

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	
	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

- i. 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.
- ii. 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, Residential	Single detached, Duplex	N/A	N/A	Min.8.5m Max. 9.7m Corner Lot: Min. 9.3m	Min.8.5m Max. 9.7m Corner Lot: Min. 9.3m	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. 6.4 m Max. 8.9 m	Min. 7.0 m Max. 8.9 m	Min. 7.0 m Max. 8.9 m	Min. 7.6m Max. 8.9 m	N/A	
	Semi-detached	N/A	Min. 6.1m Corner Lot: Min. 7.3m	Min. 6.1m Corner Lot: Min. 7.3 m	Min. 6.1m Corner Lot: Min. 7.3 m	Min. 7.3m Corner Lot: Min. 8.5 m	Min. 7.3m Corner Lot: Min. 8.5m	
	Multi-attached,	Internal Lot: Min. 3.6m End Lot: Min. 5.4 m Corner Lot: Min. 5.6 m	Internal Lot: Min. 3.6m End Lot: Min. 5.4 m Corner Lot: Min. 5.6 m	Internal Lot: Min. 3.6m End Lot: Min. 5.4 m Corner Lot: Min. 6.7 m	Internal Lot: Min. 3.6m End Lot: Min. 5.4 m Corner Lot: Min. 6.7 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. 25.0 m. Max.70.0 m	Min. 25.0 m. Max.70.0 m	Min. 20.0 m. Max.45.0 m	Min. 20.0 m. Max.45.0 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	Collector Street	Local Street (With Lane)	Local Street (without lane)
Principal Building Setback	Front Yard	Max. 4.5 m	Min. 4.5 – Max 8.0 m	Min. 3.0m – Max 6.0 m	Min. 3.0m – Max 6.0 m	Min. 6.0 – Max 7.0 m
	Flanking Yard	Max. 4.5 m	Min. 3.0 Max. 4.5 m	Min.2.4m Max. 4.5 m	Min. 2.4m Max. 4.5 m	Min. 2.4m Max. 4.5 m
	Rear Yard	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. 10.5 m (where garage or carport is detached)	Min. 8.0 m
	Side Yard, Internal Lot For buildings under 11.0m high	Min. 1.2 m. Min. 1.5 m for Single detached dwelling with no side yard on one side. For a Corner Lot Min. 2.4 m				
	Side Yard, Internal Lot For Buildings under 15.0 m high	Min. 1.5 For a Corner Lot Min. 2.4 m				
	Side Yard, Internal Lot For Buildings above 15.0 m height	Min. 6.0 m			N/A	
	Accessory building setback	Front (mixed-use, and apartment)	Min. 3m setback from the front facade			N/A
Front (Single, semi-detached, duplex, triplex and fourplex residential and non-residential)		Not permitted within front and side yards Setback.				
Rear		Min 1.2 m	Min 1.2 m	Min 1.2 m	Min 1.2 m	1.0 m
Side, Internal Lot		Min 1.0 m	Min 1.0 m	Min 1.0 m	1.0m	1.0 m
Side, Corner Lot		0.0 m where side yard setback for principal dwelling unit is 0.0 m. Min 2.4 m				
Principal Building Height			Min. 9.0 m	Min. 9.0 m	Max. 13.0m	Max. 13.0m
Lot Density	Residential (Single, semi-detached, duplex, triplex, and fourplex)	3 du/ parcel Max.				2 du/ parcel Max.
	Multi-attached, apartments & mixed use	Min.60 du/nrha	Min. 60 du/nrha - Max. 120 du/nrha	Min. 60 du/nrha - Max. 70 du/nrha	max. 35 du/nrha	
Lot Coverage; Total	Residential (Single, semi-detached, duplex, triplex, and fourplex)	Max 70%			Max 60%	
Lot Coverage, Total	Mixed use, Institutional, Multi-attached	Max 80%			N/P	

		Node	Arterial Street	Collector Street	Local Street (With Lane)	Local Street (without lane)
	and apartment					
	Accessory buildings	Max. 25%			Max. 20%	

Total lot coverage of both the principal structure and any accessory structures may not exceed the maximum lot coverage allowed to the principal structure.

(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, and 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. Accessory buildings shall not exceed 5.0m in height. A total height shall not exceed 7.5 m when a garage suite is developed.
- vi. Minimum area for a secondary, garage, or garden suite shall be 30.0 sq.m.
- vii. 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.
- viii. To ensure architectural variety and interest, buildings within Nodes and along collector and arterial streets shall incorporate following design elements on the facades fronting public streets and parks and open spaces to the satisfaction of the Development Authority. –
 - a. Use of min 20% high quality accent material such as stone, brick, decorative shingles.
 - b. Use of Accent Colour and/or contrast.
 - c. Use of bold window trims, soffits and muntin bars.
 - d. Use of building features such as dormer window, bay windows, balcony, porch, verandah, 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.
- ix. 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.
- x. 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.
- xi. Building facades abutting public spaces and streets that exceed 12.0 m 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.
- xii. Buildings taller than 15 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.
- xiii. Entrances to the multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- xiv. 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 Setback.

b) Non-Residential and Mixed-Use Buildings

- xv. To promote pedestrian interaction and safety, ground floor non-residential facades must comply with the follow:
 - 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 material.
 - b. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam.
 - c. Minimization of blank facades through the use murals and public art
 - d. Barrier free access for users with physical or mobility disabilities.
- xvi. Commercial and community uses shall be limited to the ground floor of a building.
- xvii. A minimum height of 4.0m shall be required on the ground floor of all mixed-use buildings.
- xviii. A minimum of 60% of the ground floor façade area, for non-residential use along a public street and/or park shall be comprised of windows, doors, or transparent glazing, and no more than 0.6m above grade.
- xix. Canopies or awnings shall be a minimum of 0.6 m from the curb face and will be located a minimum of 2.5m above grade.
- xx. At the discretion of the Development Authority, an additional setback of maximum 3m may be permitted and shall not exceed 30% width of the front façade of a Mixed-use building to accommodate a patio.
- xxi. 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.
- xxii. A minimum of 60% of a building length shall be within the permitted setback range along the abutting street.
- xxiii. No fences may be located in the front yard.
- xxiv. Every use that has an exterior public entrance shall have a pathway connecting the public entrance to the sidewalk.

(8) OTHER REGULATIONS

OTHER THINGS TO CONSIDER: SAFETY / VISIBILITY, SOLID WASTE, DESIGN STANDARDS, PROJECTIONS

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 principal 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.

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.
- ii. For suites?

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 the easement area where development has a 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.
- v. Urban Agriculture shall not be the only use located within a principal building.

d) Landscaping

- i. Landscaping on the site shall be in accordance with section x.x of this Bylaw.

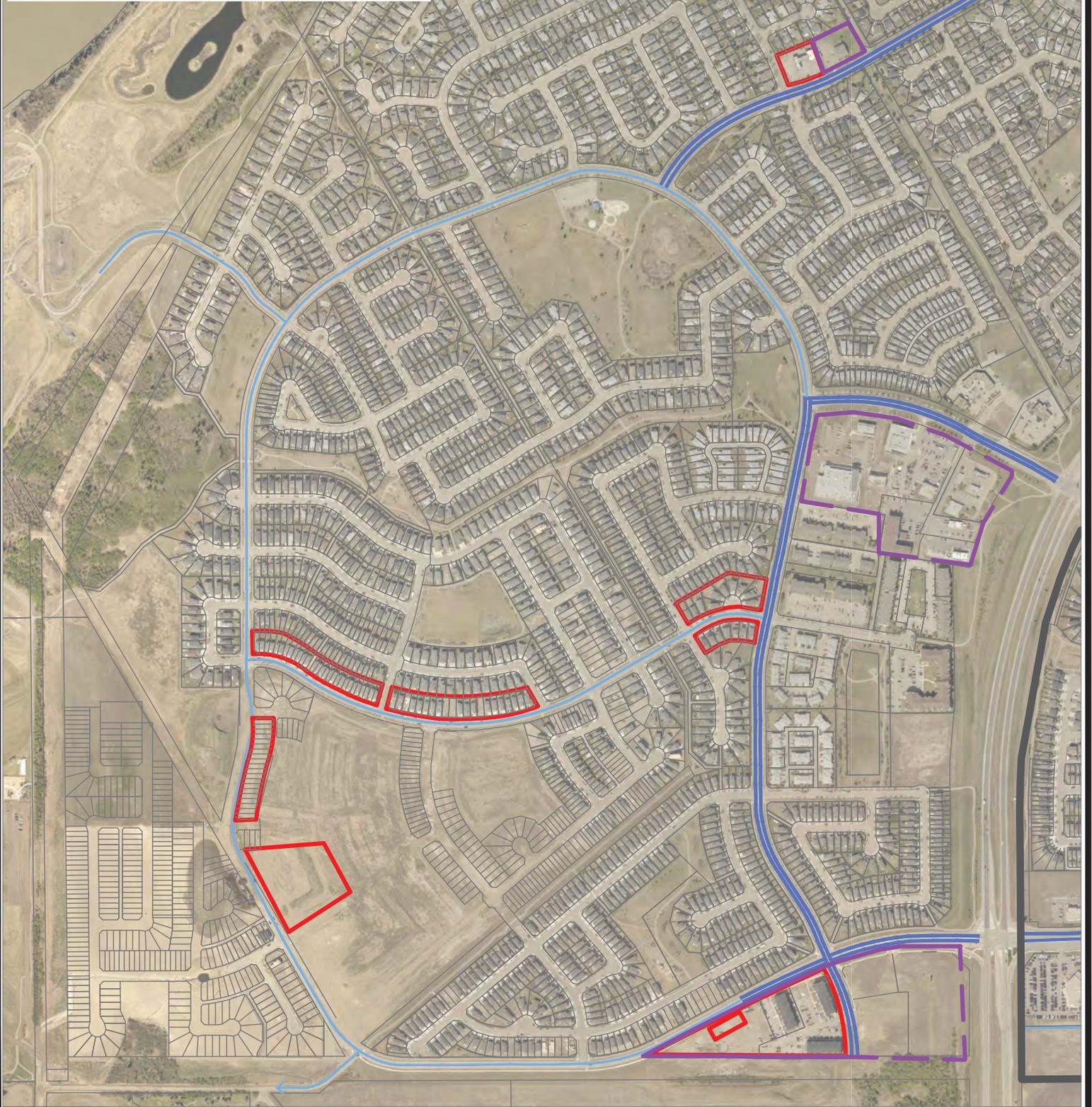
e) Fences, Walls and Hedges

- i. Fences, walls and hedges in this district shall be in accordance with the Section x.x of this bylaw.

Westpark Neighbourhood DRAFT ONLY

Legend

-  Arterial Street
-  Collector Street
-  Westpark Neighbourhood
-  Collector Street Locations
-  Titled Parcels
-  Node Location



Southfort Neighbourhood DRAFT ONLY

Legend

-  Arterial Street
-  Collector Street
-  Southfort Neighbourhood
-  Collector Street Locations
-  Titled Parcels
-  Node Location

