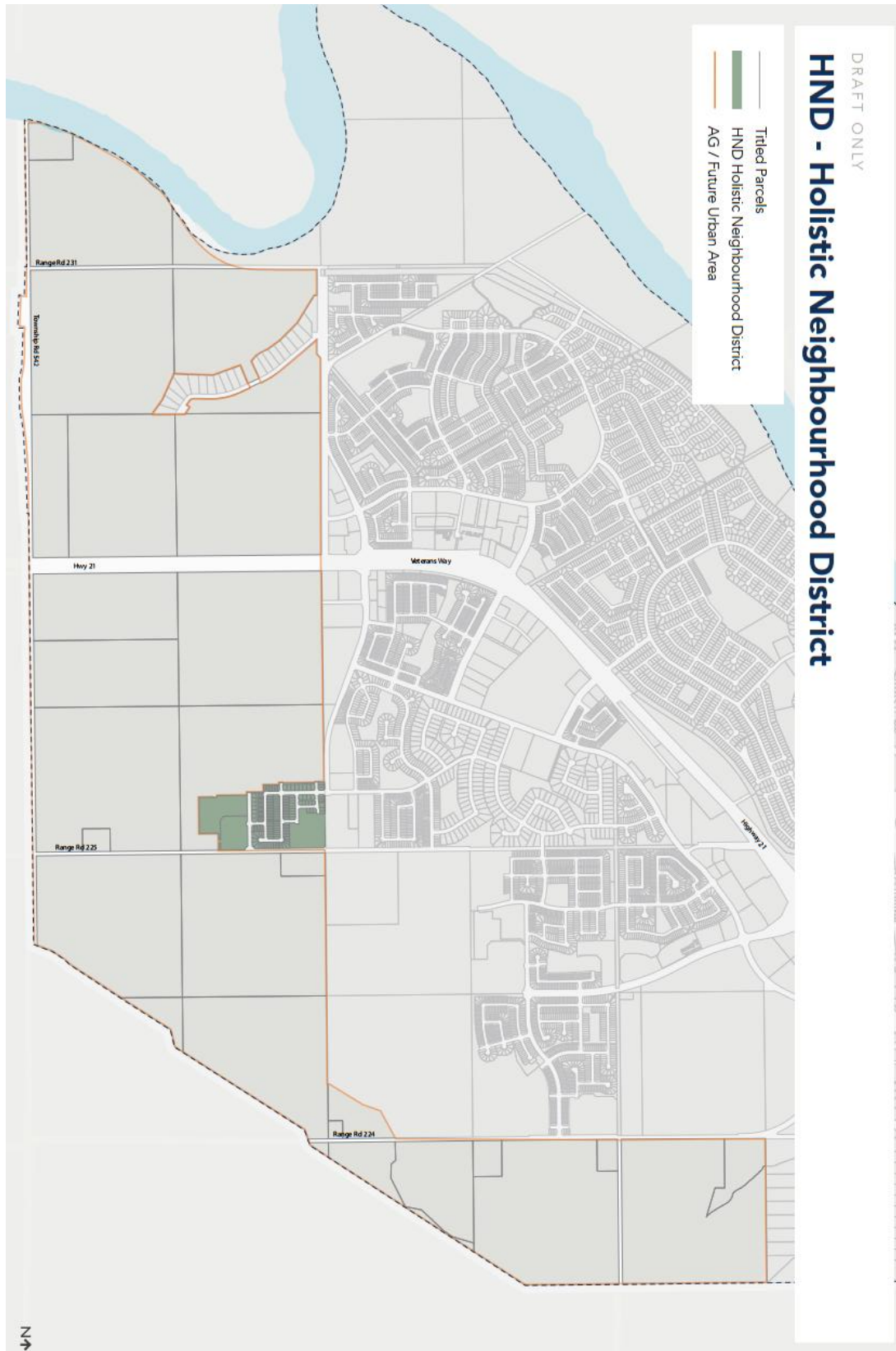
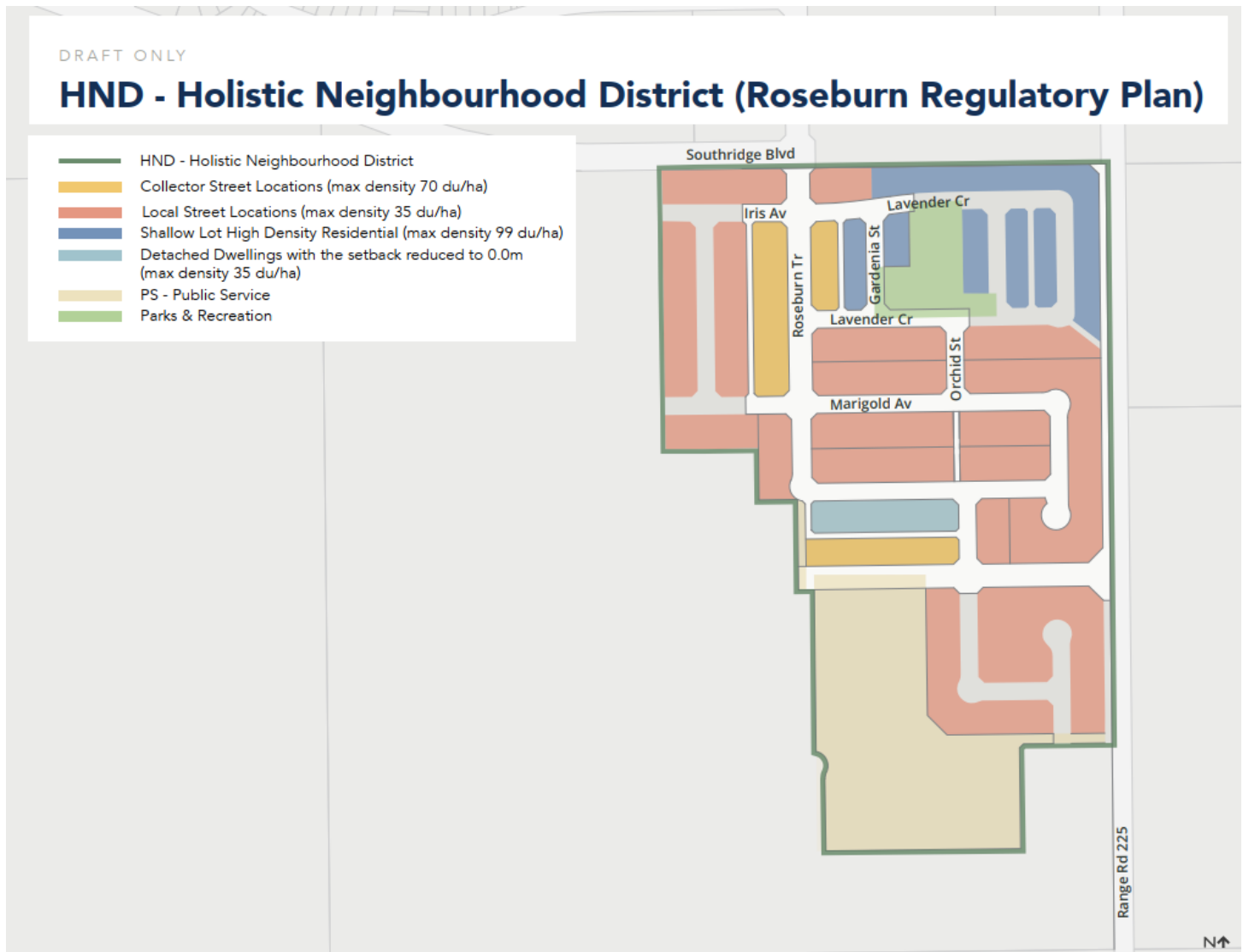


HND – Holistic Neighbourhood District

(1) MAP



(2) REGULATORY PLANS



(3) PLACE TYPE

This designation applies to the City's future urban areas (i.e. lands annexed in 2020) and where Area Structure Plan and Neighbourhood Structure Plan are approved. The annexed lands where Area Structure Plans and Neighbourhood Structure Plans are not approved will continue to be used for agriculture and regulated through a separate district under this Land Use Bylaw.

Neighbourhoods will be developed as complete communities that are welcoming places, well designed, and well connected. Neighbourhoods will be inclusive and multi-generational with diverse housing options 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 space and accommodate neighbourhood scale retail and services along with higher density housing options.

(4) 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 and Neighbourhood Structure Plans.

(b) Land Use Mix

The neighbourhoods will accommodate diverse housing options and neighbourhood services to serve the community's 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 housing and community services will be located within nodes and along collector and arterial streets. 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 impact will be located in nodes and along arterial 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 primarily accommodate medium density residential and medium scale developments in the diverse built forms including Detached, Duplexes, Stacked Duplexes, Townhomes, and Stacked Townhomes that compliment each other. Compatible and complementary low rise Apartments around four storey high, 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. Development will strive to maintain the quiet character of local roads with less traffic on them.

(5) BLOCK STANDARDS

- i. Blocks shall not exceed a maximum of 250.0m in length.
- ii. Where the block frontage exceeds 200.0m, 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 architectural elements will be maintained throughout typologies 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. A Reverse Fronting Site is not permitted in Nodes, to create a welcoming urban condition with buildings framing and fronting onto the street.
- vi. Lot widths and housing typologies should be varied along the Block to create housing diversity.

(6) 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 a Detached Dwelling, Duplex, Stacked Duplex, Townhousing and Stacked Townhousing shall not be permitted off Collector and Arterial streets.
- iii. Where a non-residential use or an activity is proposed in a building previously developed as a Duplex, Townhousing, or Stacked Townhousing, the entire building must conform with Mixed-Use Building regulations.

Requisite Qualifiers								
Building Type	HND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		Fundamental Use Provision (FUP)
		Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane	
Apartment	P	P	P	P	P	-	-	
Backyard Dwelling	D	P	P	P	P	P	P	
Detached Dwelling	-	P	-	P	D	P	P	
Detached Dwelling (with one Side Yard reduced to 0.0 metre)	-	P	-	P	-	P	-	
Duplex	D	P	P	P	P	P	P	Along an Arterial Street without Lane access or Collector Street without Lane access, the following FUP must be met: a) That it is a Development with Shared Access.
Internal Secondary Suite	P	P	P	P	P	P	P	
Stacked Duplex	D	P	-	P	-	P	P	
Stacked Townhousing	P	P	P	D	D	D	D	Along Local Street in accordance and identified in the approved Neighbourhood Structure Plans. Along an Arterial Street without Lane access or Collector Street without Lane access, the following FUP must be met: a) That it is a Development with Shared Access.

	Requisite Qualifiers							
Building Type	HND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		Fundamental Use Provision (FUP)
		Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane	
Townhousing	P	P	P	P	P	P	D	Along Local Street, the following FUPs must be met: a) No more than four units in a townhouse; or b) No more than four townhouse building along a Block Front. Along an Arterial Street without Lane access or Collector Street without Lane access, the following FUP must be met: a) That it is a Development with Shared Access.
Commercial Block	P	-	-	-	-	-	-	
Inn	D	D	D	-	-	-	-	
Mixed Use Building	P	D	D	D	D	-	-	
Single Structure Commercial Pad	-	P	P	P	P	-	-	In accordance with the Neighbourhood Structure Plan and the Regulatory Plan for this district.
Strip Mall	-	P	P	P	P	-	-	
Store Front	P	D	D	D	D	-	-	Along collector streets shall only be located on corner parcels.
Indoor Assembly	P	P	P	D	D	-	-	
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	

(7) 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 housing that is 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. Lane-accessed lots 6.1m or less in width shall be situated across from front-accessed housing on lots over 9.1m wide, a flanking yard, Parks and Natural Area, and/or lane-accessed housing that is 6.1m or wider.
- v. Each subdivision must adhere to the density thresholds, housing typologies, and land use designations identified in the relevant Neighbourhood Structure Plan and/or Regulatory Plan.

Uses	Typology	Node	Arterial Street	Collector Street	Local Street (with Lane)	Local Street (without lane)
Site Width	Detached Dwelling, Stacked Duplex	-	Min. 7.9m Max. 9.7m Corner Lot: Min. 9.1m	Min. 7.9m Corner Lot: Min. 9.1m		Min. 9.1m Corner Lot: Min. 10.3m
	Detached Dwelling (with one Side Yard reduced to 0.0 metre)	-	Min. 7.0m Max. 7.6m Corner Lot: Min. 8.5m		Min. 7.6m Max. 8.9m Corner Lot: Min. 8.5m	-
	Duplex	Min. 5.5 m Corner Lot: Min. 6.7m		Min. 6.1m Corner Lot: Min. 7.3m	Min. 6.7m Corner Lot: Min. 8.0m	Min. 7.3m Corner Lot: Min. 9.0m
	Townhousing, Stacked Townhousing	Internal Lot: Min. 3.6m End Lot: Min. 5.5m Corner Lot: Min. 6.7m			Internal Lot: Min. 4.3m End Lot: Min. 6.7m Corner Lot: Min. 7.9m	Internal Lot: Min. 5.5m 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, Public Service Building, School	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.				

		Locations						
	Typology	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)
	Building, Single Structure Commercial Pad, Strip Mall, Storefront	OR (whichever greater). Min. 3.0m when the abutting to a Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhouse, and/or Townhouse; 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.						
	Indoor Assembly, Public Service Buildings and Schools	To 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.						
Front Flanking Yard	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Inn, Mixed-Use Building, Storefront	Min. 2.4m – Max. 3.0m	Min. 3.0m – Max. 4.5m		Min. 2.4m – Max. 3.0m			
	Single Structure Commercial Pad, Strip Mall	Min. 3.0m			Min. 2.4m			
	Indoor Assembly, Public Service Buildings and Schools	To the discretion of the Development Authority						
	Accessory building, Backyard Dwelling	Min 2.4m						
Building Height	Apartment, Detached Dwelling,	Min. 5.0m Max. 40.0m	Max. 18.3m		Max. 13.1m		Max. 11.0m	

		Locations						
	Typology	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, Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront, and Schools							
	Indoor Assembly, 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						
Density per Lot	Detached Dwelling, Duplex	Maximum 1 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite						
	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 Shared Access Site	Apartment, Townhousing, Stacked Townhousing, Mixed Use Building	Min. 35 du/nrha to achieve min. 70 du/nrha for the entire node	Min. 35 du/nrha		Min. 30 du/nrha – Max. 70 du/nrha			
Site Coverage Total	Detached Dwelling, Duplex, Stacked	Max 70% of all buildings and structures on site (including accessory)					Max 60% of all buildings and structures on site (including accessory)	

		Locations						
	Typology	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,						Max 70% of all buildings and structures on site (including accessory) where lot depth is under 30.0m	
	Apartment, Commercial Block, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	To the discretion of the Development Authority.					Max 60% of all buildings and structures on site (including accessory)	
	Indoor Assembly, Public Service Building, School	To the discretion of the Development Authority						
	Accessory Buildings	Max 15%						
Common Amenity	Apartment and Mixed-Use	Min. 4.5m ² per dwelling unit						
Private Amenity	Apartment and Mixed-Use	Min. 3.0m ² per dwelling unit to be provided for balconies						

(9) BUILDING CHARACTER AND DESIGN REGULATIONS

a) General

- i. Buildings 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. 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.
- iii. 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.
- iv. 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.

- v. 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.

b) Detached Dwellings with 0.0m sideyard on one side

- i. Detached Dwelling 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 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, and Townhousing along Collector Streets, Arterial Streets, and Nodes

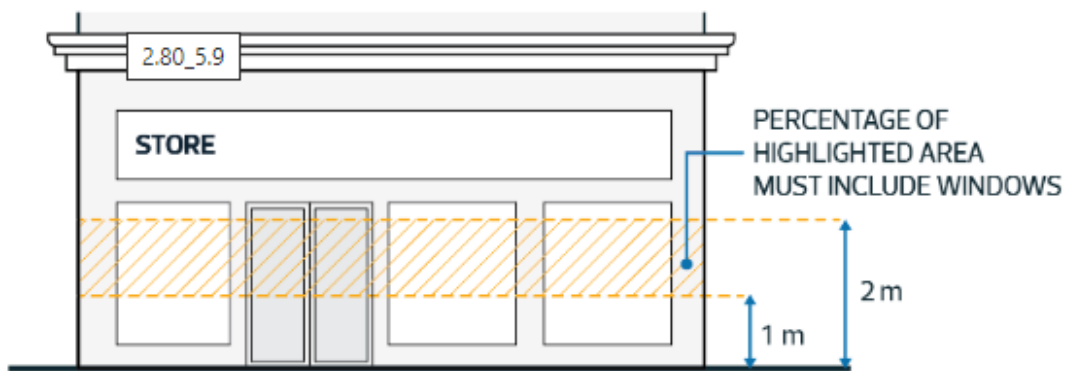
- i. To ensure architectural interest, all units principal buildings shall incorporate a minimum three of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of bold window trims, soffits, muntin bars;
 - b. Use of building features such as clearly defined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

- 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. Withing Nodes, a minimum of 70% of a building length shall be within the permitted setback range along the abutting street.

e) Commercial Block, Inn, Single Structure Commercial Pad, Store Front, Strip Mall,



and Mixed-Use Buildings

- 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. Entrances to the multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- v. Within Nodes, a minimum of 60% of a building length shall be within the permitted setback range along the abutting street.
- vi. 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 Buildings

- i. Minimum area for a Backyard Dwelling shall be 30.0 sq.m.
 - a. Backyard Dwelling shall not exceed the maximum footprint of the principal building.
- ii. 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.

(10) OTHER REGULATIONS

All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

a) Site Connectivity

- i. 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) Landscaping

- i. Sites accommodating residential development with fewer than four dwelling units shall maintain a minimum 20% of the total site area as permeable landscaping

c) Nodes & Comprehensively Planned Sites

- i. 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;
- ii. 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
- iii. Details regarding the architectural guidelines proposed for the development, including design drawings illustrating the colour scheme, building materials, and theme.