

HND – Holistic Neighbourhood District

(1) PLACE TYPE

This designation applies to the city's future urban areas i.e. lands annexed in 2020. These lands are located along the south and east boundaries of the city. Most of these lands are currently under agricultural use and will accommodate future neighbourhoods and population growth. The lands within this place type will continue to be used for agriculture until the lands are required for urban growth and development. Neighbourhoods will be developed as complete communities that are welcoming places, well designed, and well connected. Neighbourhoods will be inclusive, multi-generational with diverse housing options and that serve all lifestyles. Services such as parks, schools and places of worship will be easily accessible via multi-modal transportation. Centrally located nodes will act as community gathering spaces and accommodate neighbourhood scale retail and services along with higher density housing options.

(2) INTENT

(a) General Intent

The intent of the Holistic Neighbourhood District is to facilitate the development of complete and healthy neighbourhoods in accordance with approved Area Structure Plans.

(b) Land Use Mix

The neighbourhoods will accommodate diverse housing options and neighbourhood services to serve the communities day to day recreational, educational and shopping needs. These uses will be distributed throughout the neighbourhoods along the appropriate street types based on the intensity of the uses. Higher density residential uses and higher intensity community services will be located within nodes and along collector and arterial streets. This mix of uses and higher residential densities shall be accommodated within nodes. Development will transition from higher density and intensity in the centre of the node to lower density and intensity towards the periphery of the node ensuring compatibility with the surrounding development.

(c) Form of Development and their Locations

Buildings with higher density, intensity, and larger massing will be located in nodes, along arterial and collector streets, and where appropriate adjacent to or across from open spaces. Scale of development will transition to lower density, less mix use, and lower building massing as the development transitions away from the node and arterial streets to collector and local Streets. Collector streets will accommodate single detached, semi-detached and multi -attached buildings that compliment each other. Small scale, compatible and complementary apartment, mixed use, and non-residential buildings may also be located along collector streets.

Development along local streets will be the lowest in massing, height, and density and accommodate single detached, semi-detached and small scale multi-attached residential buildings.

Where the form allows, development will accommodate secondary suites, garden suites, and garage suites to contribute to increased housing diversity and aligning with the goals and objectives of the Municipal Development Plan.

(3) BLOCK STANDARDS

- Blocks shall not exceed a maximum of 250m in length.
- Where the block frontage exceeds 200m, an inter-block pedestrian connection shall be dedicated as a right-of-way to create a pedestrian network. The right-of-way should not be located closer than 75m from either end of the block.
- Lot widths and / or housing typologies along a block frontage should be varied to allow for a variety of lot widths.
- Block standards may be varied to the satisfaction of the Subdivision Authority to address constraints, such as but not limited to natural features, transportation rights-of-way, parks or open space, or existing utilities.
- Reverse Frontage Lot is not permitted in Nodes, and on Arterials and Collectors, as these areas should reflect a welcoming urban condition with buildings framing and fronting onto the street.

(4) USES AND TYPOLOGY

Where more than two location types apply to a site, the higher of the two standards (more permissive standards) shall apply.

Abutting front attached garages and driveways for Semi-detached and Multi-attached dwellings must be paired together to limit number of accesses off a street.

Front attached garages and driveways for a Multi-attached dwelling must not be permitted off Collector and Arterial streets.

Where one or more of these Uses are proposed in a building previously developed as Semi-detached or Multi-attached Dwelling, the entire building must be converted for non-residential use or residential mixed use.

Uses	Requisite Qualifiers							
	Building Type	Locations						
		Nodes	Arterial Street		Collector Street		Local Street	
			Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane
RESIDENTIAL USES	Single detached, Duplex	N/P	N/P	N/P	P	P	P	P
Residential	Single detached with one sideyard	D	P	N/P	P	N/P	P	N/P
	Semi-detached	D	P	N/P	P	P	P	P
	Multi-attached	P	P	N/P	P	N/P	P	P
	Apartment	P	P	P	P	P	N/P	N/P
Residential, Mixed Use		P	P	P	P	P	N/P	N/P
Accessory Dwellings	Garden suite	D	P	N/P	P	P	P	P
	Garage suite	D	P	N/P	P	N/P	P	N/P
	Secondary Suite	P	P	P	P	P	P	P
Home based business		D	D	D	D	D	D	D
Show home		D	D	D	D	D	D	D
COMMERCIAL USES								

Uses	Requisite Qualifiers							
	Building Type	Locations						
		Nodes	Arterial Street		Collector Street		Local Street	
			Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane
	Block	P	P	P	P	P	N/P	N/P
	Large Scale Retail Centre	N/P	N/P	N/P	N/P	N/P	N/P	N/P
	Shopping Centre	D	D	D	N/P	N/P	N/P	N/P
	Single Structure Pad	D	P	P	P	P	N/P	N/P
	Strip Mall	D	D	D	D	D	N/P	N/P
	Store front	P	P	P	D	D	N/P	N/P
	Special Event	D	D	D	D	D	D	D
	Sign	D	D	D	D	D	D	D
COMMUNITY USES								
	Indoor Assembly	P	P	P	D	D	N/P	N/P
	Outdoor Facility	D	P	P	D	D	N/P	N/P
	Natural Area	P	P	P	P	P	P	P
	Public Service	D	D	D	D	D	D	D
	School	D	P	P	P	P	N/P	N/P
AGRICULTURE								
Urban Agriculture	Community garden	D	D	D	D	D	D	D
	Hydroponic/Aquaponic Systems	D	D	D	D	D	D	D
	Vertical Farms	D	D	D	N/P	N/P	N/P	N/P
	Beekeeping	N/P	D	D	D	D	D	D
ESSENTIAL SERVICES								
	Cemetery	D	D	D	D	D	D	D
	Health Care Facility	D	D	D	D	D	D	D
	Recycling Drop-Off	D	D	D	D	D	N/P	N/P
LODGING								
	Boarding House	D	D	D	D	D	N/P	N/P
	Bed & Breakfast	D	D	D	D	D	D	D
TOURISM								
	Campground	N/P	D	D	D	D	N/P	N/P
	Inn	D	D	D	D	D	N/P	N/P
SPECIAL EVENTS								
	Flea Market	D	D	D	N/P	N/P	N/P	N/P
	Late Night Club	D	D	D	N/P	N/P	N/P	N/P
	Temporary Tent	D	D	D	D	D	D	D

(5) LOT AND SUBDIVISION STANDARDS

- Narrow lots with front attached garages shall be situated across from lane accessed development or wide lots with front attached garages. Lots less than 11.0 m in width are considered narrow lots.
- To ensure the implementation of the City's ASPs, ARPs, and the MDP, each subdivision must adhere to the density thresholds defined in Section X of this Land Use Bylaw and in compliance with the land use designations identified in the respective statutory plans.

Uses	Typology	Node	Arterial Street	Collector Street	Local Street (with Lane)	Local Street (without lane)
Site Width, Residential	Single detached, Duplex	N/A	N/A	Min. 8.5m Max. 9.7m Corner Lot: Min. 9.7m	Min. 8.5m Corner Lot: Min. 9.7 m	Min. 9.1m Corner Lot: Min. 10.3 m.
	Single detached with one sideyard	N/A	Min. 7.0 M Max. 7.6 m	Min. 7.0 m Max. 7.6 m	Min. 7.6m Max. 8.9 m	N/A
	Semi-detached	Min. 5.4m Corner Lot: Min. 6.7m	Min. 6.1m Corner Lot: Min. 7.3m	Min. 6.1m Corner Lot: Min. 7.3 m	Min. 6.8m Corner Lot: Min. 8.0 m	Min. 7.8m Corner Lot: Min. 9.0m
	Multi-attached,	Internal Lot: Min. 3.6 m End Lot: Min. 5.4 m Corner Lot: Min. 5.6 m	Internal Lot: Min. 3.6 m End Lot: Min. 5.4 m Corner Lot: Min. 5.6 m	Internal Lot: Min. 4.2m End Lot: Min. 5.4 m Corner Lot: Min. 6.7 m	Internal Lot: Min. 5.4m End Lot: Min. 6.7 m Corner Lot: Min. 7.9 m	N/A
	Apartments, Community Uses, Residential Mixed Use	Min. 20.0 m.	Min. 30.0 m.	Min. 20.0 m.	N/A	N/A
Lot Depth		Min. 30.0 m Min. 22 m for lots developed with a reduced rear yard.				
	Laneway Dwelling	N/A	Min. 15 m Only permitted on a Corner Lot			N/A

(6) BUILT FORM AND SITING

Vehicular access to the building shall be from the lane where a lane is available, unless otherwise approved by the Development Authority. Where semi-detached housing has front vehicular access to one unit and rear vehicular access to one unit and rear vehicular access via a lane to the other unit, the front yard setback for the unit with lane access may be increased to a maximum of 7.0m.

		Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)	
Principle Building Setback	Front Yard	Max. 3.0m	Max 4.5m	Min. 4.5m – Max 8.0m	Min. 4.5 m - Max 6.0m	Min. 4.5 m - Max 6.0m	Min. 3.0m - Max 6.0m	Min. 6.0m - Max 7.0m	
	Front Yard, non-residential	Max 1.5m	Max 2.5m	Min. 4.5m – Max 8.0m	Max 6.0m	Max 6.0m	Min. 3.0m - Max 6.0m	Min. 6.0m - Max 7.0m	
	Flanking Yard	Max. 3.0m	Min. 3.0m Max. 4.5m	Min. 3.0m – Max 4.5m	Min.2.4m Max. 4.5m	Min.2.4m Max. 4.5m	Min. 2.4m Max. 4.5m	Min. 2.4m Max. 4.5m	
	Rear Yard	Min. 8.0m	Min. 8.0m	Min. 8.0m	Min. 8.0m	Min. 8.0m	Min. 6.0m and Max. 7.0m (where garage/carport is attached to Principal Building) Min.10.5m (where garage or carport is detached)	Min. 8.0m	
	Side Yard, Internal Lot for Buildings under 13.0 m high	Min. 1.2m. Min. 1.5m where the other side yard setback is 0.0m. For a Corner Lot min. 2.4 m							
	Side Yard, Internal Lot for Buildings under 15.0 m high	Min. 1.5 m For a Corner Lot Min. 2.4 m							
	Side Yard, Internal Lot for Buildings 15.0 m in height or greater.	Min. 6.0m			N/A				
Accessory building setback	Front (mixed-use, and apartment)	Min. 3m setback from the front façade of the principal building.					N/A		
	Front (Single, semi-detached, duplex, triplex and fourplex residential and non-residential)	Not permitted within front and side yards Setback.							
	Rear	Min. 1.2m	Min. 1.2m	Min. 1.0m	Min. 1.2m	Min. 1.0m	Min. 1.2m	Min. 1.0m	
	Side, Internal Lot	Min. 1.0m							
		0.0m where side yard setback for principal dwelling unit is 0.0m.							
	Side, Corner Lot	Min 2.4m							
Principle Building Height		Min. 9.0m			Max. 13.0m		Max. 11.0m		
Lot Density	Residential (Single, semi-detached, duplex, triplex, and fourplex)			Max 3 du/ parcel					Max 2 du/ parcel
	Multi-attached, apartments & mixed use	Min. 70 du/nrha	Min. 35 du/nrha - Max. 120 du/nrha		Min. 35 du/nrha -Max. 70 du/nrha		Max. 35 du/nrha		
Lot Coverage; Total (Incl. Accessory Buildings)	Residential (Single, semi-detached, duplex, triplex, and fourplex)	Max 70%					Max 60%		
	Mixed use, Institutional, Multi-attached	Max 80%					N/P		

		Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
	and apartment							
	Accessory Buildings	Max 25%					Max 20%	

(7) BUILDING CHARACTER AND DESIGN

a) General

- i. To improve the architectural interest of the streetscape, each principal building shall be individually defined through a combination of architectural features that may include, and are not limited to, variations in architectural styles and rooflines, articulation of the façade, building massing, provision of porches, verandas, and balconies, variation in building materials, colours and other façade enhancing treatments to the satisfaction of the Development Authority.
- ii. Front façade/s of a principal building shall incorporate architectural treatments complementary to the architectural style including features such as open gables, dormer windows, clearly defined entryways, windows with bold trim, shutters or canopies, and accent colours and materials to the satisfaction of the Development Authority.
- iii. Buildings shall have the same materials, colours, and architectural details on all facades exposed to public streets (excluding lane), and parks and open spaces.
- iv. Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the street, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority.
- v. Sliding patio doors must not serve as the front entrance of a dwelling.
- vi. All outdoor lighting fixtures must be aimed and shielded in a manner that does not direct illumination onto a street or adjacent residential use.
- vii. Accessory buildings shall not exceed 5.0m in height.
- viii. Notwithstanding (the above regulation) Garage Suites shall not exceed 7.5m in height.
- ix. Minimum area for a secondary garage, or garden suite shall be 30.0 sq.m.
- x. Facades of garden and garage suite abutting a public street, lane and / or park and open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the Development Authority.
- xi. The size, location, design, character and appearance of any building or structure requiring a development permit shall be acceptable to the Development Authority having due regard to:
 - a. The policies and objectives contained within the municipality's statutory plans;
 - b. Other City plans, standards, and guidelines; and
 - c. Other factors, such as sunlight and privacy.
- xii. Building facades abutting public spaces and streets that exceeds 12.0m in building length; shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.
- xiii. Buildings taller than 12.0 m in height shall incorporate a step-back to address massing, sun penetration, shadowing and wind funnel impacts at the pedestrian level to the satisfaction of the Development Authority.
- xiv. Multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- xv. Each storey must have windows on all building facades facing a street.
- xvi. Home Based Businesses must comply with Section x.x.

b) Single Detached with Reduced Setbacks

- xvii. Single detached residential development with reduced and / or no sideyard on one side shall adhere to the following regulations:
 - a. all roof drainage from principal and Accessory buildings is directed towards a Street, Alley, or private drainage system, and no roof leader discharge is directed to the easement area
 - b. the owners of impacted Lots register on title a minimum 1.5 m private easement along the entire distance of the shared Lot line that requires:
 - c. construction of a drainage swale and an unobstructed drainage path with a minimum width of 0.3 m to be free and clear of all objects;
 - d. protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots;
 - e. a 0.3 m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves of a building on an Abutting Lot;
 - f. a 0.6 m footing encroachment easement;
 - g. permission to access the easement area for maintenance of the properties;
 - h. adequate access for utility maintenance, where applicable; and
 - i. that an Accessory building must not encroach on the easement.
 - j. Fences are not permitted in the Frontyard.

c) Node Architectural Controls

- xviii. To ensure architectural variety and interest, buildings within Nodes and along collector and arterial streets shall incorporate the following design elements on the facades fronting public streets and parks and open spaces to the satisfaction of the Development Authority
 - a. Use of a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles.
 - b. Use of accent colour and/or contrast.
 - c. Use of bold window trims, soffits, muntin bars.
 - d. Use of building features such as dormer window, bay windows, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest.

- e. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, window shutters, canopies and lighting fixtures.

d) Non-Residential and Mixed-Use Buildings

xix. Where a non-residential building wall:

- a. Faces a street or park;
- b. Has a main entrance facing a public space or parking area interior to the site; or
- c. Has a total length greater than 20.0 m facing a site with a residential or mix use

The façade must be articulated using two (2) or more design techniques or features to minimize the perception of massing, eliminate large blank walls, and provide visual interest. Design techniques or features may include variations in rooflines; vertical or horizontal building wall projections or recessions; visual breaks of building facades into smaller sections; use of a combination of finishing materials; or other similar techniques or features.

- xx. Commercial and community uses shall be limited to the ground floor of a building. All Ground Floor building frontages must consist of non-residential uses oriented towards the adjacent street.
- xxi. A minimum height of 4.0m shall be required on the ground floor of all mixed-use buildings.
- xxii. A minimum of 60% of the ground floor façade area between 1.0m and 2.0m above grade, for non-residential use along a public street and/or park shall be comprised of windows, doors, or transparent glazing.
- xxiii. Canopies or awnings shall be a minimum of 0.6m from the curb face and will be located a minimum of 2.5m above grade.
- xxiv. At the discretion of the Development Authority, an additional setback of 3m maximum to the front yard setback may be permitted for a Mixed-use building to accommodate a patio.
- xxv. Accessory dwelling units may be allowed on the ground floor provided the accessory dwelling unit is located in the rear of the building and a non-residential use is located in the front of the building closest to the street.
- xxvi. To promote pedestrian interaction and safety, ground floor non-residential facades must comply with the following:
 - a. A minimum of 85% of all ground floor windows facing a street, park, or along facades with a main entrance facing a public area or parking area interior to the site must be clear and transparent. The remainder may be covered by non-transparent materials.
 - b. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam.
 - c. Minimization of blank facades through the use of murals and public art.
 - d. Barrier free access for users with physical or mobility disabilities.
- xxvii. A minimum of 60% of a building length shall be within the permitted setback range along the abutting street.

Other Regulations

a) Access

I. Where a Site abuts a Lane at the Reat Lot Line, access must be from the Lane except that:

- b. Vehicle accesses may be from a street for a maximum of 50% of principle dwellings per Site, not including Lane Dwellings; and
- c. Vehicle access may be from a Street where it will result in a consistent streetscape with Lots on the same side of the Street that do not abut an alley.
- d. Every building containing a non-residential use shall have at least one (1) path connecting the parking area to the public entrances of the building.
- e. Where a building contains more than one use, every use that has an exterior public entrance shall have a pathway connecting the public entrance to the sidewalk.

b) Parking Regulations

- i. In nodes and along collector and arterial streets parking shall be concealed within buildings with at grade active frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping.

c) Urban Agriculture

- i. Urban Agriculture within single, semi-detached and row housing development shall not account to majority of the land use within a Principal Building.
- ii. Area of personal garden shall be limited to maximum 30% of a total permeable area in the front yard.
- iii. Where personal gardens are located within a sideyard, a minimum of 1.0 m clearance must be maintained from the Principal building. Personal gardens must not be allowed in development with reduced and zero sideyard setbacks.
- iv. Community gardens are permitted within multi-unit, apartment, mixed use, and community use developments to the satisfaction of the Development Authority.

d) Landscaping

- i. Landscaping on the site shall be in accordance with Section x.x of this Bylaw.
- ii. Sites shall maintain a minimum soft landscaping of 20% of the total site area.

e) Fences, Walls and Hedges

- i. No fences may be located in the front yard where commercial use or mix-use is located within the principal building.

f) Signs

- i. Signs may be located on fences and shall be in accordance with Section XX of this Bylaw.
- ii. Signs must comply with Section x.x.