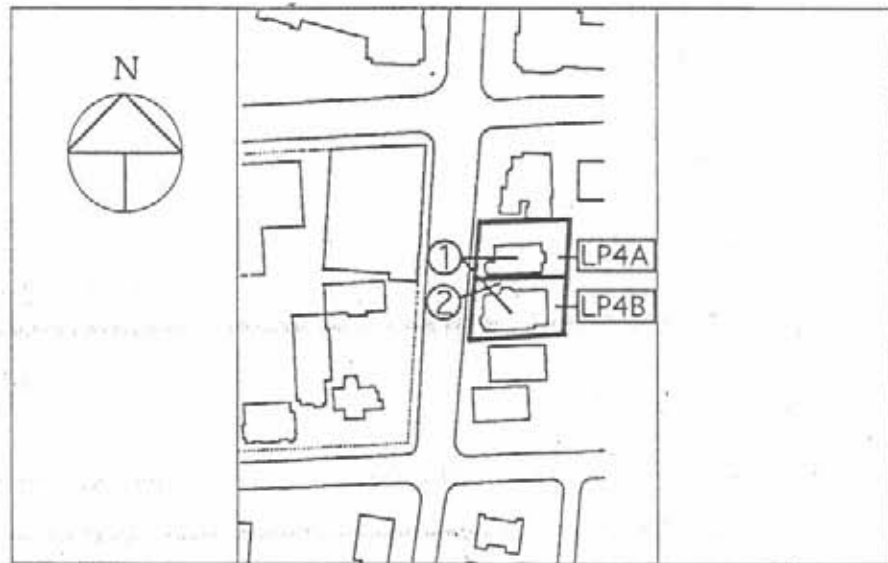
Development Area LP2E



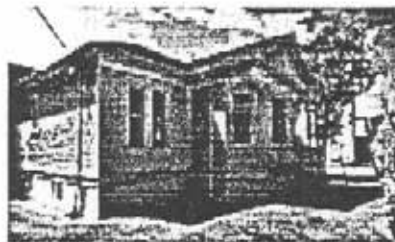
Public Space Design Guidelines, LP-2E

Development Areas LP4A & LP4B

Heritage houses are to be relocated to these twin parcels from the South Block and restored to preserve their historic character (Refer to Heritage Houses in Table of Contents). The interior of these houses will be subdivided for multiple-dwelling occupancy. A potential use for these parcels is seniors' housing, which would mandate that these buildings also be modified to permit handicapped user accessibility.



Development area map & Synopsis key



i) 539 Superior St. (existing)



ii) 516 Michigan St. (existing)

Design Guidelines, Synopsis

The major urban design objectives for this area are:

- ① to use **relocated heritage houses** from South Block to **infill the housing edge** along the east side of Government St. with buildings **appropriate** to the surrounding residential neighbourhood.
- ② to provide minimal parking in as unobtrusive a manner as possible within a comprehensive landscaped plan common to both parcels and sensitive to the existing street character.

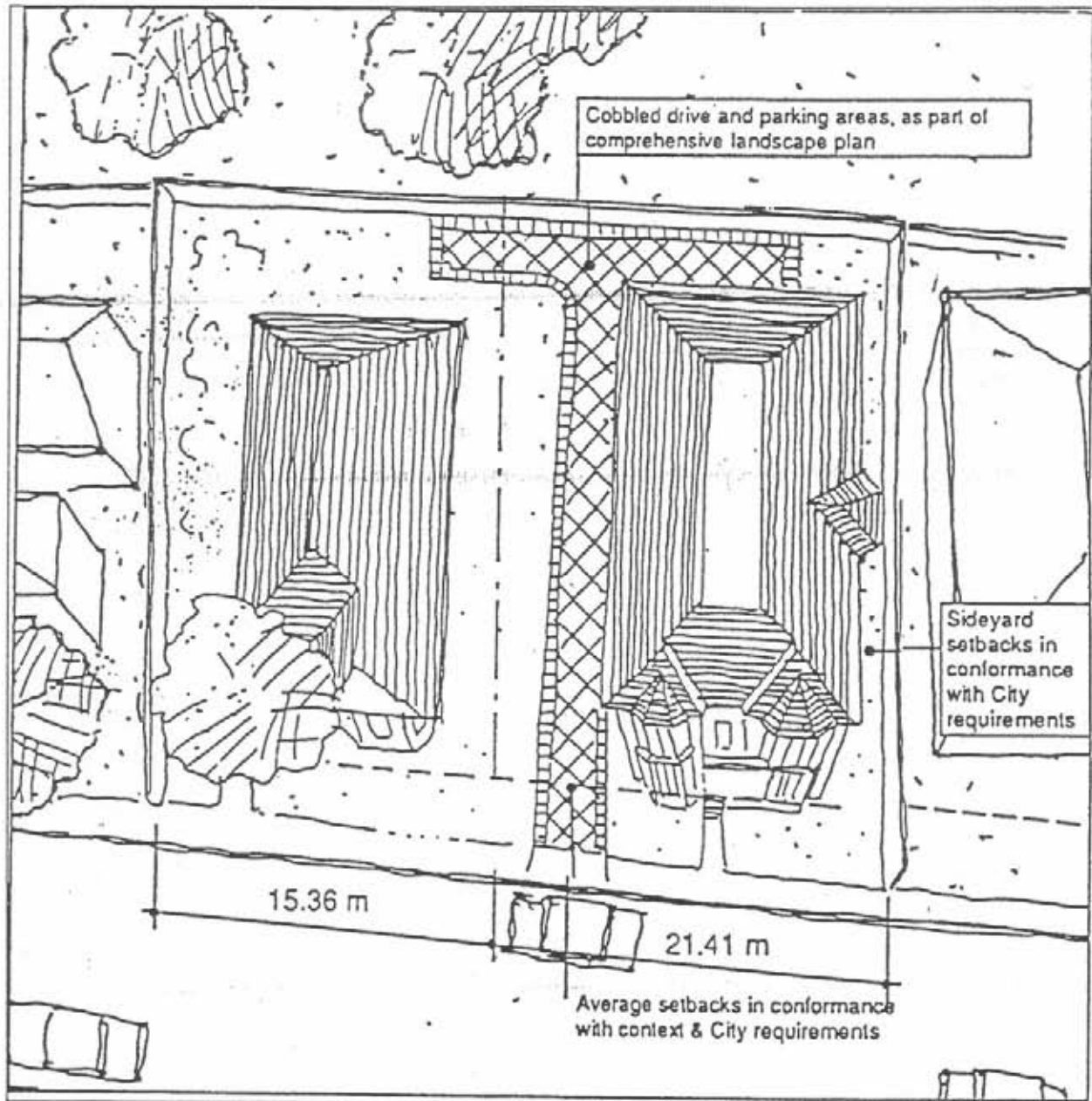
Development Areas LP4A and LP4B

Permitted Uses		Maximum Floor Space (in sq. m.)	Maximum Building Height (in m.)(in storeys)	Maximum Site Coverage
Residential	Parcel LP4A	159	10 3	37%
	Parcel LP4B	474	10 3	37%
Proposed Floor Area		Parcel LP4A	159	
		Parcel LP4B	474	

1. The minimum setback from street centrelines shall be maintained as permitted by the existing zoning for the parcels immediately adjacent or as appropriate with existing adjacent residential development, at the discretion of the City.
2. The minimum setback from a front property line shall be 3.5m.
The minimum setback from a rear property line shall be 3.5m.
The minimum setback from a common private property line shall be 1.5m.
3. The minimum site areas shall be:
 - LP4A: 464 m²
 - LP4B: 647 m²
4. All of the sites not occupied by the Heritage Houses, including all on-site parking areas, shall be a combination of hard and soft landscaping.

These guidelines are subject to the regulations contained in the CD-2, Legislative Precinct Comprehensive District and Zoning By-law. This Zoning By-law takes precedence in the case of conflict.

Development Areas LP4A and LP4B



Public Space Design Guidelines, LP-4A and LP-4B