

ZONE TITLE: ECO VILLAGE CLUSTER (EVC)

INTENT

The purpose of the Eco Village Cluster and Eco Village Sustainable Agriculture zones is to combine a cohousing community with sustainable food production. This development allows for more efficient use of land and protection of the agricultural and ecological features of a site off Farm Road in a manner consistent with the rural character of the Town of Portugal Cove-St. Philip's.

Cohousing is a form of collective housing that emphasizes communal living in contrast to the more individualistic lifestyles in traditional housing, particularly the single dwelling unit neighbourhoods that are predominant in this town. Although no cohousing community is exactly alike, there are generally four important characteristics that distinguish this type of housing:

1. Physical design encourages a strong sense of community.
2. Common areas that are designed for daily use and to supplement private living areas.
3. Resident involvement in the recruitment, production and operational processes.
4. Collaborative lifestyles offering inter-dependence, support networks, sociability and security

The Eco Village Sustainable Agriculture zone is intended to provide opportunities for residents of the cohousing community to practice sustainable agricultural practices and participate in collective activities that contribute to building the Eco Village community.

Except as modified by the policies, definitions, use zone tables, and development standards set out in Municipal Amendment No. 17, 2023 and Development Regulations Amendment No. 27, 2023, the policies of the Municipal Plan, 2014-2024 and Development Regulations 2014-2024 apply, including the National Building Code and ancillary standards.

USE ZONE TABLE: ECO VILLAGE CLUSTER

Permitted uses: Common Amenity Building (see condition 1); Community Garden; Child Care; Ground-oriented Multi-dwelling (see condition 2); Open Space, Parks & Trails; Public Gathering-Indoor; Public Gathering-Outdoor; Shared Non-Building Amenity Area; Home Businesses: Professions, such as an accountant, architect, auditor, engineer, realtor, insurance agent, planner, lawyer; Artisan and other home crafts, telephone and mail order business; group exercise/yoga/fitness (indoor and outdoor); Residential agriculture (home-gardening and hobby farm);

Discretionary uses: Agri-tourism; Camping/Guest housing; Outdoor market; Residential energy-generation; Retail /Farm retail sales; Short term residential rentals; Single detached dwelling (see condition 2 (d)); Small Farm (homestead);

DEVELOPMENT STANDARDS

ECO VILLAGE CLUSTER	Percentage of Eco Village Cluster zone
Buildings: Maximum area to be occupied by Ground-oriented Multi-dwellings, single detached dwelling, common buildings (Public gathering-indoor) and parking structures of the total property area	≤50%
Open space: outdoor amenities including open space, park, trails, community gardens, public gathering-outdoor uses of the total property	≥50%
Shared Non-Building Amenity Area: At least 10 percent of the project site area shall be maintained as common courtyard space. Common courtyard space shall be any undeveloped area designated, dedicated or otherwise reserved for public and/or private use and benefit as a natural area, greenway corridor or for recreational purposes as may be specified on the approved site plan	Minimum of 10% of the above 50% Open space

CONDITIONS

- 1) The Common Amenity building shall not be used for commercial purposes, such as a restaurant. Business activities shall not be the primary function of a common building and no more than 50 percent of the area of a common building shall be used for home occupations. Activities that are part of a home occupation may take place in a portion of a common building if specifically approved through a home occupation permit. All other rules and limitations regarding home occupations shall apply. Common buildings or groups of residences are not to be used to conduct business activities that exceed the magnitude of activity normally associated with home occupations that are conducted within single-family residences. The number of home occupations and the area used for each may be regulated in order to limit cumulative impacts. The cohousing development agreement contract may provide for additional home occupation limitations.
- 2) Development standards for the Eco Village cohousing development:
 - a. Notwithstanding Section 90 of the Development Regulations, the standards related to the cul-de-sac and emergency access, which may be gravel, shall be set at the discretion of Council upon the submission of a comprehensive site plan;
 - b. Cluster development design standards according to the National Building Code and all other applicable building codes shall apply to the design of the Eco Village Cluster cohousing layout.
 - c. For cohousing structures with no frontage on a municipal road, each unit shall have a 3-metre walkway access which is also designed and suitable for use by an emergency vehicle;
 - d. Walkways shall be required to link building entrances, streets, and parking;
 - e. For single detached dwellings the standards in place on adjacent properties will apply to development of single detached dwellings on the Eco Village Cluster zone;
 - f. Parking requirements: three spaces for every two dwelling units; (1.5 spaces per dwelling)
- 3) A Development Agreement shall be required prior to any work commencing within the Eco Village

Cluster zone. The Agreement shall contain:

- a. Site Plan: A full description of all development within the Eco Village Cluster zone including information and drawings (to scale) indicating the phases of development with details on roads, walkways and services, and confirmation by the appropriate agencies regarding provision of proposed water, sanitary sewer and storm water management services. The site plan shall contain information regarding:
 - i. Site conditions: slope, drainage, existing vegetation, site hazards (if any);
 - ii. General form and character of development including housing type (and number of dwelling units), communal structures and facilities, exterior design and finish of buildings;
 - iii. Access and at-grade entrance to each dwelling unit by road, emergency access rights-of-way, pedestrian walkways (sidewalks/paths/trails), access from courtyard;
 - iv. Communal open space and recreation areas, and private outdoor space provided either through front or rear yard patios/courtyards and/or rooftop decks;
 - v. Community gardening areas and structures and Shared Non-Building Amenity Area;
 - vi. Parking;
 - vii. Landscaping, including internal system of walkways;
 - viii. Setbacks between buildings meet National Building Code standards and all other building standards and codes;
 - ix. No fence shall be constructed between the buildings that would obstruct emergency vehicle access;
 - x. Services: At a minimum, on-site water and sewer servicing and storm water management measures shall meet the requirements of Provincial Government agencies, such as, Service NL and the Water Resources Management Division and the Town's Water and Sewer Regulations and Stormwater Management Policy; other services, including waste management, utilities and green infrastructure alternatives;
 - xi. The proposed development must also address any special conditions, prerequisite considerations or significant environmental elements identified by the Town or the federal and/or provincial governments;
 - b. Property ownership and Management: Details regarding the cohousing legal entity shall, at a minimum, include:
 - i. Details regarding the project applicant which must be a legal entity created for the purpose of developing a cohousing project; information regarding tenure of the buildings and the land they are situated on as well as the shared or common lands and buildings;
 - ii. A management plan that outlines the responsibilities and obligations of the community members, and specifies how decisions are made and disputes are resolved.
- 4) Notwithstanding related provisions in the Development Regulations, the following conditions apply:
- a. All individual dwelling units, common buildings, water and sewer systems, fire and life safety systems, and accessibility features shall be designed by professional engineers and/or architects licensed to practice in Newfoundland and Labrador. The use of fire safety equipment and controls (i.e. extinguishers, alarms, sprinklers, signage, building accesses/egress, etc.) beyond minimum code requirements is recommended.
 - b. An accessibility plan shall be prepared by a qualified professional detailing any accessibility requirements for tenants, including details on how accessibility features will be maintained or improved in the future as accessibility requirements and best practices may evolve over time. Any changes to the plan shall be communicated to the Town in a timely manner.

- c. An emergency management plan shall be prepared by a qualified professional detailing any emergency and/or evacuation procedures for tenants, including details on the training of tenants in the emergency procedures and use of fire safety equipment. Any changes to the plan shall be communicated to the Town in a timely manner.
- 5) The corporation must meet all regulatory and permitting requirements by any and all authorities having jurisdiction. This may require upgrades in the future to water and sewer systems that are not provided by the municipality, fire and life safety systems, emergency preparedness and response, and accessibility.
 - 6) Council may require the incorporation of special design features and operational plans related to fire and life safety, accessibility, and emergency protocols including provisions to require ongoing updates and improvements in the future.
 - 7) Existing wetlands, streams, significant trees, topographical features and other natural features shall be saved, preserved and enhanced to the greatest extent possible consistent with reasonable use of the site; including the conditions and requirements of Schedule E of the Development Regulations.

GENERAL REGULATIONS

General Form and Character of Development

- 1) Preservation of the established rural character of the Eco Village Cluster zone will be achieved through:
 - a. creative building design that emphasizes the use of natural or natural-like materials, and which is compatible with the scale and character of its surroundings;
 - b. preservation of existing mature trees; and
 - c. siting of buildings and structures in a manner giving priority to pedestrians over vehicles.

Form, Exterior, Design and Finish of Buildings

- 2) Building form that is of a consistent style and character throughout the site, and which ensures design diversity and rhythm by varying and alternating building mass, siting and various major and minor design elements.

Parking and Landscaping

- 3) The retention of natural vegetation, including large mature trees, is required as a landscaping element.
- 4) Where separating parking from residential buildings, parking areas should be integrated with the overall development, with well-established links between parking areas and buildings. Where possible, parking areas should be broken up by landscaping elements, and visually screened from adjacent properties and public areas.
- 5) Support service facilities and structures such as refuse containers, composters, recycling facilities, storage areas and utilities should be located and screened to minimize visibility from adjacent properties and public areas.

General Principles & Building Characteristics

- 1) Development proposals should include moderate unit sizes to improve affordability.
- 2) Buildings should express variation in design and scale to create visual interest and a unique streetscape environment.

- 3) Private outdoor space provided either through front or rear yard patios/courtyards and/or rooftop decks;
- 4) Every unit has direct access to grade either on the street or via pedestrian pathways
- 5) Building designs can include both 'through units' with windows and entrances at both ends or single facade with windows and entrance at one end such as a walk-out basement unit or back to back units with a rear shared wall;
- 6) Building designed to be energy- and space-efficient.

(Development Regulations Amendment No. 27, 2023)