

SECTION 122 HLC – HAWTHORNE LIFESTYLE COMMUNITY DISTRICT

(1) GENERAL PURPOSE

This District is generally intended to accommodate detached and attached Dwellings in an integrated lifestyle community within the Hawthorne neighbourhood of Heritage Estates. This lifestyle community offers Sites with reduced Setbacks appealing to residents seeking less yard maintenance, as well as a more intimate streetscape with no on-Street parking and an internal roadway that is gated to outside vehicles at the community entrance. A mixture of housing types and sizes, including Secondary Suites, within a medium to high density site will encourage a diversity of residents creating a more integrated and heterogeneous community.

(C-1013-17, December 13, 2017)
(Bylaw C-1288-23, March 11, 2024)

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory Building • Home Occupation, Minor • Multi-Unit Dwelling • Row Housing • Semi-Detached Dwelling • Single Detached Dwelling 	<ul style="list-style-type: none"> • Family Day Home • Private Club • Sales Centre • Show Home • Special Care Facility • Secondary Suite in Plan 1920493

(C-1013-17, December 13, 2017)
(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1269-23, Feb. 12, 2024)
(Bylaw C-1288-23, March 11, 2024)

- (a) Notwithstanding Section 122 (1), a Home Occupation, Minor shall be a discretionary Use in Multi-Unit Dwellings.

(Bylaw C-1269-23, Feb. 12, 2024)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Area (Minimum)	• Multi-Unit Dwelling	• 800 m ²
Site Width (Minimum):	• Semi-Detached Dwelling or Row Housing	• 5.5 m
	• Semi-Detached Dwelling or Row Housing, Corner Site	• 7.0 m
	• All Other Sites	• 11.4 m
	• All Other Corner Sites	• 12.5 m
Site Depth (Minimum):	• 30.0 m	

Site Standard		
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> • Principal Building. • Flanking Site • Multi-Unit Dwellings or Special Care Facilities in excess of 3 Storeys. May be used for outdoor Amenity Area • Corner Sites may be varied by the Development Officer 	<ul style="list-style-type: none"> • 4.5 m • 3.1 m • 6.0 m
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> • Private Club • Multi-Unit Dwellings or Special Care Facilities 3 Storeys or less • Multi-Unit Dwellings or Special Care Facilities 4 Storeys • All Other Uses 	<ul style="list-style-type: none"> • 7.6 m • 3.0 m • 4.5 m • 1.2 m
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> • Private Club • All Other Uses 	<ul style="list-style-type: none"> • 7.6 m • 4.5 m
Building Height (Maximum)	<ul style="list-style-type: none"> • Four Storeys not exceeding 16.0 m for Multi-Unit Dwellings or Special Care Facilities • Three Storeys not to exceed 12.0 m • Except for sites with Multi-Unit Dwellings or Special Care Facilities, a maximum differential of one Storey allowed between Adjacent Sites 	
Site Coverage (Maximum):	<ul style="list-style-type: none"> • Semi-Detached Dwelling • Single Detached Dwelling • Row Housing, Street Oriented • Multi-Unit Dwellings or Special Care Facilities 	<ul style="list-style-type: none"> • 55% • 50% • 57% • 50%
Density (Minimum)	<ul style="list-style-type: none"> • 25 units per hectare • An application that proposes a Density lower than the minimum may be permitted if the neighbourhood's average density remains 25 units per hectare or higher 	
Density (Maximum)	<ul style="list-style-type: none"> • 150 units per net hectare 	
Amenity Area (Minimum)	<ul style="list-style-type: none"> • 7.5 m² per Dwelling for Multi-Unit Dwellings for common Amenity Area 	

(Bylaw C-839-13, Feb. 25, 2013)
 (Bylaw C-900-15, Feb. 23, 2015)
 (Bylaw C-981-16, Jan. 25, 2017)
 (Bylaw C-1013-17, Dec.13, 2017)

(3) ADDITIONAL REGULATIONS

(a) Where a Multi-Unit Dwelling or Special Care Facility abuts a property where Single Detached Dwellings, Semi-Detached Dwellings or Row Housing are a Permitted Use, the following regulations shall apply:

(i) the minimum yard setback shall be increased to 6.0 m;

- (ii) where the Multi-Unit Dwelling or Special Care Facility abuts the south property line of the neighbouring site, the minimum yard setback shall be increased to 7.5 m.
- (b) Except for Multi-Unit Dwellings and Special Care Facilities, no more than six Dwellings in this District shall be consecutively attached.
- (c) The common Amenity Area may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides adequate area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:
 - (i) Playground equipment;
 - (ii) Benches, picnic tables, or other seating;
 - (iii) A gazebo or other shelter;
 - (iv) A Patio;
 - (v) Courtyards;
 - (vi) Gardens; or
 - (vii) Other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.
(Bylaw C-1013-17, December 13, 2017)
(Bylaw C-1226-22, December 05, 2022)
- (d) One Secondary Suite shall be permitted in each Bare Land Condominium unit within Plan 192 0493
(Bylaw C-1288-23, March 11, 2024)