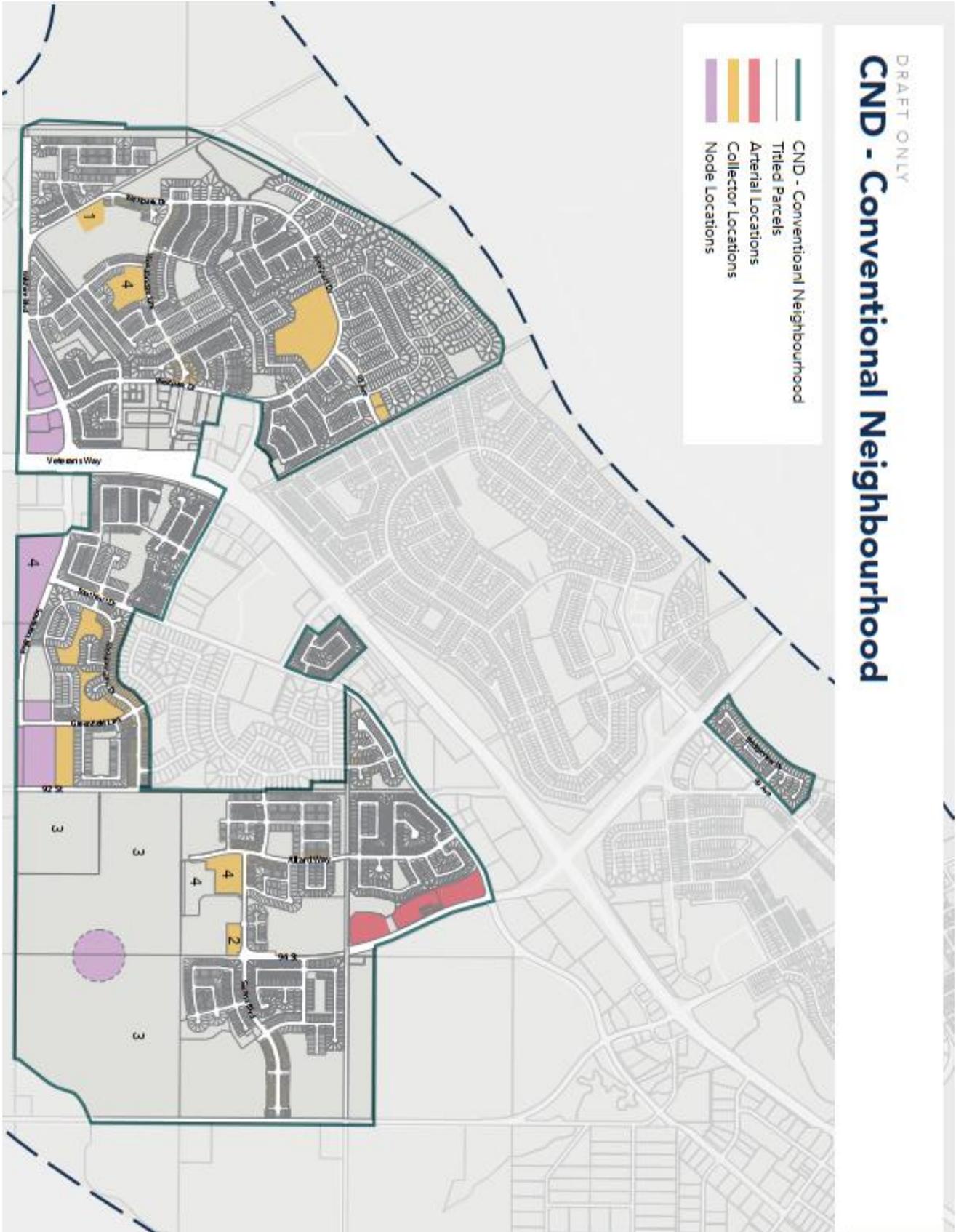


CND – Conventional Neighbourhood District

(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 including Single Detached dwellings, Duplexes, and Town housing while allowing for limited integration of Apartments. The land use pattern is dominated by residential, with the street layout featuring a mix of grid pattern, modified grid, cul-de-sacs, with lots both with and without lane access. Schools, parks, and storm ponds are well connected with a multi-purpose trail network. Although this place-type serves as a framework for both the existing and greenfield development within above mentioned neighbourhoods, the existing developed areas will not be impacted unless redevelopment or alteration to the existing development undertaken. The district will guide the future new development, i.e. greenfield development. The overarching goal of the MDP for this Place Type is to incorporate greater housing diversity to create inclusive, multi-generational communities when opportunities arise.

(3) INTENT

i. General Intent

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 Internal 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 street type frontage. Non-residential and Mixed-Use development are primarily directed to Nodes and Arterial Streets. Where rear lanes are available, they should be utilized to separate loading, servicing, and parking access from the primary streetscape frontage.

iii. Form of Development and their Locations

Nodes and Arterial Streets will accommodate mixed-use and higher density residential developments. Along Collector and Local Streets, development should be compatible with the existing neighbourhood context, and compatible with the scale, height, and massing in the surrounding area. 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 Internal Secondary Suites and Backyard Dwellings on the lots enhancing affordability and multi-generational living.

(4) BLOCK STANDARDS

i. New Block length shall not exceed 250.0m.

- ii. 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.
- iii. Housing orientation and/ or architectural considerations where applicable shall be maintained along a Block face.
- 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, to create a welcoming urban condition with buildings framing and fronting onto the street.
- vi. Notwithstanding 4.vi., Reverse Lot Frontage housing will be developed to match the orientation of dwellings established prior to _____, 2026 along the same Block Face 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 maximize separation between driveways to allow for on street parking and operational functionality.
- ii. Front attached garages and/or driveways for Detached Dwellings, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing shall not be permitted off Collector and Arterial Streets.
- iii. Notwithstanding 5 (ii) Front attached garages and/or driveways off Collector and Arterial Streets for Detached Dwellings, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing may be permitted where established prior to _____, 2026 to the discretion of the Development Authority.
- iv. Where a non-residential use or an activity is proposed in a building previously developed as a Duplex, Stacked Townhousing, or Townhousing, the entire building must be converted for the non-residential use or residential mixed-use.

Fundamental Use Provision: The fundamental use provisions as requisite qualifiers for permitted and discretionary uses listed within Section x _____.

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	P	-	P	<p>Only on the following Collector Street parcel(s): In area #1 .In area #3 in accordance with the approved Neighbourhood Structure Plans</p> <p>On Local Street without Lane access: a) Lot 5;Block 16 ;Plan 0226197</p>

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		
								b) Plan 0922806 c) Plan 0425568 d) Plan 0620420
Backyard Dwelling	D	P	P	P	P	P	P	
Detached Dwelling	-	P	-	P	P	P	P	
Detached Dwelling with one Side Yard 0.0 metre	-	P	-	P	-	P	-	
Duplex	D	P	P	P	P	P	P	Along a Collector Street without Lane access when: a) A Development Permit for Duplex was approved prior _____ DATE ; or b) It's a Development with Shared Access. Along an Arterial Street without Lane access when it's a Development with Shared Access.
Home Business	D	D	D	D	D	D	D	Shall not be located within an Apartment or Mixed-Use Building.
Internal Secondary Suite	P	P	P	P	P	P	P	
Laneway Housing	-	P	-	P	-	P	-	Only permitted on a corner site where servicing is available from abutting street.
Stacked Duplex	P	P	-	P	-	P	P	
Stacked Townhousing	P	P	P	D	P	-	-	Along a Collector Street: a) That a Development Permit for Stacked Townhousing was approved prior to the coming of this Bylaw; b) The side yard or flanking yard of a parcel is adjacent to a street or lane; c) That a parcel is adjacent to a parcel with a developed

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		
								<p>Stacked Townhousing; or</p> <p>d) when located on the parcel(s) identified as: In area #1 . In area #3 in accordance with the approved Neighbourhood Structure Plans</p> <p>Along an Arterial Street without Lane access or Collector Street without Lane access when it's a Development with Shared Access</p>
Townhousing	P	P	P	P	P	P	D	<p>Along Local Streets,</p> <p>a) When a Development Permit for Townhousing was approved prior to the <u> </u> DATE; or</p> <p>b) For areas developed after <u> </u> DATE, no more than four units in a townhouse shall be allowed and Townhousing shall be limited to no more than 30% of the Block Front.</p> <p>Along a Collector Street:</p> <p>a) When a Development Permit for Townhousing was approved prior to the coming of this Bylaw;</p> <p>b) The side yard or flanking yard of a parcel is adjacent to a street or lane;</p> <p>c) That a parcel is adjacent to a parcel with a developed Townhousing; or</p> <p>d) when located on the parcel(s) identified as: In area #1 . In area #3 in accordance with the approved</p>

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		
								Neighbourhood Structure Plans Along an Arterial Street without Lane access or Collector Street without Lane access when it's a Development with Shared Access
Commercial Block	P	-	-	-	-	-	-	Only on the following Collector Street parcel(s): In area #1 . In area #2 and #3 in accordance with the approved Neighbourhood Structure Plans
Inn	-	D	D	-	-	-	-	
Mixed-Use Building	P	D	D	D	D	-	-	Only on the following Collector Street parcel(s): In area #1 . In area #2 and #3 in accordance with the approved Neighbourhood Structure Plans
Single Structure Commercial Pad	-	P	P	P	P-	-	-	Along Collector Streets: a) When a Development Permit for Single Structure Commercial Pad was approved prior to the coming of this Bylaw; or b) When located on the parcel(s) identified as: In area #1 . In area #3 in accordance with the approved Neighbourhood Structure Plans Along a Collector Street without Lane access: Must be located on Lot 2; Block 1; Plan 8822160
Strip Mall	-	D	D	D	-	-	-	Only on the following Collector Street parcel(s): In area #2 and #3 in accordance with the approved Neighbourhood Structure Plans
Store Front	P	P	P	D	D	-	-	Only on the following Collector Street parcel(s): In area #2 and #3 in accordance with the

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		
								approved Neighbourhood Structure Plans
Indoor Assembly	P	P	P	P	P	-	-	Only on the following Collector Street parcel(s): In area #2 and #3 in accordance with the approved Neighbourhood Structure Plans Along a Collector Street without Lane access when: a) It's a Development with Shared Access; or b) Must be located on Lot 1A ;Block 1 ;Plan 9120403
Public Service Building	D	D	D	D	D	D	D	
School	P	P	P	P	P	-	-	Only on sites registered as MR, SR or MSR.
Urban Agriculture	D	D	D	D	D	D	D	
Parks and Natural Area	P	P	P	P	P	P	P	
Sign	D	D	D	D	D	D	D	

(6) SUBDIVISION STANDARDS

- i. Lot widths and / or building typologies along a Block frontage should be varied to allow for a variety of lot widths.
- ii. Lots 9.1m or less in width with front attached garages shall be situated across from lane accessed development 6.1m or wider, a flanking yard, Parks and Natural Area, and/or developments with shared access or lots over 11.7 m wide with front attached garages.
- iii. Front-accessed housing on sites 9.1m to 11.7m in width shall be across from lane housing, other front accessed housing with sites greater than 9.1m in width, a flanking yard, or Parks and Natural Areas.
- iv. Each subdivision must adhere to the density thresholds and housing typologies identified in the relevant Neighbourhood Structure Plan 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	Detached Dwelling, Stacked Duplex, Laneway Housing	Min. 7.9m Max. 9.7m Corner Lot: Min. 9.1m		Min. 7.9m Max. 9.7m Corner Lot: Min. 9.1m	Min. 8.5 m Corner Lot: Min. 9.1 m	Min. 9.1m Corner Lot: Min. 10.3m
	Detached Dwelling (with one sideyard reduced to 0.0m)	Min. 7.0m Max. 7.6m Corner Lot: Min.8.5m		Min. 7.0m Max. 7.6m Corner Lot: Min. 8.5m	Min. 7.6m Max. 8.9m Corner Lot: Min.8.5m	-
	Duplex	Min. 5.5m Corner Lot: Min. 6.7m		Min. 6.1m Corner Lot: Min. 7.3m	Min. 6.7 m Corner Lot: Min.7.9 m	Min. 7.3m Corner Lot: Min. 8.5m
	Townhousing, Stacked Townhousing	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, Store Front, Strip Mall, Indoor Assembly, Inn, Mixed Use Building, Public Service Building, School,	To the discretion of the Subdivision Authority			-	To the discretion of the Subdivision Authority
Site Depth	Detached Dwelling, Duplex, Stacked Duplex, Townhousing, Stacked Townhousing	Min. 30.0m Lesser depth will be allowed in accordance with the applicable Neighbourhood Structure Plan and Regulatory Map of this Bylaw.				
	Apartment, Commercial Block, , Inn, Mixed Use Building, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly	Min. 30.0m			-	To the discretion of the Subdivision Authority
	Laneway Housing	-	Min. 15.0 m			
	Public Service Building, School	At the discretion of the Subdivision Authority				

(7) BUILT FORM AND SITING

- i. Vehicular access to the building shall be from the lane where a lane is available.
- ii. Shared side property line for Duplex, Stacked Townhousing, or Townhousing is permitted to be 0.0m.

- iii. Setbacks may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.
- iv. Rear Yard Setbacks may be reduced to 1.0m to the satisfaction of a Development Authority for lane accessed Detached Dwelling, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing on lots with reduced depths in accordance with an approved Neighbourhood Structure Plan where garage is attached to the Principal Building.
- v. A Duplex on a local street 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.
- vi. Internal building setback at the discretion of the Development Authority.

	Typologies	Location						
		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)
Front Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Max. 4.5m when abutting a street	Min. 3.0m – Max. 4.5m				Min. 3.0m – Max. 4.5m	Min. 6.0 – Max. 7.0 m
	Apartment, Commercial Block, Inn, Mixed Use Building, Single Structure Commercial Pad, Store Front, Strip Mall	Max. 4.5m when abutting a street	Min. 4.5m – Max. 6.0m	Min. 3.0m – Max 7.0m		-	Min. 7.0m	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.						
	Accessory Building, Backyard Dwelling, Laneway Housing	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	Min. 6.0m	Min. 8.0m	Min. 6.0m (where garage/car port is attached to Principal Building)	Min. 8.0m Min. 4.0m where lot depth is under 28.0m and the lot	Min. 6.0m (where garage/car port is attached to Principal Building)	Min. 8.0m Min. 4.0m where lot depth is under 28.0m and the lot

	Typologies	Location						
		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)
					Min. 10.5m (where garage or carport is detached)	backs onto public property	Min. 10.5m (where garage or carport is detached)	backs onto public property
	Apartment, Commercial Block, Inn, Mixed Use Building, Single Structure Commercial Pad, Store Front, Strip Mall	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.	Min. 7.0m	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.	Min. 4.5m	Min. 8.0m		
	Indoor Assembly, Laneway Dwelling Public Service Building, School	At the discretion of the Development Authority.						
	Accessory building, Backyard Dwelling	Min. 1.0m						
Side Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Min. 1.2m Min. 1.5m for Detached Dwelling where one or more setback is 0.0m.						
	Apartment, Commercial Block, Inn,	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.						

	Typologies	Location					
		Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)
	Mixed Use Building, Single Structure Commercial Pad, Store Front, Strip Mall	<p>Min. 2.0m plus 1.0m for every 3.0m increase in height for buildings over 12.0m to 20.0m Min. 6.0m for buildings over 20.0m</p> <p>Min. 3.0m when the adjacent to a Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhouse, and/or Townhouse; whichever greater.</p> <p>In nodes Side Yard may be reduced to 0.0m to the discretion of the Development Authority when not abutting a Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing and/or an Apartment.</p>					
	Indoor Assembly, Laneway Dwelling Public Service Building, School	At the discretion of the Development Authority.					
	Accessory building, Backyard Dwelling	Min. 1.0m 0.0m where side yard setback for principal dwelling unit is 0.0m.					
Side Yard Flanking	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Apartment, Commercial Block, Mixed-Use Building, Storefront	Min. 2.4m – Max. 3.0m	Min. 3.0m – Max. 4.5m		Min. 2.4m – Max. 3.0m		Min. 4.5m
	Inn, Single Structure Commercial Pad, Strip Mall	Min. 3.0m			Min. 2.4m		
	Indoor Assembly, Laneway Dwelling Public Service Building, School	At the discretion of the Development Authority.					
	Accessory building, Backyard Dwelling	Min. 2.4m					
Building Height	Detached Dwelling,	Min. 5.0m – Max. 25.0m			Max. 13.1m		Max. 11.0m

	Typologies	Location						
		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)
	Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Apartment, Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront							
	Indoor Assembly, Laneway Housing, Public Service Building and Schools	To the discretion of the Development Authority						
	Backyard Dwelling	Max. 7.5m and not to exceed the height of Principle Building						
	All other Accessory Buildings	Max. 5.0m						
Density per Lot	Detached Dwelling, Duplex	Maximum 1 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling; plus up to a maximum 1 Internal Secondary Suite						
	Laneway Dwelling,	Maximum 1 Principal Dwelling unit						
	Stacked Duplex	Maximum 2 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite						
	Stacked, Townhousing,	Maximum 2 Principal Dwelling unit						
	Townhousing	Maximum 1 Principal Dwelling Unit plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite						
Density per Site	Apartment, Stacked Townhousing Townhousing Mixed Use Building	Min. 70 du/nrha	Min. 35 du/nrha -Max. 120 du/nrha	Min. 30 du/nrha -Max. 70 du/nrha	Max. 30 du/nrha			
Site Coverage Total	Detached Dwelling, Duplex, Stacked	Max. 70% Incl. Accessory Buildings			Max. 60% Incl. Accessory Buildings Max. 70% Incl. Accessory Buildings where lot depth is under 30.0m			

	Typologies	Location						
		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)
	Duplex, Stacked Townhousing, Townhousing,							
	Apartment, Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	To the discretion of the Development Authority.					Max. 60%	
	Indoor Assembly, Laneway Housing, Public Service Building and Schools	To the discretion of the Development Authority.						
	Accessory Buildings	Max. 15%						
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

These regulations apply to all development within this district.

- i. Buildings (including corner lots) shall have the same and/or complimenting 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. 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. 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.
- vi. New 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.

b) Detached Dwellings with 0.0m sideyard on one side

- i. Detached Dwelling development with reduced and/or 0.0m sideyard on one side shall adhere to the following regulations:
 - a. All roof drainage from Principal and Accessory buildings are directed towards a Street, Alley, or private drainage system, and no roof leader discharge is directed to the easement area;
 - b. Fences and gates are not permitted in the Front Yard;
 - c. The owners of impacted Lots register on title a minimum 1.5 m private easement along the entire distance of the shared Lot line. The easement shall ensure:
 - i. 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;
 - ii. Soft Landscaping within the easement area;
 - iii. 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;
 - iv. A 0.3m 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;
 - v. A 0.6 m footing encroachment easement;
 - vi. Permission to access the easement area for maintenance of the properties;
 - vii. Adequate access for utility maintenance, where applicable; and
 - viii. That an Accessory building must not encroach within the easement area.

c) Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing along Collector Streets, Arterial Streets, and Nodes

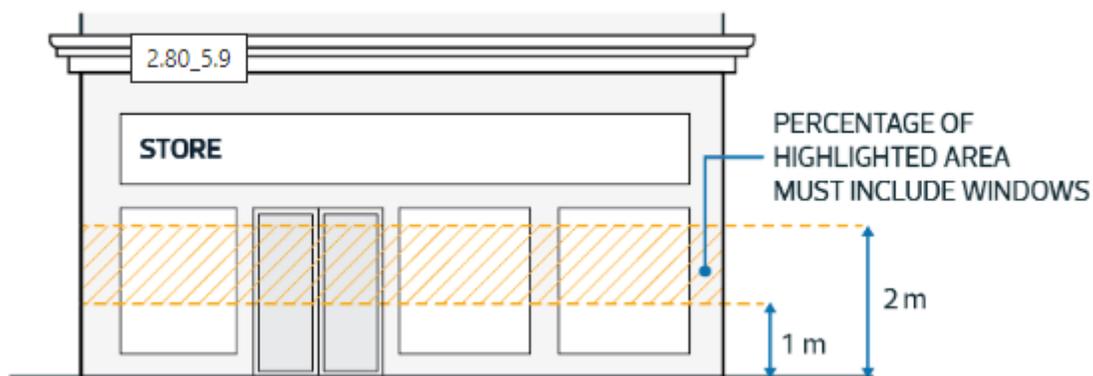
- i. To ensure architectural interest, all units principal buildings shall incorporate a minimum three of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of bold window trims, soffits, muntin bars;
 - b. Use of building features such as clearly defined 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.

d) Apartment

- i. To ensure architectural interest, 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.
- iii. Within nodes, Parking located at the side of the building with decorative screening shall not exceed 20% parcel width at the front property line.
- iv. Within Nodes, a minimum of 70% of a building length shall be within the permitted setback range along the abutting street.

e) Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Store Front, and Strip Mall

- i. A minimum of 60% of the ground floor façade area adjacent to public street, park and/or open space between 1.0m and 2.0m above grade shall be comprised of windows, doors, or transparent glazing.



- ii. When a canopy or awning is to be installed it shall be a minimum of 0.6m from the curb face and will be located a minimum of 2.5m above grade.

- iii. At the discretion of the Development Authority, the front yard setback may be increased for a Mixed-Use Building to accommodate a patio.
- iv. To promote pedestrian interactions and safety, ground floor facades must comply with the following:
 - a. A minimum of 80% 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, canopies and lighting fixtures;
 - c. Barrier free access for user with physical or mobility disabilities; and
 - d. Entrances to the multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- v. Parking shall be concealed within buildings with Pedestrian Priority Frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping
- vi. Within Nodes, a minimum of 60% of a building length shall be within the permitted setback range along the abutting street.
- vii. To ensure architectural interest for Mixed-Use Buildings, a minimum of 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 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 building 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.

f) Accessory Building

- i. Minimum area for a Backyard Dwelling and Laneway Housing shall be 30.0 sq.m.

Facades of Backyard Dwellings 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.

(9) OTHER REGULATIONS

a) Access

- i. Where a site abuts a lane at the Rear Lot Line, access must be from the lane, except that:
 - a. Vehicle accesses may be from a street for a maximum of 50% of the principal dwellings per Site, not including Lane Dwellings; and
 - b. Every building containing a non-residential use shall have at least one dedicated pedestrian corridor within the parking area connecting to the public entrances of the building.

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.

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, 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.
 - a. One tree for each 25.0m² and one shrub for each 10.0m² of permeable landscape area shall be provided.
- iii. Sites accommodating residential development with fewer than four dwelling units shall maintain a minimum 20% of the total site area as permeable landscaping
- iv. 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 _____ of this bylaw.
- ii. Fences within the Front Yard are limited to a maximum of 0.91 metres.

e) Signs

- i. Signs may be located on fences and shall be in accordance with Section X _____ of this Bylaw.

f) Lighting

- i. All outdoor lighting fixtures must be aimed and shielded in a manner that does not direct illumination onto a street or adjacent residential use. Impact of outdoor lighting should not be beyond the property boundaries.

g) 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.

h) 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.

i) 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 developed prior to this land use bylaw coming into place ___ **DATE** 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.

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