SCHEDULE L

WEST ALEXANDER & CENTENNIAL PLANNED DEVELOPMENT OVERLAY 1 (PDO-1 WEST ALEXANDER & CENTENNIAL)

Purpose

1. The purpose of this overlay is to implement the policies of the West Alexander & Centennial Neighbourhood Plan.

Applicability

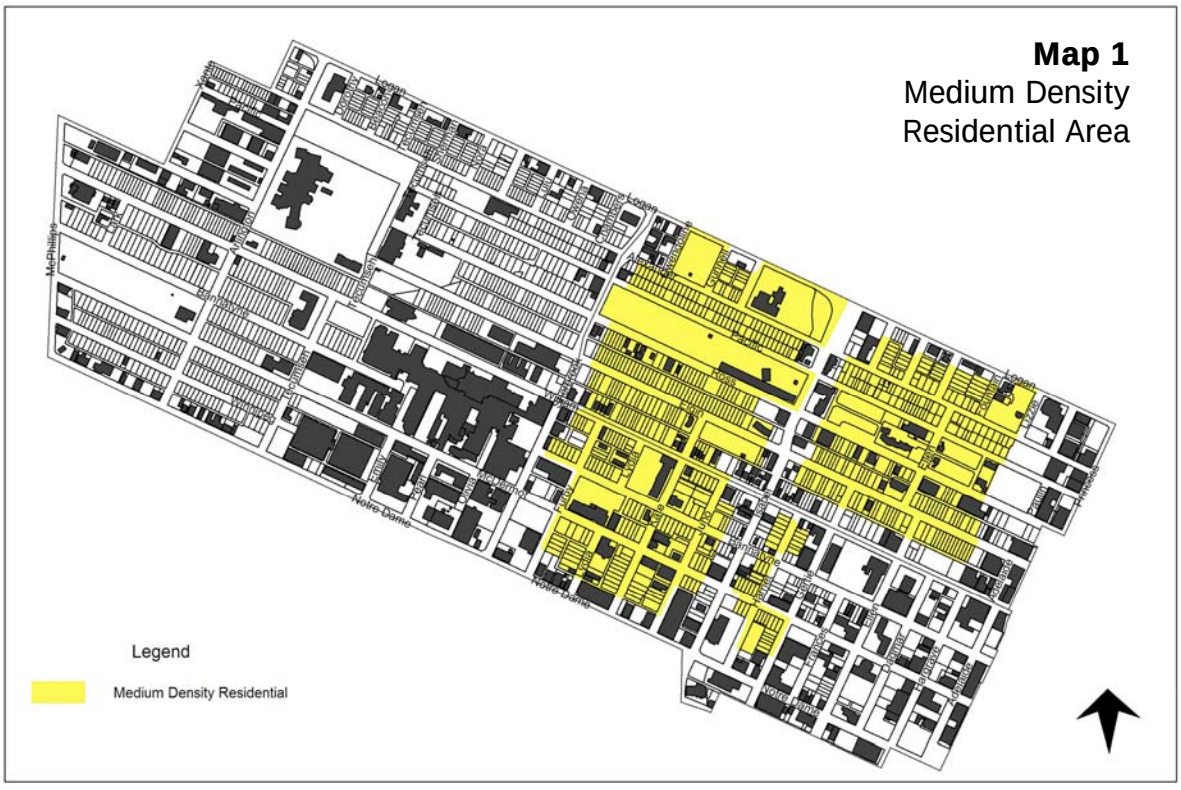
2. The PDO-1 West Alexander & Centennial overlay district is shown on the attached map, identified as PDO-1 West Alexander & Centennial Principal Overlay Map.

Development Standards

3. Except to the extent modified by the standards in this overlay, all standards of this By-law, including the design standards in sections 206 to 211, apply in the West Alexander & Centennial Plan area.

Area 1

4. Medium Density Residential Area



Applicability

(1) The Medium Density Residential Area is shown in yellow on Map 1.

Rationale

(2) See intent statement for the Medium Density Residential Area in the West Alexander & Centennial Neighbourhood Plan.

Permitted Use Restrictions

(3) Notwithstanding other provisions of this By-law, in the Medium Density Residential Area, the following uses shall be prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:

(a) The expansion of or establishment of a Single Room Occupancy.

Dimensional Standards

(4) Notwithstanding other provisions in this By-law, in the Medium Density Residential Area, development must comply with the dimensional standards in this subsection.

Height of Principle Buildings

(a) 1. 40 feet for buildings fronting or flanking on the following streets:

i) William Avenue;

ii) Bannatyne Avenue;

iii) McDermot Avenue;

2. 35 feet for all other streets.

Lot size

(b) The minimum lot area is 2,500 square feet.

Area 2

5. Residential Mixed Use Area

Applicability

(1) The Residential Mixed Use Area is shown in gold on Map 2.



Rationale

(2) See intent statement for the Residential Mixed Use Area in the West Alexander & Centennial Neighbourhood Plan

Permitted Use Restrictions

(3) Notwithstanding other provisions in this By-law, in the Residential Mixed Use Area, the following uses shall be prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:

(a) The expansion of or establishment of a Single Room Occupancy;
(b) Drinking establishment;
(c) Parking, surface (as a principle use)

Use Specific Standards

(4) Notwithstanding other provisions in this By-law, in the Residential Mixed Use Area, the following uses are limited to the specified amount of gross floor area:

(a) Retail sales: 2,500 square feet;
(b) Personal services: 2,500 square feet;
(c) Medical, Dental, Optical Counselling Clinic: 1,500 square feet;
(d) Offices: 2,500 square feet.

Dimensional Standards

(5) Notwithstanding other provisions in this By-law, in the Residential Mixed Use Area development must comply with the dimensional standards in this subsection.

Height of Principle Buildings

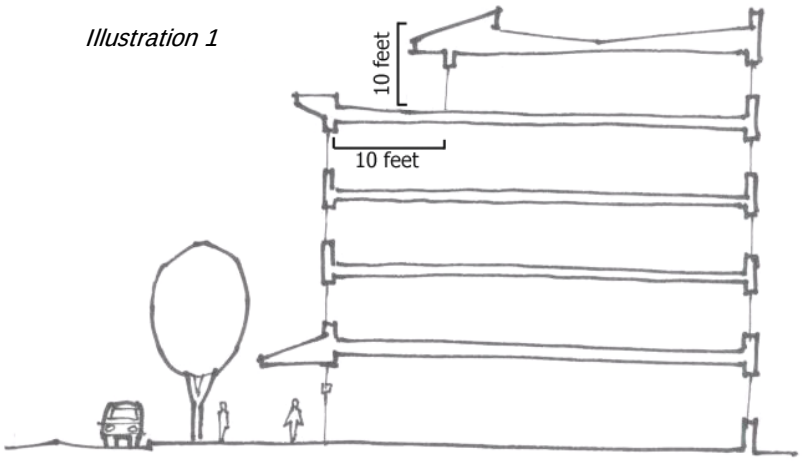
(a) For properties zoned "RMU" Residential Mixed Use

1) 50 feet, only for developments meeting the following criteria;
   i) The lot area is a minimum of 9,000 square feet;
   ii) The fifth story is setback from the street, at a distance equal to or greater than the height of the fifth story;

2) 40 feet, in all other instances

The fifth storey setback is equal to the height of the fifth storey

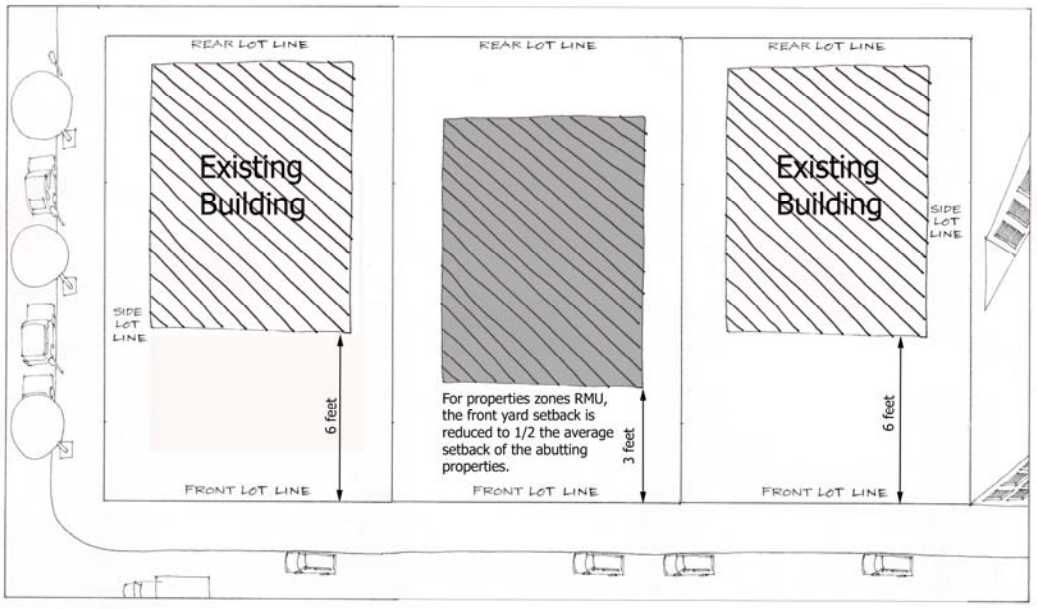
Illustration 1



Required Yards

(b) On properties zoned "RMU" Residential Mixed Use, the minimum front yard setback is ½ the average setback of the existing front yards on that block or portion of the block (see Illustration 2). In the case of a corner lot, the minimum front yard setback is either the average setback of the two nearest properties on the same block or the average setback for all properties facing the same street on the same block.

Illustration 2



Minimum Lot Area per Dwelling Unit

(c) On properties zoned "RMU" Residential Mixed Use, the minimum lot area is 1,000 square feet per dwelling unit.

Lot size

(d) On properties zoned "RMU" Residential Mixed Use, the minimum lot area is 2,500 square feet.

Design Review

(6) Notwithstanding other provisions of this By-law, within the Residential Mixed Use Area, on properties zoned "M1" Manufacturing District, all development, redevelopment, or expansion visible from the public right of way is subject to site plan review and must be approved by the Director of Planning, Property, and Development or designate, prior to commencement. Approval, as set out herein, is only required if a building or development permit is required.

Design Review Considerations

(7) Review of development, redevelopment, or expansion is intended to ensure the thoughtful integration of such proposals into their local context and consistency with the general purpose of the "RMU" Residential Mixed Use District of Zoning By-law 200/2006 and the policies of the Residential Mixed Use Area, as outlined in the West Alexander and Centennial Neighbourhood Plan. Design review will focus on a proposal's consistency and compatibility with the standards of the

"RMU" Residential Mixed Use District of Zoning By-law 200/2006, where appropriate and reasonable.

Area 3

6. Commercial Mixed Use Area

Applicability

(1) The Commercial Mixed Use Area is shown in brown on Map 3.



Rationale

(2) See intent statement for the Commercial Mixed Use Area in the West Alexander & Centennial Neighbourhood Plan

Permitted Use Restrictions

(3) Notwithstanding other provisions of this By-law, in the Commercial Mixed Use Area, the following uses shall be prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:

(a) Auto/light truck/motorcycle, repair and service;
(b) Auto/light truck/motorcycle, sales and rental;
(c) Parking, surface (as a principle use);
(d) Drive-in or drive-through (as a principle use);

(4) Notwithstanding other provisions in this By-law, within the Commercial Mixed Use Area, the following uses may be approved only as conditional uses, where they are otherwise permitted:

(a) Fuel sales;
(b) Car wash;
(c) Parking, structured;
(d) Drive-in or drive-through (as an accessory use)

Use Specific Standards

(5) Notwithstanding other provisions of this By-law, in the Commercial Mixed Use Area, the following uses are limited to the specified amount of gross floor area:

(a) Amusement enterprise, indoor: 2,500 square feet;
(b) Medical/dental/optical counselling clinic: 5,000 square feet;
(c) Restaurant: 2,500 square feet;
(d) Retail sales (unless otherwise listed): 5,000 square feet;
(e) Personal services (unless otherwise listed): 5,000 square feet.

Dimension Standards

(6) Notwithstanding other provisions of this By-law, in the Commercial Mixed Use Area, development must comply with the dimensional standards listed in this subsection.

Height of Principle Buildings

(a) The maximum height of a principal building is 49 feet.

Area 4

7. Commercial Area



Applicability

(1) The Commercial Area is shown in red on Map 4.

Rationale

(2) See intent statement for the Commercial Area in the West Alexander & Centennial Neighbourhood Plan.

Permitted Use Restrictions

(3) Notwithstanding other provisions of this By-law, in the Commercial Area, the following uses shall be prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:

(a) Pawn shop;

(b) X-rated store.

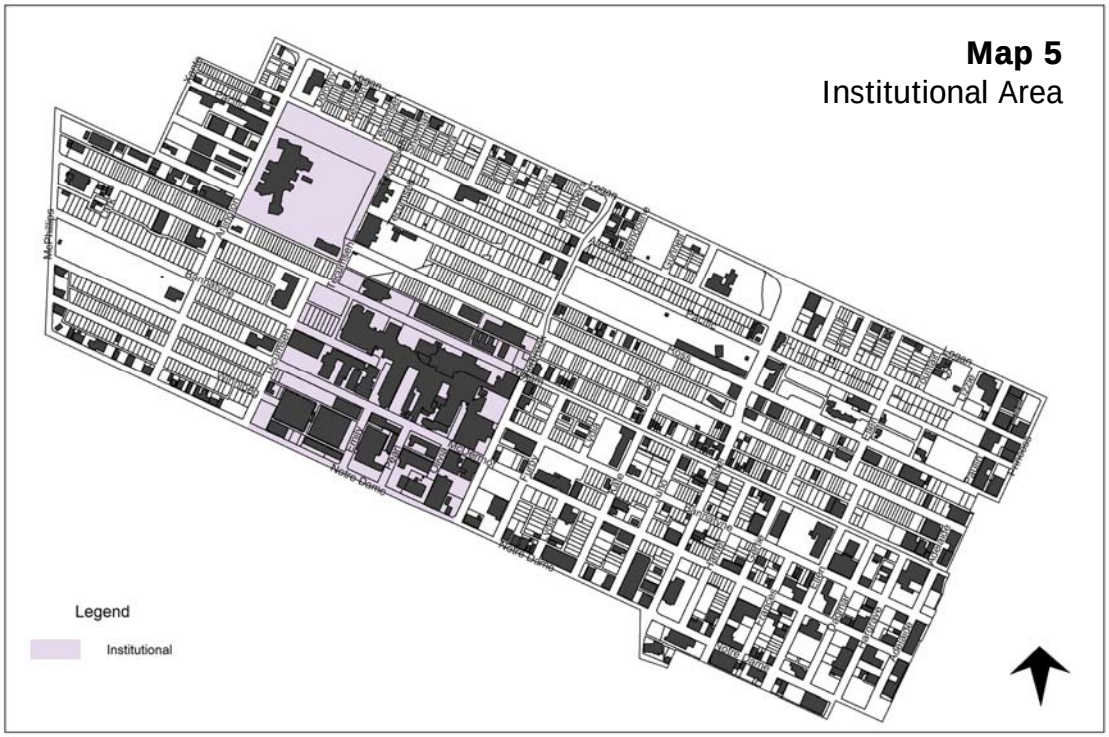
(4) Notwithstanding other provisions of this By-law, in the Commercial Area, the following uses may be approved only as conditional uses, where they area otherwise permitted:

(a) Drinking establishments;

(b) Parking, surface (as a principal use)

Area 5

8. Institutional Area



Applicability

(1) The Institutional Area is shown in purple on Map 5.

Rationale

(2) See intent statement for the Institutional Area in the West Alexander & Centennial Neighbourhood Plan.

Dimensional Standards

(3) Notwithstanding other provisions of this By-law, in the Institutional Area, development must comply with the dimensional standards in this subsection.

Height of Principal Buildings

(a) The maximum height of a principal building is as follows:

(i) The maximum height of a principal building is as follows:

(A) on the east side of Tecumseh Street, between Notre Dame and William Avenues, within 104 feet of the Institutional Area boundary, five storeys or 52 feet, whichever is less;

(B) on the north side of Notre Dame Avenue, west side of Sherbrook Street, and east side of Arlington Street, within 200 feet of the Institutional Area boundary, 10 storeys or 100 feet, whichever is less;

(C) on all other streets, within 90 feet of the Institutional Area boundary, five stories in height or 45 feet, whichever is less.

(ii) For the purpose of determining the maximum height of a principal building in the Institutional Area, the distance from an Institutional Area boundary is measured from the nearest property line outside of the Institutional Area

(iii) When height boundary areas overlap, the more restrictive standard applies

(iv) The maximum building height may be increased 1 foot for every 2 feet from the Institutional Area boundary, up to a maximum of 200 feet or 20 storeys, whichever is less. (see Illustrations 3 and 4).

Illustration 3

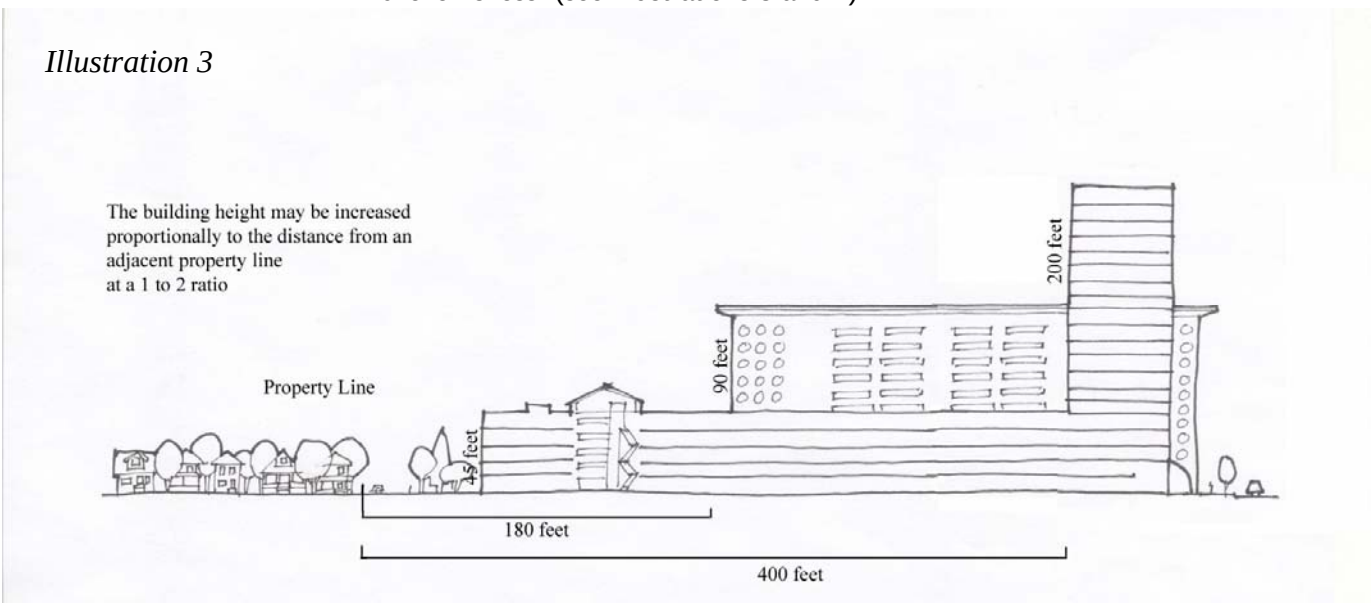
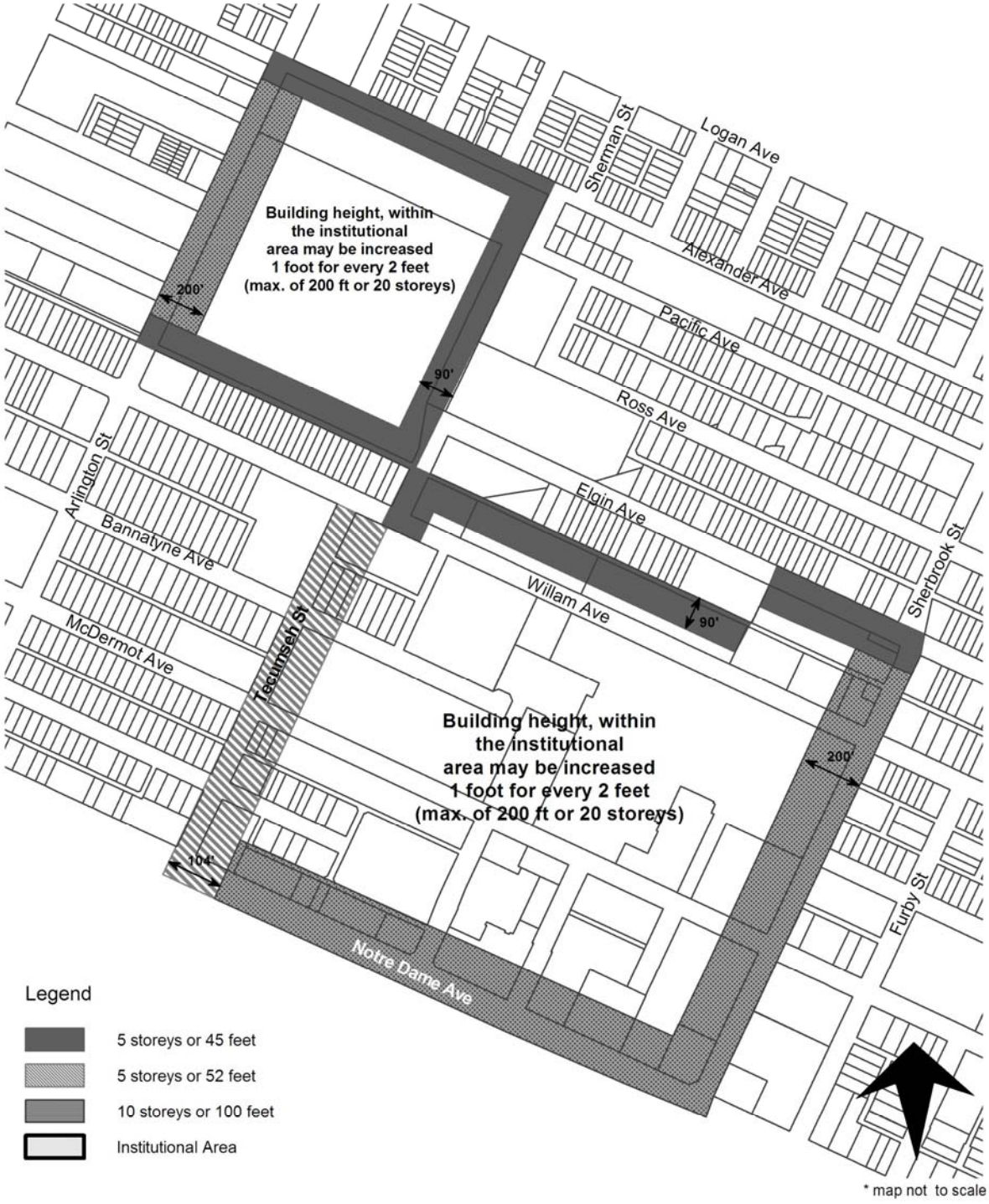


Illustration 4

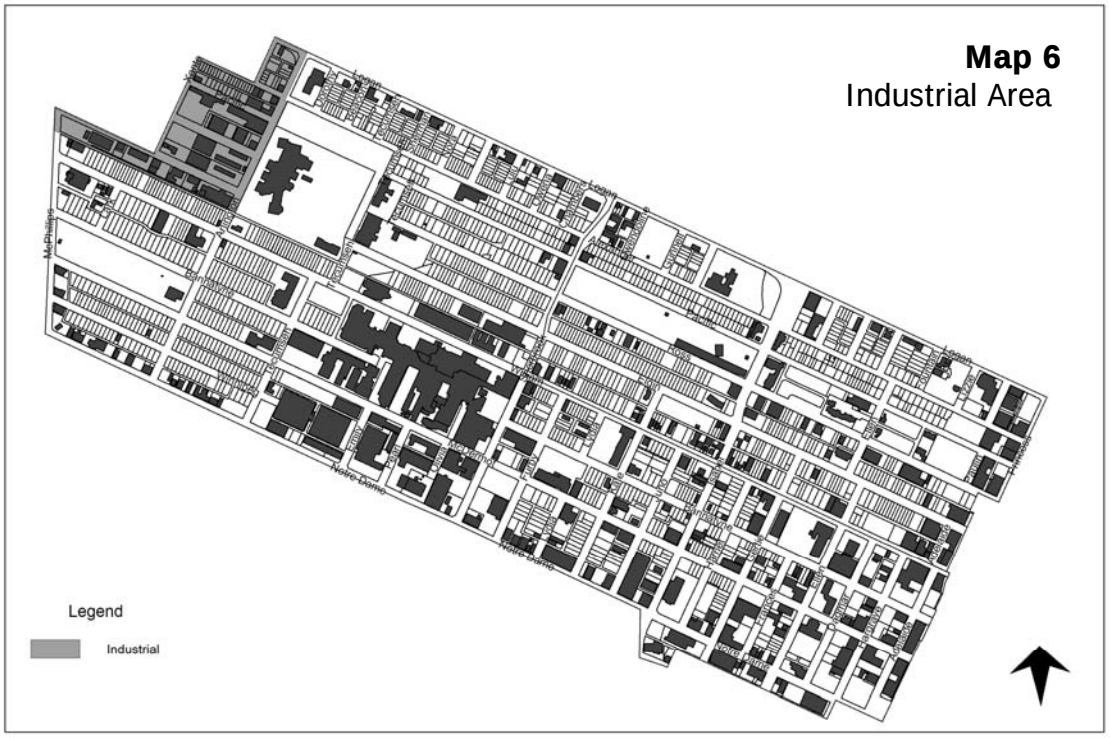


Area 6

9. Industrial Area

Applicability

(1) The Industrial Area is shown in grey on Map 6.



Rationale

(2) See intent statement for the Industrial Area in the West Alexander & Centennial Neighbourhood Plan

Permitted Use Restrictions

(3) Nothwithstanding other provisions of this By-law, in the Industrial Area, the following use may be approved only as a conditional use, where it is otherwise permitted:

(a) Parking, surface (as a principal use)

West Alexander and Centennial PDO-1
Principal Overlay Map

