

5.5. HND – HOLISTIC NEIGHBOURHOOD DISTRICT

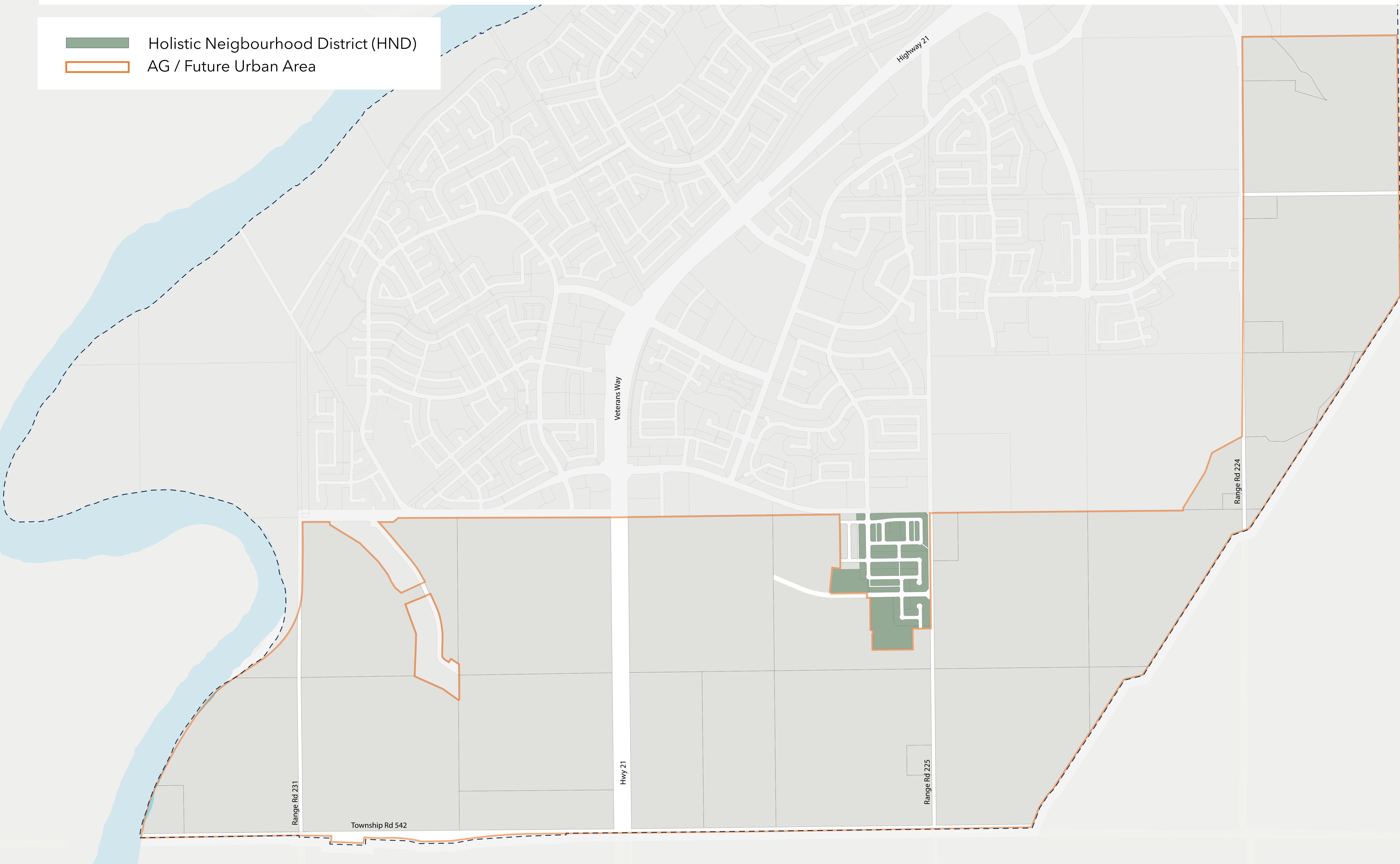
1.1.1. Key Map

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HND - Holistic Neighbourhood District

-  Holistic Neighbourhood District (HND)
-  AG / Future Urban Area



NORTHEAST ROSEBURN REGULATING MAP

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Northeast Roseburn Regulatory Map

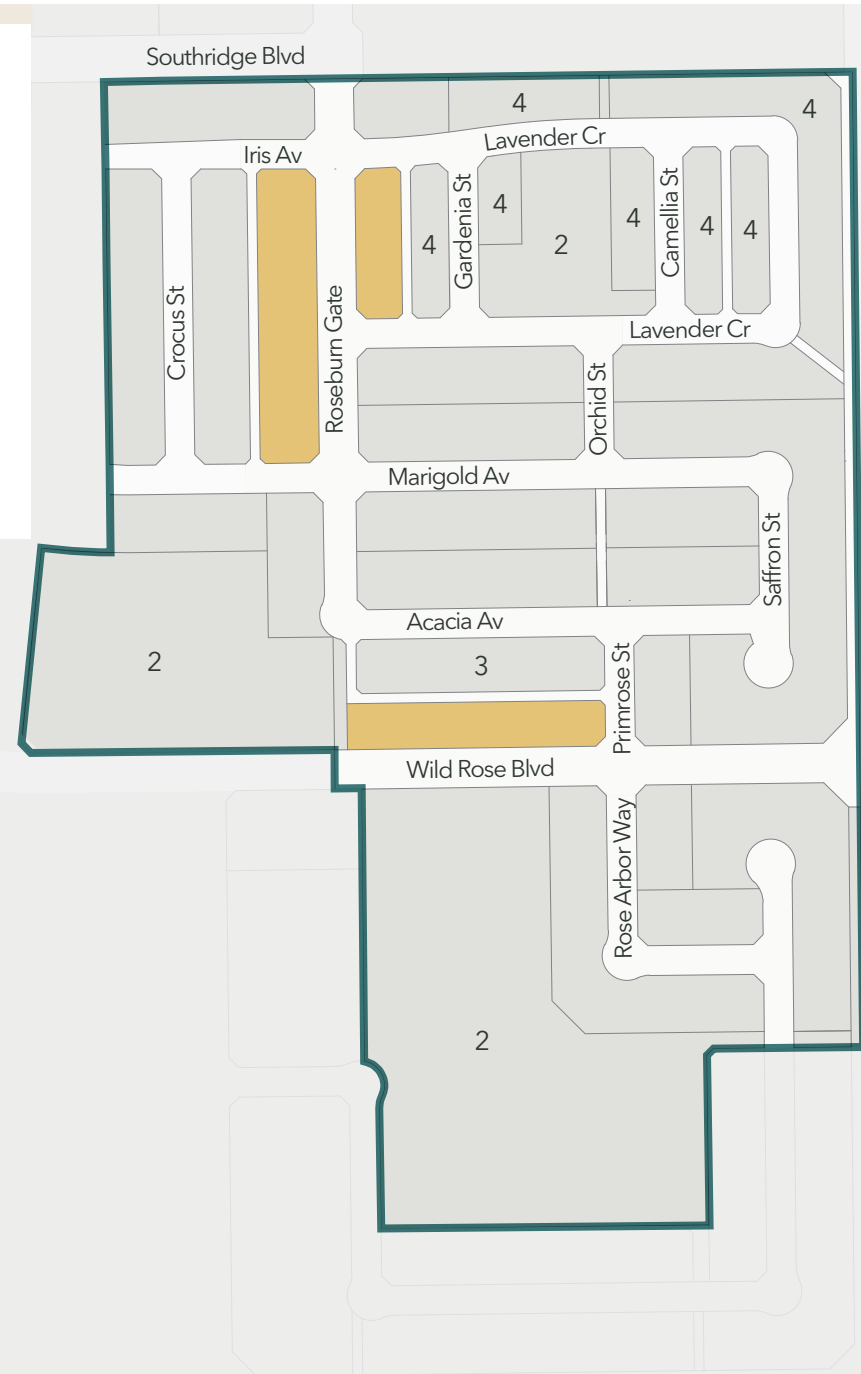
- HND - Holistic District
- Arterial Street Locations
- Collector Street Locations (max density 70 du/ha)
- Local Street Locations (max density 35 du/ha)
- Node Locations

Area #1 - School

Area #2 - Parks & Natural Areas (Walkways, Storm Water Ponds,

Area #3 - Detached Dwellings with the setback reduced to 0.0m
(max density 35 du/ha)

Area #4 - Shallow Stacked Townhousing (max density 99 du/ha)



Range Rd 225

5.5.1. District Description

This District applies to the City's future urban areas (i.e. lands annexed in 2020) and where Area Structure Plan and Neighbourhood Structure Plan have been 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.

5.5.2. District Purpose

a. General Purpose

The purpose 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. Built Form 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 Activities will be distributed throughout the neighbourhoods along the appropriate Street types based on the intensity of the Activities and scale of Built Forms.

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 of Built Forms, 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, Townhousing, and Stacked Townhousing that compliment each other. Compatible and complementary low rise Apartments around four Storey high, Mixed-use Buildings, 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 Detached, Duplexes and small-scale Townhousing Buildings. Development will strive to maintain the quiet character of Local Streets with less traffic on them.

5.5.3. Block Standards

- a. Blocks shall not exceed a maximum of 250.0m in length.
- b. 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.
- c. Housing Orientation and architectural elements will be maintained throughout a Block Face.
- d. 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 and Natural Area, open space, or existing Utilities.
- e. A Reverse Fronting Site is not permitted in Nodes, to create a welcoming urban condition with buildings framing and fronting onto the Street.

- f. Lot widths and housing Built Forms should be varied along the Block to create housing diversity.

5.5.4. Built Forms

- a. Front attached Garages and/or Driveways for a Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing shall not be permitted off Collector and Arterial Streets
- b. Notwithstanding 5.5.5 a. front attached Garages and/or Driveways for a Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing will be allowed if identified in the Neighbourhood Structure Plan.
- c. Where a non-residential Built Form or an Activity is proposed in part of a Building previously developed as a Duplex, Townhousing, or Stacked Townhousing, the entire Building must conform with Mixed-Use Built Form regulations.

Table 5.5.1. Built Form

Built Form	Locations							Built Form Provision (BFP)
	Nodes	Arterial Street		Collector Street		Local Street		
		Lane	without Lane	Lane	without Lane	Lane	without Lane	
Apartment	P	P	P	P	P	-	-	
Assisted Living Facility	D	D	D	-	-	-	-	
Backyard Dwelling	D	P	P	P	P	P	P	
Business Residential	D	D	D	D	D	D	D	
Continuing Care Home	D	D	D	D	D	D	D	
Detached Dwelling	-	P	P	P	P	P	P	Along a Collector Street without Lane access, the following BFP must be met: a) In accordance with an approved Neighbourhood Structure Plan and Regulating Map.
Detached Dwelling (with one	-	P	-	P	-	P	-	Along a Local Street, the following BFP must be met:

Built Form	Locations							Built Form Provision (BFP)
	Nodes	Arterial Street		Collector Street		Local Street		
		Lane	without Lane	Lane	without Lane	Lane	without Lane	
Side Yard reduced to 0.0 m)								a) Only on Area #3.
Duplex	D	P	P	P	P	P	P	Along an Arterial Street without Lane access or Collector Street without Lane access, the following BFP must be met: b) That it is a Development with Shared Access; or c) In accordance with an approved Neighbourhood Structure Plan and a Regulating Map.
Internal Secondary Suite	P	P	P	P	P	P	P	
Boarding Housing	D	D	D	D	D	D	D	
Stacked Duplex	D	P	-	P	-	P	P	
Stacked Townhousing	P	P	P	D	D	D	D	Along a Local Street, the following BFP must be met: b) In accordance with an approved Neighbourhood Structure Plan and a Regulation Map. Along an Arterial Street without Lane access or Collector Street without Lane access, the following BFP must be met: a) That it is a Development with Shared Access.
Townhousing	P	P	P	P	P	P	D	Along Local Streets, the following BFPs must be met: d) No more than four Dwellings in a townhouse; and

Built Form	Locations							Built Form Provision (BFP)
	Nodes	Arterial Street		Collector Street		Local Street		
		Lane	without Lane	Lane	without Lane	Lane	without Lane	
								e) No more than four Dwellings in a townhouse shall be allowed and Townhousing shall be limited to no more than four Buildings along the Block Front. Along an Arterial Street without Lane access or Collector Street without Lane access, the following BFP 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	-	-	The following BFP must be met: a) In accordance with an approved Neighbourhood Structure Plan and a Regulating Map.
Strip Mall	-	P	P	P	P	-	-	
Storefront	P	D	D	D	D	-	-	Along an Arterial Street, the following BFP must be met: a) In accordance with an approved Neighbourhood Structure Plan and a Regulating Map. Along a Collector Street, the following BFP must be: a) Located on a Corner Lot.
Indoor Assembly	P	P	P	D	D	-	-	
Public Service Building	D	D	D	D	D	D	D	

Built Form	Locations							Built Form Provision (BFP)
	Nodes	Arterial Street		Collector Street		Local Street		
		Lane	without Lane	Lane	without Lane	Lane	without Lane	
School	P	P	P	P	P	-	-	Only on: a) Lots registered as MR, SR, or MSR; or b) Area #1.
Urban Agriculture	D	D	D	D	D	D	D	
Parks and Natural Areas	P	P	P	P	P	P	P	Only on: a) Lots registered as MR; or b) Area #2.
Sign	D	D	D	D	D	D	D	

5.5.5. Subdivision Standards

- Lot widths and / or Built Forms along a Block Frontage should be varied to allow for a variety of Lot widths.
- Sites 9.1m or less in width with front attached Garages shall be situated across from Lane accessed housing that is 6.1m or wider, a Front Flanking Yard, Parks and Natural Area, and/or Developments with Shared Access or Lots over 11.7 m wide with front attached Garages.
- Front accessed housing on Sites 9.1m to 11.7m in width shall be across from Lane accessed housing, other front accessed housing with Sites greater than 9.1m in width, a Front Flanking Yard, or Parks and Natural Areas.
- Lane-accessed Sites 6.1m or less in width shall be situated across from front-accessed housing on Sites over 9.1m wide, a Front Flanking Yard, Parks and Natural Areas, and/or lane-accessed housing that is 6.1m or wider.
- Each subdivision must adhere to the Density thresholds, housing types, and Built Form designations identified in the relevant Neighbourhood Structure Plan and Regulating Map.

Table 5.5.2. Subdivision Standards

	Built Form	Locations				
		Node	Arterial Street	Collector Street	Local Street (with Lane)	Local Street (without lane)
Site Width	Continuing Care Home, 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 m)	-	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
		Lesser width will be allowed in accordance with the applicable Neighbourhood Structure Plan and Regulating Map of this Bylaw.				
	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, Assisted Living Facility, Commercial Block, Single Structure Commercial Pad, Strip Mall, Storefront, Indoor Assembly, Inn, Mixed Use Building, Public Service Building, School	At the discretion of the Subdivision Authority				
Site Depth	Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Townhousing, Stacked Townhousing	Min. 30.0m Lesser depth will be allowed on the following areas in accordance with the applicable Neighbourhood Structure Plan and Regulating Map of this Bylaw for the following: Area #4 – Min. 22.0m – Max. 28.0m				
	Apartment, Commercial Block, Single Structure Commercial Pad, Strip Mall, Storefront, Indoor Assembly, Inn, Mixed Use Building	Min. 30.0m				
	Public Service Building, School	At the discretion of the Subdivision Authority.				

5.5.6. Built Form and Siting

- a. 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 Sites with

reduced depths in accordance with an approved Neighbourhood Structure Plan where Garage is attached to the Principal Building.

- b. The Development Authority at their discretion may authorize a Duplex on a Local Street that has a front vehicular access to one Dwelling and rear vehicular access to another, the Dwelling with rear vehicular access may be setback to a maximum of 7.0m.

Table 5.5.3. Built Form and Siting

	Built Form	Locations						
		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	Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	Max. 1.5m	Min. 4.5 m - Max 6.0m		Min. 3.0 m - Max 4.5m		Min. 3.0m - Max 4.5m	Min. 6.0m - Max 7.0m
	Apartment, Assisted Living Facility, Commercial Block, Mixed-Use Building, Storefront	Max. 1.5m	Min. 3.0m – Max 4.5m					
	Inn, Single Structure Commercial Pad, Strip Mall	Min. 3.0m – Max. to the discretion of the Development authority						
	Indoor Assembly, Public Service Buildings, Schools	At the discretion of the Development Authority						
	Accessory Building, Backyard Dwelling,	Not permitted within the Front Yard Setback.						
Rear Yard	Apartment, Continuing Care Home,	Min. 6.0m with Lane and 8.0m	Min. 6.0m	Min. 7.0m	Min. 6.0m	Min. 7.0m	Min. 6.0m (where the Garage/car	Min. 7.0m

	Built Form	Locations						
		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)
	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	without Lane					port is attached to Principal Building) Min. 10.5m (where the Garage or carport is detached) Figure 5.5.3	
	Assisted Living Facility, Commercial Block, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	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, Public Service Buildings and Schools	At the discretion of the Development Authority						
	Accessory building setback, Backyard Dwelling,	Min. 1.0m						
Side Yard	Continuing Care Home, Detached	Min. 1.2m. Min. 1.5m for Detached Dwelling where one or more setback is 0.0m.						

	Built Form	Locations						
		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)
	Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing							
	Apartment, Assisted Living Facility, Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	Min. 1.5m for buildings under 9.0m in height. Min. 2.0m for buildings over 9.0m to 12.0m in height. 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 OR Min. 3.0m when abutting to a Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhouse, and/or Townhouse; whichever greater. In Nodes Side Yard may be reduced to 0.0m at 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	At the discretion of the Development Authority						
	Accessory Building, Backyard Dwelling	Min. 1.0m 0.0m where the Side Yard Setback for a Principal Dwelling unit is 0.0m.						
Front Flanking Yard	Apartment, Assisted Living Facility, Continuing Care Home, 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			

	Built Form	Locations						
		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)
	Single Structure Commercial Pad, Strip Mall	Min. 3.0m			Min. 2.4m			
	Indoor Assembly, Public Service Buildings and Schools	At the discretion of the Development Authority						
	Accessory Building, Backyard Dwelling	Min 2.4m						
	Building Height	Apartment, Assisted Living Facility, Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront, and Schools	Min. 5.0m Max. 40.0m	Max. 18.3m		Max. 13.1m		Max. 11.0m
	Indoor Assembly, Public Service Building and Schools	At the discretion of the Development Authority						
	Backyard Dwelling	Max 7.5m and not to exceed the Height of Principle Building						
	Density per Lot	Continuous Care Home	Max. 1 Principal Dwelling; plus up to a max. of 1 Backyard Dwelling					

	Built Form	Locations						
		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)
	Detached Dwelling, Duplex	Max. 1 Principal Dwelling; plus up to a max. of 1 Backyard Dwelling plus up to a max. 1 Internal Secondary Suite						
	Stacked Duplex	Max. 2 Principal Dwellings; plus up to a max. of 1 Backyard Dwelling OR up to a max. 1 Internal Secondary Suite						
	Stacked Townhousing	Max. 2 Principal Dwellings						
	Townhousing	Max. 1 Principal Dwelling plus up to a max. of 1 Backyard Dwelling OR up to a max. 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	Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Max. 70% of all Buildings and Structures on Site (including accessory)					Max 60% of all Buildings and Structures on Site (including accessory)	
							Max 70% of all Buildings and Structures on Site (including accessory) where Site Depth is under 30.0m	
	Apartment, Assisted Living Facility, Commercial Block, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	At the discretion of the Development Authority.					Max 60% of all Buildings and Structures on Site (including accessory)	
		At the discretion of the Development Authority						
	Indoor Assembly, Public Service Building, School							
	Accessory Buildings	Max. 15%						

	Built Form	Locations						
		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)
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						

5.5.7. General Building Character and Design

- a. Buildings shall have the same and/ or complimenting materials, colours, and architectural details on all Façades exposed to public Streets (excluding Lane), and Parks and open spaces.
- b. Building Façades 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 Façade and eliminate continuous Blank Walls.
- c. Buildings taller than 15.0m in Height shall incorporate a Step Back from Front Yard Line to address massing, sun penetration, shadowing and wind tunnel impacts at the pedestrian level to the satisfaction of the Development Authority.
- d. 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.

5.5.8. Detached Dwellings with 0.0m sideyard on one side

- a. Detached Dwelling Development with reduced and / or no Side Yard on one side shall adhere to the following regulations:

- i. All roof drainage from Principal and Accessory Buildings are directed towards a Street, Lane, or private drainage system, and no roof leader discharge is directed to the easement area;
- ii. Fences and gates are not permitted in the Front Yard;
- iii. The owners of impacted Sites must register on title a minimum 1.5 m private Easement along the entire distance of the shared Lot line. The Easement shall ensure:
 - a) 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;
 - b) Soft Landscaping within the Easement area;
 - c) 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;
 - d) 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;
 - e) A 0.6 m footing encroachment Easement;
 - f) Permission to access the Easement area for maintenance of the properties;
 - g) Adequate access for Utility maintenance, where applicable; and
 - h) That an Accessory Building must not encroach within the Easement area.

5.5.9. Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing along Collector Streets, Arterial Streets, and Nodes

- a. To ensure architectural interest, all Principal Buildings shall incorporate a minimum three of the following design elements on the Façades to the satisfaction of the Development Authority:
 - i. Use of bold window trims, soffits, muntin bars;
 - ii. 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;
 - iii. 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;
 - iv. Use of accent colour and/or contrast in finishing materials;
 - v. Use of high quality soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on Balconies and Patios.

5.5.10. Apartment and Assisted Living Facility

- a. To ensure architectural interest, Principal Buildings shall incorporate a minimum four of following design elements must be utilized on the Façades to the satisfaction of the Development Authority (Figure 5.5.1.):
 - i. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, Canopies and lighting fixtures;
 - ii. Use of bold window trims, soffits, muntin bars;
 - iii. 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;
 - iv. 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;
 - v. Use of accent colour and/or contrast in finishing materials;

- vi. Use of high quality soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on Balconies and Patios.

Figure 5.5.1. Architectural Treatment

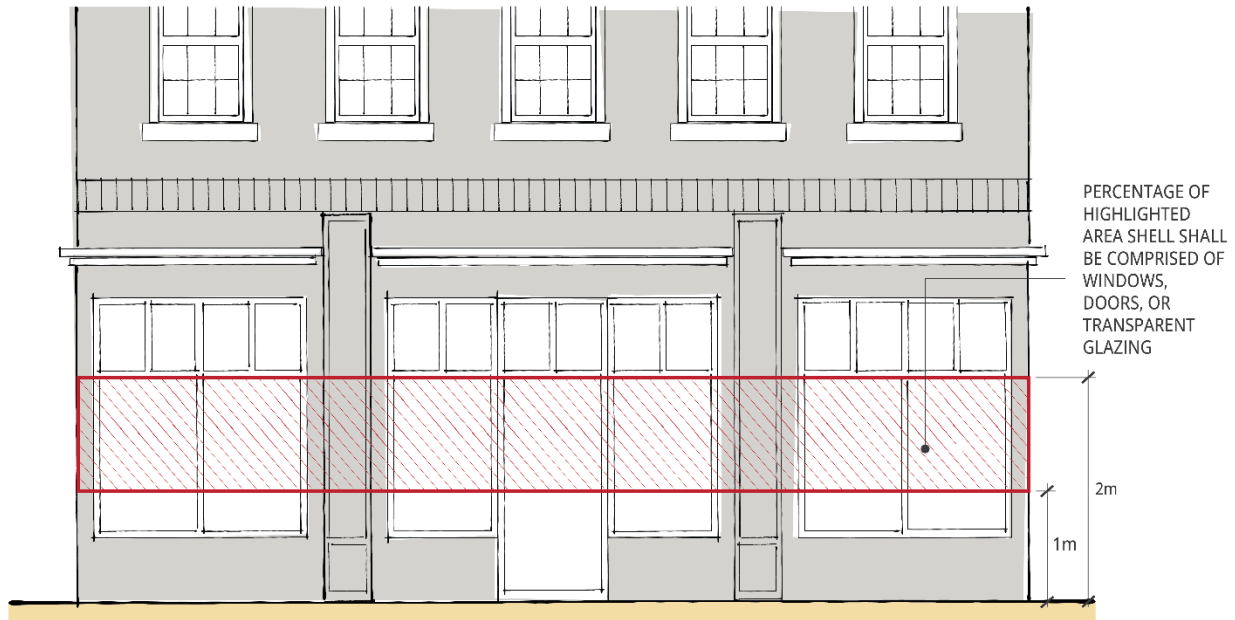


- b. Parking shall be concealed within Buildings with at Grade active Frontages, located at the rear of the Building or located at the side of the Building with decorative Screening and increased Landscaping.
- c. Within Nodes, a minimum of 70% of a Building length shall be within the permitted Setback range along the Abutting Street.

5.5.11. Commercial Block, Inn, Single Structure Commercial Pad, Store Front, Strip Mall, and Mixed-Use Buildings

- a. 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 (Figure 5.5.2).

Figure 5.5.2. Ground Floor Transparency



- b. 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.
- c. At the discretion of the Development Authority, the Front Yard Setback may be increased for a Mixed Use Building to accommodate a Patio.
- d. To promote pedestrian interactions and safety, ground floor Façades must comply with the following:
 - i. A minimum of 80% of all ground floor windows facing a Street, Park, or along Façades 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;
 - ii. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam, Canopies and lighting fixtures;
 - iii. Entrances to the multi-unit buildings shall incorporate weather protection features such as Canopies, awnings, overhangs and recessed entrances.

- e. Within Nodes, a minimum of 60% of a Building length shall be within the permitted Setback range along the Abutting Street.
- f. To ensure architectural interest for Mixed-Use Buildings, a minimum of three of following design elements must be included on the facades to the satisfaction of the Development Authority:
 - i. Use of bold window trims, soffits, muntin bars;
 - ii. Use of Building features such as dormer window, Bay windows, window shutters, Balcony, Porch, Veranda, chimney shafts, promenades, to create articulation and interest;
 - iii. 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;
 - iv. Use of accent colour and/or contrast in finishing materials;
 - v. Use of high-quality soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on Balconies and Patios.

5.5.12. Accessory Buildings

- a. The minimum area for a Backyard Dwelling shall be 30.0 sq.m.
 - i. A Backyard Dwelling shall not exceed the maximum footprint of the Principal Building.
- b. Façades 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.

5.5.13. Other Regulations

All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations, as well as the regulations below.

- a. Site Connectivity

- i. Every non-residential Built Form 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 Dwellings on a Site shall maintain a minimum of 20% of the total Site area as permeable Landscaping.

Figure 5.5.3. Rear Yard Setback with and without Garage

