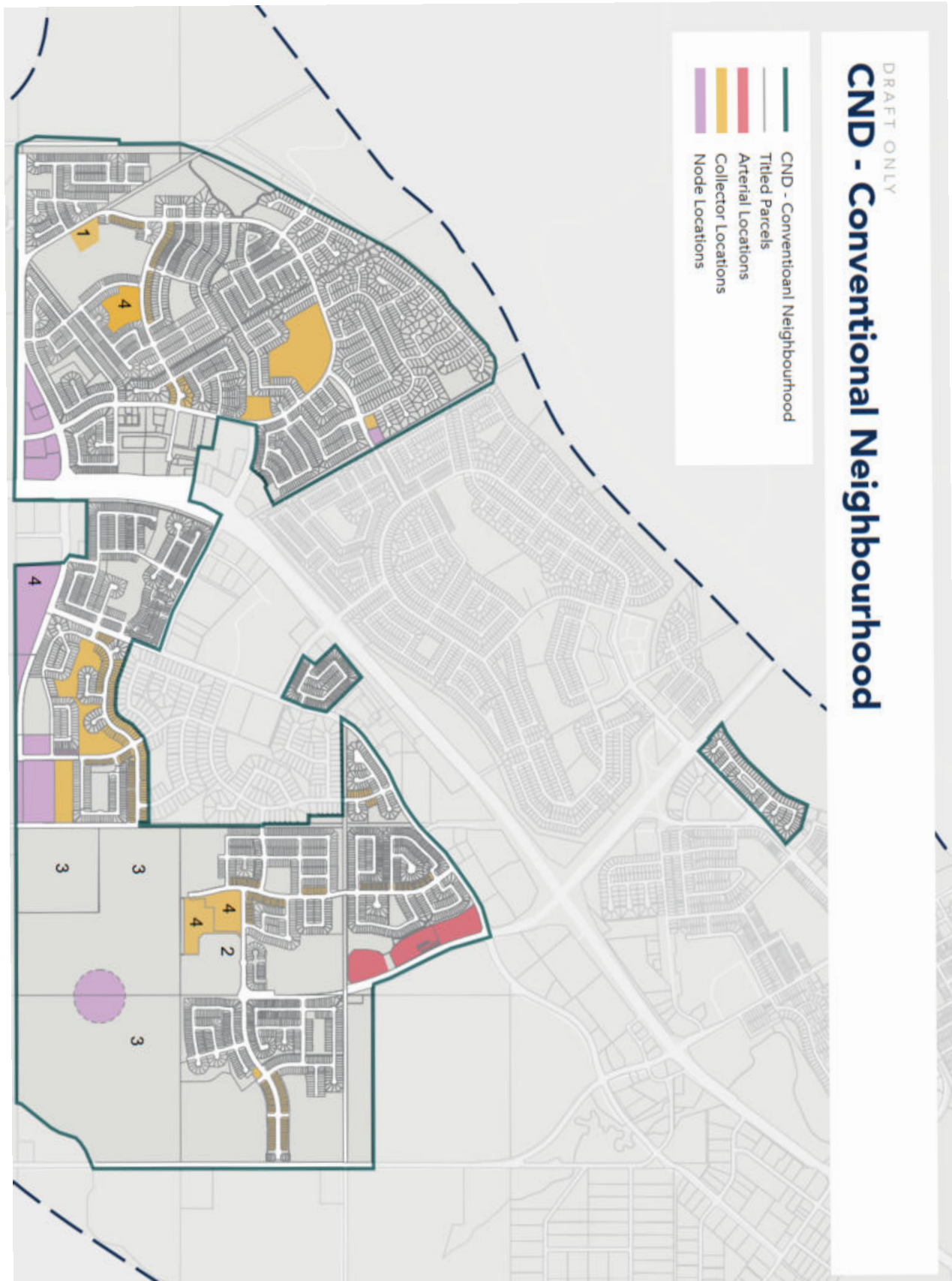


CND – Conventional Neighbourhood District

(1) MAP



(2) PLACE TYPE

This Place Type applies to suburban style development within Sherridon North, Southfort and Westpark. It is characterised by low-density housing while allowing for limited integration of Duplexes, Townhouses, and Apartments. The land use pattern is dominated by residential, featuring a mix of grid pattern, modified grid, cul-de-sac layouts, with lots both with and without lane access. Schools, parks, and storm ponds are well connected with a multi-purpose trail network. This designation serves as a framework for the greenfield development as well as redevelopment and intensification within the existing built out areas. The overarching goal of the MDP for this Place Type is to incorporate greater housing diversity when opportunities arise.

(3) INTENT

i. General Intent

The Conventional Neighbourhood District encompasses the City's primarily residential developing areas. The intent of this Place Type is to promote housing diversity, enhance inclusivity, support multi-modal connectivity, and improve urban design in alignment with the Municipal Development Plan (MDP). The existing development is predominately low-density in character and is encouraged to accommodate Secondary Suites and Backyard Dwellings. New development and redevelopment when opportunities arise within this Place Type should feature more diverse housing options, such as Duplexes, Townhouses, and Apartments along arterial and collector streets. Neighbourhood level community services should be present for residents' convenience and be accessible via multi-modal transportation. This transition will help align with the MDP's direction for inclusivity, mixed-use and complete communities.

ii. Land Use Mix

New development within this Place Type will continue to be predominately residential in nature. New residential developments will contribute to housing diversity through a range of housing forms including Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhouses, Townhouses, and apartments. New development and redevelopment will be expected to integrate sensitively with the existing neighbourhood fabric based on road type frontage. Non-residential and Mixed-Use development are primarily directed to Nodes and Arterial Streets.

iii. Form of Development and their Locations

Nodes and Arterial Streets will accommodate mixed-use and higher density residential developments. Where rear lanes are available, they should be utilized to separate loading, servicing, and parking access from the primary streetscape frontage. Along Collector and Local Streets, development should be compatible with the existing neighbourhood fabric, with building scale, height, and massing. . Non-residential and higher density residential developments will primary be located within Nodes and along Arterial Streets. From these locations, building height, density, and intensity will transition gradually, moving towards low-density housing forms along Collector and Local Streets. Existing low-density development will be able to accommodate secondary suites on the lots and thus provide affordable housing options.

(4) BLOCK STANDARDS

- i. Lot widths and housing typologies should be varied along the block to create housing diversity.
- ii. Housing orientation and architectural considerations will be maintained throughout typologies along a block.

- iii. Where the block frontage exceeds 200.0 m, a mid-block pedestrian connection shall be dedicated as a right-of-way. The right-of-way should not be located closer than 75.0m from either end of the block.
- iv. 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.
- v. Reverse Lot Frontage is not permitted in Nodes, Arterial and Collector Streets, as these areas should reflect a welcoming urban condition with buildings framing and fronting onto the street.
 - a. Notwithstanding 4.iii., where necessary, housing may be developed to match the established orientation of dwellings along the same block frontage to maintain a consistent streetscape and lot orientation.

(5) USES AND TYPOLOGY

- i. Abutting front attached garages and driveways for Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing must be paired together to limit the number of accesses off a street.
- ii. Front attached garages and/or driveways for Duplex, Stacked Townhousing, and Townhousing shall not be permitted off Arterial streets.
- iii. Where a(n) Commercial Block, Indoor Assembly, Inn, Large Scale Retail Centre, Mixed-Use Building, Public Service Building, Single Structure Commercial Pad, Strip Mall, Store Front is proposed in a building previously developed as a Duplex, Stacked Townhousing, or Townhousing, the entire building must be converted for the proposed Building Type.

P – Permitted Use

D – Discretionary Use (means use of a land or a building that may be authorized at the discretion of the Development Authority).

Building Type	Requisite Qualifiers							Fundamental Use Provision (FUP)
	CND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		
		Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane	
Apartment	P	P	P	P	-	-	-	Permitted only on the following Collector Street parcel(s): #1 and 3
Backyard Dwelling	-	P	-	P	P	P	P	
Detached Dwelling	-	-	-	P	P	P	P	
Detached Dwelling with one Side Yard 0.0 metre	-	-	-	P	-	P	-	
Duplex	-	P	-	P	P	P	P	For Duplex along a Collector Street without lane access, the following FUP must be met: a) That a Development Permit for Duplex was approved prior to the coming of this Bylaw.

Building Type	Requisite Qualifiers							
	CND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		Fundamental Use Provision (FUP)
		Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane	
Internal Secondary Suite	P	P	-	P	P	P	P	
Stacked Duplex	P	P	-	P	-	P	P	
Stacked Townhousing	P	P	P	D	D	-	-	For Stacked Townhousing along Collector Streets, one or more of the following FUPs must be met: b) That a Development Permit for Stacked Townhousing was approved prior to the coming of this Bylaw; c) The side yard or flanking yard of a parcel be adjacent to a road or lane; d) That a parcel is adjacent to a parcel with a developed Stacked Townhousing; or e) Be located on the parcel(s) identified as: #1 and 3.
Townhousing	P	P	P	D	D	P	P	For Townhousing along Local Streets, the following FUP must be met: a) That a Development Permit for Townhousing was approved prior to the coming of this Bylaw; For Townhousing along Collector Streets, one or more of the following FUPs must be met: a) That a Development Permit for Townhousing was approved prior to the coming of this Bylaw; b) The side yard or flanking yard of a parcel be adjacent to a road or lane; c) That a parcel is adjacent to a parcel with a developed Townhousing; or d) Be located on the parcel(s) identified as: #1 and 3
Commercial Block	P	P	P	P	-	-	-	Permitted only on the following Collector Street parcel(s): #1, 2, and 3
Inn	D	D	D	-	-	-	-	
Large Scale Retail Centre	D	D	-	-	-	-	-	

Building Type	Requisite Qualifiers							
	CND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		Fundamental Use Provision (FUP)
		Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane	
Mixed-Use Building	P	P	P	P	-	-	-	Permitted only on the following Collector Street parcel(s): #1, 2, and 3
Single Structure Commercial Pad	D	P	P	P	-	-	-	Permitted only on the following Collector Street parcel(s): #1 and 3.
Strip Mall	D	D	D	P	-	-	-	Permitted only on the following Collector Street parcel(s): #2 and 3.
Store Front	P	P	P	P	-	-	-	Permitted only on the following Collector Street parcel(s): #2 and 3.
Indoor Assembly	P	P	P	P	-	-	-	Permitted only on the following Collector Street parcel(s): #2 and 3.
Public Service Building	D	D	D	D	D	-	-	
School	P	P	P	D	D	-	-	Only on the following parcels: 3 and 4
Community Garden	D	D	D	D	D	-	-	
Urban Agriculture	D	D	D	D	D	D	D	
Parks and Natural Area	P	P	P	P	P	P	P	
Sign	P	P	P	D	D	D	D	

(6) LOT AND SUBDIVISION STANDARDS

- Lot widths and / or building typologies along a block frontage should be varied to allow for a variety of lot widths.
- Lots 9.1m or less in width with front attached garages shall be situated across from lane accessed development, Parks and Natural Area, developments with shared access or lots over 11.7m wide with from attached garages.
- 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	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
Site Width	Detached Dwelling, Stacked Duplex	N/A		Min. 7.9m Max. 9.7m Corner Lot: Min. 9.1m		Min. 8.5m Corner Lot: Min. 9.7 m	Min. 9.1m Corner Lot: Min. 10.3 m

Uses	Typology	Node	Arterial Street	Collector Street	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
	Detached Dwelling with one sideyard 0.0m	N/A		Min. 7.0m Max. 8.9m		Min. 7.6m Max. 8.9m	
	Duplex	At the discretion of the Subdivision Authority	Min. 6.1m Corner Lot: Min. 7.3m			Min. 7.3m Corner Lot: Min. 8.5m	
	Townhousing, Stacked Townhousing	At the discretion of the Subdivision Authority	Internal Lot: Min. 3.6m End Lot: Min. 5.4m Corner Lot: Min. 5.6m			Internal Lot: Min. 5.4m End Lot: Min. 6.7m Corner Lot: Min. 7.9m	
	Apartment, Commercial Block, Single Structure Commercial Pad, Strip Mall, Storefront, Indoor Assembly, Inn, Mixed Use Building	At the discretion of the Subdivision Authority	Min. 25.0m Max. 70.0m	Min. 20.0m Max. 45.0m			
	Commercial Block, Inn, Large Scale Retail Centre, Single Structure Commercial Pad, Strip Mall, Store Front	At the discretion of the Subdivision Authority	Min. 25.0m Max. 70.0m				
	Public Service Building, School, Development with Shared Access	At the discretion of the Subdivision Authority					
Site Depth	Detached Dwelling, Duplex, Stacked Duplex, Townhousing, Stacked Townhousing	At the discretion of the Subdivision Authority	Min. 30.0m Min. 22.0m shall be to the discretion of the Subdivision Authority for lots that back onto public property.				
	Apartment, Commercial Block, Inn, Large Scale Retail, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall,	At the discretion of the Subdivision Authority	Min. 30.0m				

Uses	Typology	Node	Arterial Street	Collector Street	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
	Storefront, Indoor Assembly						
	Public Service Building, School	At the discretion of the Subdivision Authority					

(7) BUILT FORM AND SITING

- Vehicular access to the building shall be from the lane where a lane is available.
- Shared side property line for Duplex, Stacked Townhousing, or Townhousing is permitted to be 0.0 metre.
- Setbacks may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.
- Site Coverage to include all buildings and structures on site.

		Location			
		Node	Arterial Street	Collector Street	Local Street
Front Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Max. 4.5m when abutting a street	Min. 4.5m – Max. 8.0m	With Lane: Min. 3.0m – Max. 4.5m Without Lane: Min. 6.0 – Max 7.0 m Where a Duplex has a front vehicular access to one unit and rear vehicular access to another, the unit with rear vehicular access may be setback to a maximum of 7.0m.	
	Apartment, Commercial Block, Inn, Large Scale Retail, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	Max. 4.5m when abutting a street	Min. 4.5m – Max. 6.0m	Min. 3.0m – Max 7.0 m	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.			
	Accessory Building	Not permitted within front yard setback.			
Rear Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Without Lane: Min. 8.0m With Lane: Min. 6.0m		Without Lane: Min. 8.0m Min. 4.0m where lot depth is under 28.0m and the lot backs onto public property With Lane: Min. 10.5 where a detached garage or carport is proposed, or where a	

		Location			
		Node	Arterial Street	Collector Street	Local Street
				parking pad is developed in lieu and is accessed from a rear of the property. Min. 6.0m Where a garage or carport is attached to principal building and is accessed from a lane at the rear of the property.	
	Apartment, Commercial Block, Inn, Large Scale Retail, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	With Lane: Min. 7.0m Without Lane: Min. 4.5m for buildings up to 15.0m in height. Min. 5.0m for buildings over 15.0m and up to 18.0m in height. Min. 5.0m plus 0.5m for every additional 3.0m increase of height for buildings over 18.0m height.		Abutting Lane: Min. 4.5m Without Lane: Min. 6.0m	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.			
	Accessory Building	Min. 1.0m			
Side Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Min. 1.2m Min. 1.5m for Detached Dwelling with one side yard reduced to 0.0m.			
	Apartment, Commercial Block, Inn, Large Scale Retail, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	Min. 1.5m for buildings up to 9.0m in height. Min. 2.0m for buildings over 9.0m up to 12.0m in height. Min. 2.0m plus 1.0m for buildings over 12.0m height, plus 1.0m for every 3.0m increase in height Min. 6.0m for buildings over 20.0m Min. 9.0m when the adjacent to a Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhouse, and/or Townhouse.			
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.			
	Accessory Building	Min. 1.0m 0.0m where one side yard of the principal dwelling unit is 0.0m			
Side Yard Flanking	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Apartment, Commercial Block, Inn, Large Scale Retail, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	Min. 0.0m – Max. 3.0m	Min. 3.0m	Min. 2.4m	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.			
	Accessory Building	Min. 2.4m			

		Location			
		Node	Arterial Street	Collector Street	Local Street
Principal Building Height	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Apartment, Commercial Block, Inn, Large Scale Retail, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	Max. 40.0m. Buildings over four storeys shall provide appropriate transitions in height, scale and massing to adjacent sites.	Max. 25.0m Buildings over four storeys shall provide appropriate transitions in height, scale and massing to adjacent sites.	Max. 13.5m	Max. 11.0m
	Indoor Assembly, Public Service Building, School	To the discretion of the Development Authority.			
	Accessory Building	Max. 5.0m Max. 7.5m Backyard Dwelling			
Site Coverage (Total)	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Max. 70%		Max. 60%	
				Max. 70% where lot depth is under 28.0m	
	Apartment, Commercial Block, Inn, Large Scale Retail, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	Max. 80%		Max. 60%	
	Indoor Assembly, Public Service Building, School	To the discretion of the Development Authority.			
	Accessory Building	15%			
Density	Detached Dwelling, Duplex, Stacked Duplex, Townhouses, Stacked Townhouses	Max. 1 Principal Dwelling unit plus up to a maximum of 2 Backyard Dwelling units for lots with area 360 sq.m and above.		Max 1 Principal Dwelling unit plus up to a maximum of 1 Backyard Dwelling unit.	
	Duplex, Stacked Duplex, Townhouses, Stacked Townhouses (Multi-Unit Sites) Apartment, Mixed-Use Building	Min. 36 du/nrha	Min. 36 du/nrha – Max. 120 du/nrha	Min. 30 du/nrha – Max. 70 du/nrha	Max. 35 du/nrha
Common Amenity	Apartment and Mixed-Use	Minimum 4.5m ² per dwelling unit			
Private Amenity	Apartment and Mixed-Use	Minimum 3.0m ² per dwelling unit to be provided for balconies			

(8) BUILDING CHARACTER AND DESIGN

a) General

- i. New and redeveloping buildings (including corner lots) shall have the same materials, colours, and architectural details on all facades exposed to public streets (excluding lane), and parks and open spaces.

- ii. 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 daylight, sunlight, and privacy.
- iii. New and redeveloped building facades abutting public and quasi-public spaces and streets that exceed 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.
- iv. New and redeveloped buildings taller than 15.0m in height shall incorporate a step-back from front property line to address massing, sun penetration, shadowing and wind funnel impacts at the pedestrian level to the satisfaction of the Development Authority.
- v. Residential Sales Centres may be approved for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.

b) Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing

- i. Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the street or internal street, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority.
- ii. Detached Dwelling developments with a reduced or 0.0 metre side yard on one side shall provide only Soft Landscaping within the reduced side yard area.
- iii. To ensure architectural interest, all units of new and redeveloped principal buildings shall incorporate a minimum three of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of bold window trims, soffits, muntin bars;
 - b. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - c. Use of exterior materials of high quality and durable materials. Each unit must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - d. Use of accent colour and/or contrast in finishing materials;
 - e. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

c) Accessory Building

- i. Minimum area for a Backyard Dwelling shall be 30.0 sq.m.
- ii. Facades of garden and garage suite abutting a public street, lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the development authority.

d) Apartment

- i. To ensure architectural interest, all units of new and redeveloped principal buildings shall incorporate a minimum four of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - d. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - e. Use of accent colour and/or contrast in finishing materials;
 - f. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.
- ii. 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.

e) Mixed-Use Buildings

- i. For new and redeveloped principal buildings, a minimum of 60% of the ground floor façade area adjacent public street, park and/ or open space between 1.0m and 2.0m above grade and shall be comprised of windows, doors, or transparent glazing.
- ii. To promote pedestrian interaction and safety, ground floor of new and redeveloped mixed-use facades in comprehensive sites must comply with the following:
 - a. A minimum of 80% of all ground floor windows must be clear and transparent. The remainder may be covered by non-transparent material.
- iii. To ensure architectural interest, new and redeveloped mixed-use buildings shall incorporate a minimum of three of the following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of exterior materials of high quality and durable materials. 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 in finishing materials;
 - c. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - d. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - e. Use of bold window trims, soffits, muntin bars.

- iv. 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.

f) Commercial Block, Inn, Large Scale Retail, Single Structure Commercial Pad, Store Front, Strip Mall,

- i. For new and redeveloped principal buildings, a minimum of 60% of the ground floor façade area adjacent public street, park and/ or open space between 1.0m and 2.0m above grade and shall be comprised of windows, doors, or transparent glazing.
- ii. To promote pedestrian interaction and safety, ground floor of new and redeveloped non-residential facades in comprehensive sites must comply with the following:
 - a. A minimum of 80% of all ground floor windows must be clear and transparent. The remainder may be covered by non-transparent material;
 - b. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam;
 - c. Barrier free access for users with physical or mobility disabilities;
 - d. Architecture and building design shall compliment the surrounding area, be visually appealing, human scale appropriate, and contribute to the pedestrian's sense of safety and comfort to the satisfaction of the Development Authority; and
 - e. Entrances to the new and redeveloped multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- iii. 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.

(9) BUILDING CHARACTER AND DESIGN

a) Site Connectivity

- i. Walkways for pedestrians shall be accommodated throughout the site and shall connect to the City's public pedestrian network.
- ii. A pedestrian circulation plan for each development shall be submitted prior to approval of an Apartment, Mixed Use Building, Indoor Assembly, Inn, Single Structure Commercial Pad, or Storefront. This plan shall provide for pedestrian connections between developments such that potential conflict between pedestrians and vehicles is minimized.

b) Urban Agriculture

- i. Urban Agriculture within Detached Dwelling, Duplex, Stacked, Duplex, Stacked Townhousing, and Townhousing shall be limited to a maximum of 49% of the area within a Principal Building.
- ii. Urban Agriculture shall be limited to maximum 50% of the total front yard area.
- iii. Urban Agriculture is not permitted within the reduced side yard area where a reduced or 0.0 metre side yard setback area.
- iv. A Community Garden is permitted within Apartment, Mixed-Use Buildings, and Parks and Natural Area to the satisfaction of the Development Authority.

c) Landscaping

- i. Landscaping on the site shall be in accordance with Section X _____ of this Bylaw.
- ii. For Apartment, Mixed Use Building, Commercial Block, Inn, Large Scale Retail, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, Inn, Public Service Building, School, a minimum of 20% of the total site area shall be landscaped, including all areas not occupied by buildings, parking areas or vehicular access areas. One tree for each 25.0m² and one shrub for each 10.0m² of landscape area shall be provided.
- iii. For Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing, one tree for each 100.0m² and one shrub for each 40.0m² of landscape area shall be provided.

d) Fences, Walls and Hedges

- i. Fences, walls and hedges in this district shall be in accordance with the Section x.x of this bylaw.
- ii. Fences within the Front Yard are limited to a maximum of 0.91 metres.

e) Nodes & Comprehensively Planned Sites

- i. In addition to the application requirements of Section X _____ of this Bylaw, an Applicant must submit to the satisfaction of the Development Authority:
 - a. A Conceptual Site Development Plan or Overall Master Plan for the development area, or, if the Applicant is only developing a portion of the proposed development area, a Site Development Plan in relation to the portion to be developed in which the Applicant has also illustrated how the development will be integrated within the overall site design;
 - b. The Conceptual Site Development Plan or Overall Master Plan is considered to be nonbinding, must identify the proposed building types, uses, and locations, development phasing, site accesses, vehicular and pedestrian routes, amenity areas, parking, and signage; and
 - c. Details regarding the architectural guidelines proposed for the development, including design drawings illustrating the colour scheme, building materials, and theme.

f) Applicability of the Regulations

- i. The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings will not be considered non-conforming.
- ii. For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area or improvements to the facade facing a public street that exceed 50% of the facade's surface area.