THE CITY OF WINNIPEG

BY-LAW NO. 3/2012

A By-law of The City of Winnipeg to amend the Winnipeg Zoning By-law No. 200/2006 to adopt the Academy Road Neighbourhood Main Street Planned Development Overlay 1 (PDO-1 Academy Road)

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

1 *The Winnipeg Zoning By-law No. 200/2006 is amended by adopting the attached document, entitled "Academy Road Neighbourhood Main Street Planned Development Overlay 1 (PDO-1 Academy Road)", as a Planned Development Overlay 1 district and adding it as Schedule O after Schedule N.*

2 *The Winnipeg Zoning By-law No. 200/2006 is amended by adding the following to Schedule B:*

3(6) The zoning districts and zoning boundaries are hereby located in accordance with the Academy Road Neighbourhood Main Street Planned Development Overlay 1 (Schedule O), and the Zoning Maps shall hereafter be read and construed in accordance with that overlay.

DONE AND PASSED this day of , 2012.

_____
Mayor

_____
City Clerk

Approved as to planning details:

_____
for Director of Planning, Property and Development

Approved as to form:

_____
Samantha K.O. Murata
for Director of Legal Services and City Solicitor

SCHEDULE O
Added 3/2012

ACADEMY ROAD NEIGHBOURHOOD MAIN STREET PLANNED DEVELOPMENT OVERLAY 1 (PDO-1 ACADEMY ROAD)

Purpose

1 To respect and reinforce the character of Academy Road as a Neighbourhood Main Street to River Heights.

Applicability

2 PDO-1 Academy Road overlay district is shown on the attached map, identified as Map 1: Academy Road Principal Overlay Map (hereinafter referred to as "Map 1").

Development Standards

3 Except to the extent modified by the standards in this Schedule O, all standards of this By-law apply within the boundaries specified in the Principal Overlay Map (Map 1).

Area 1

4 Academy Shops and Services Area

Applicability

4.1 The Academy Shops and Services Area is shown as Area 1 and Area 1A on Map 1.

Intent

4.2 To respect and reinforce the character of Academy Shops and Services Area as a vibrant, intimate, and eclectic street by:

(a) promoting a high quality built form that accommodates and promotes a unique place for small shops, local businesses and urban living;
(b) minimizing the impact of commercial activity on adjacent residential properties to ensure neighbourhood harmony; and
(c) enhancing a street environment that promotes comfort, interest and pedestrian activity.

Permitted Use Regulations

4.3 The following uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:

(a) Advertising sign;
(b) Cheque-cashing facility;
(c) Drive-in or drive-through; and
(d) Pawnshop.

4.4 In addition to subsection 4.3, the following uses are prohibited and are not allowed as permitted, conditional, accessory or temporary uses in Area 1A:

(a) Drinking establishments.

Use Specific Standards

4.5 Subject to subsection 4.6, the following use is limited to the specified maximum amount of gross floor area:

(a) Restaurant: 2,500 square feet

4.6 In Area 1A, the following use is limited to the specified maximum amount of gross floor area:

(a) Restaurant: 1,500 square feet.

4.7 Subject to subsection 4.4, outdoor dining/drinking areas are permitted in the front yard of commercial developments and are not permitted in the side or rear yards.

Development and Design Standards

Dimensional Standards

4.8 Development must comply with the dimensional standards in this subsection.

Height of Buildings

(a) Where multi-family dwelling or commercial development will exceed 25 feet in height, the portion exceeding 25 feet must be set back from the front building façade at a distance equal to or greater than 10 feet.

Additional Yard Requirements

(b) Subject to Schedule I, for the purpose of accommodating an otherwise approved park, plaza, square, outdoor dining/drinking area or other pedestrian amenity, a commercial or multi-family dwelling development may have a maximum front yard of 10 feet.

Development Standards for Parking and Loading

4.9 Accessory parking, loading and service areas must be located behind or beside buildings.

Signs

4.10 The following signs types are not permitted:

(a) Electronic message centre sign;
(b) Free-standing sign; and
(c) Mobile sign.

Design Standards

4.11 Development must comply with the design standards in this subsection.

Entryway Design and Location

(a) The main public entrance to multi-family dwellings and commercial developments must face Academy Road and be directly accessible from the public sidewalk.

Building Transparency

(b) Commercial development building façade area that faces the street must be composed of a minimum of 30 percent transparent materials. At least one half of this amount must be provided so that the lowest edge of the transparent materials is no higher than 4 feet above the street level.

Façade Articulation

(c) Multi-family dwellings and commercial developments that have a façade greater than 30 feet in length abutting a street, measured horizontally, must incorporate architectural features such as wall plane projections or recesses to visually interrupt the façade. No uninterrupted length of any building façade may exceed 30 horizontal feet, as depicted in illustration 1.

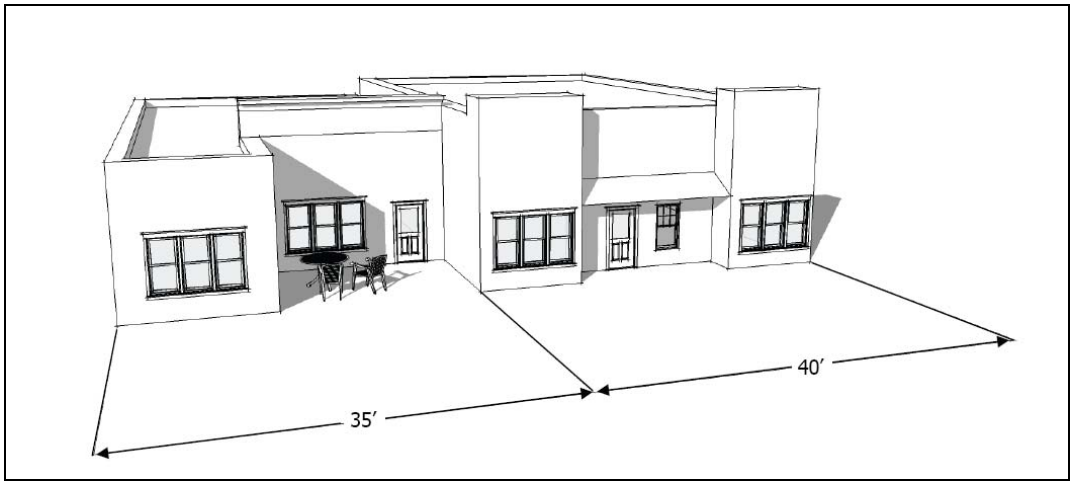


Illustration 1: Façade Articulation

Roof Articulation

(d) Multi-family dwellings and commercial developments are required to have at least one interruption in the roofline every 20 feet such as a gable or other break in the horizontal line of the roof ridgeline, as depicted in Illustration 2.

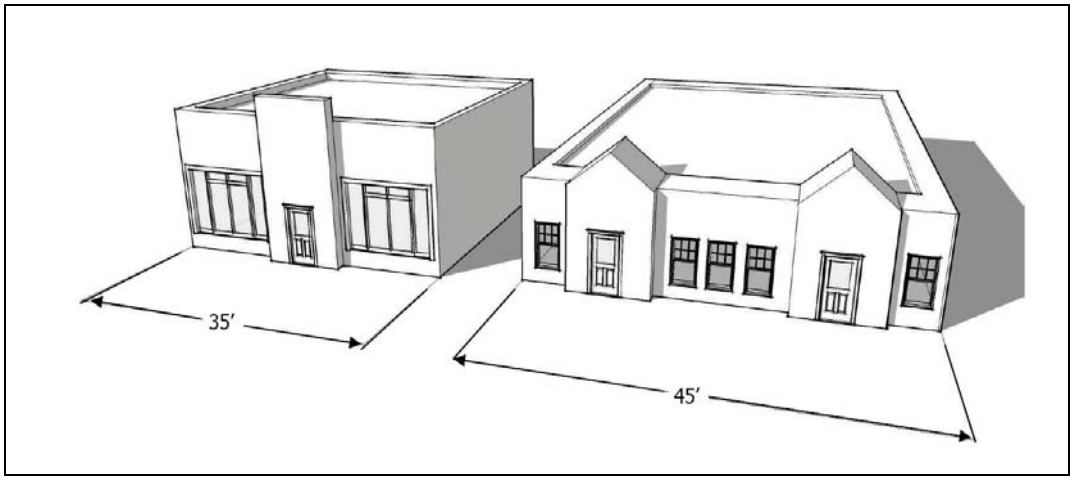


Illustration 2: Roof Articulation

Area 2

5 Academy Living Area

Applicability

5.1 The Academy Living Area is shown as Area 2 on Map 1.

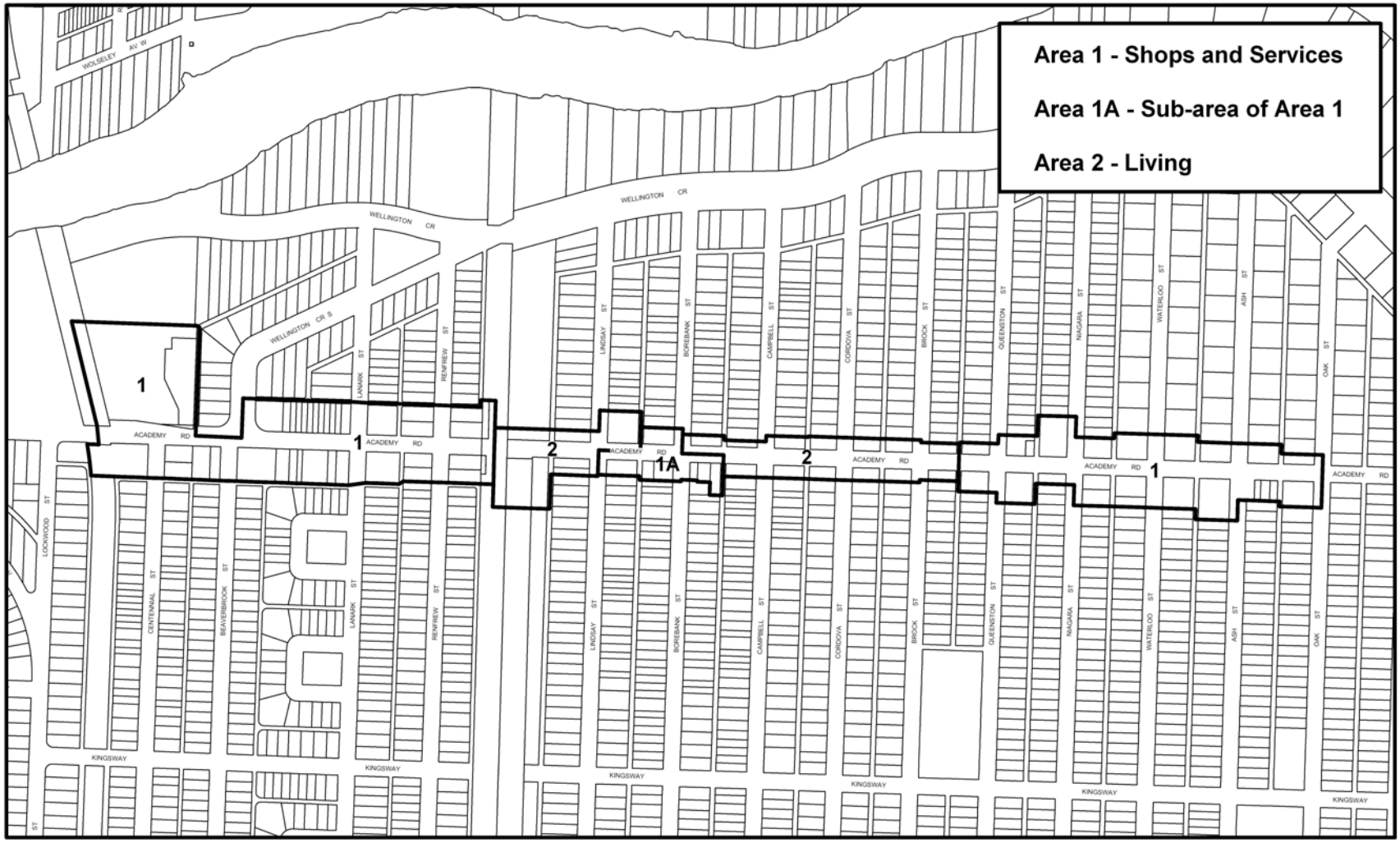
Intent

5.2 To maintain and respect the integrity of the existing residential neighbourhood, by prohibiting non-residential uses in the Academy Living Area.

Permitted Use Restrictions

5.3 The following uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:

(a) Commercial Sales and Services uses.



Map 1: Academy Road Principal Overlay Map