SCHEDULE P

THE YARDS AT FORT ROUGE PLANNED DEVELOPMENT OVERLAY 1 (PDO-1 The Yards at Fort Rouge)

Purpose

1. The purpose of this overlay is to support the redevelopment of The Yards at Fort Rouge as a Transit Oriented Development Major Redevelopment Site and implement the development concept of the Yards at Fort Rouge Area Master Plan.

Applicability

2. PDO-1 The Yards at Fort Rouge overlay district is shown on the attached map and identified as PDO-1 the Yards at Fort Rouge Principal Overlay Map (Map 1).

Development Standards

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

Development Density

4. The maximum development density of the overlay district is 900 dwelling units.

Rapid Transit Right of Way Setback

5. Notwithstanding any other provision of this By-law, there must be a minimum 25 foot separation distance between any structure containing one or more dwelling units and the western boundary of the overlay district shown on the Principal Overlay Map (Map 1).

Design Standards

6. All development must comply with the design standards for Mixed Use Development, as applicable, in section 210 of this By-law.

Parking for Bicycles and Motor Vehicles

7. (1) The Director may approve a parking management plan for the overlay district in accordance with this overlay and this By-law.

(2) All owners of land in the overlay district shall provide parking spaces on their respective lands in accordance with a parking management plan for the overlay district which, prior to any development on any land in the overlay district, has been approved by the Director.

(3) Any owner of land in the overlay district may, in accordance with this overlay and this By-law, submit to the Director for approval

(a) a parking management plan for the overlay district; or

(b) an amended parking management plan for the overlay district.

8. (1) The total number of parking spaces in the overlay district must not exceed the minimum number of parking spaces prescribed by this By-law.

(2) Notwithstanding subsection (1), the number of parking spaces on any one lot in the overlay district may exceed the maximum prescribed for that lot by this overlay and this By-law.

Signage

9. (1) The Director may approve a master signage plan for the overlay district in accordance with this overlay and this By-law

(2) The Director must not approve any master signage plan for the overlay district which allows or provides for more than one freestanding sign to be erected in the overlay district.

(3) An owner of land in the overlay district must not erect signage on his land unless the signage is in accordance with a master signage plan for the overlay district which has been approved by the Director.

(4) An owner of land in the overlay district with signage erected on his land must maintain and repair the signage in accordance with the master signage plan for the overlay district which has been approved by the Director.

(5) Any owner of land in the overlay district may, in accordance with this overlay and this By-law, submit to the Director for approval

(a) a master signage plan for the overlay district; or

(b) an amended master signage plan for the overlay district.

(6) No mobile or billboard signs are permitted within the overlay district.

Fencing

10. A fence located within a required front or corner side yard must not exceed 4 feet in height.

Area 1

11. The Yards at Fort Rouge Area 1 (includes Area 1A)

Applicability

(1) The Yards at Fort Rouge Areas 1 and 1A are shown on Map 2 as Area 1 and Area 1A respectively.

Intent

(2) In accordance with the Yards at Fort Rouge Area Master Plan, to accommodate:

(a) A high density, predominately residential district with a diversity of housing types.

(b) A vertical and horizontal mix of uses to help create an 18 hour activity zone.

(c) An active defined centre to create a dynamic area for a variety of users and incorporate compact, high quality, pedestrian-oriented environments by creating smaller walkable blocks.

Prohibited Use Regulations

(3) Notwithstanding other provisions of this By-law, in Yards at Fort Rouge Area 1, the following principal uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:

(a) Dwelling, single-family detached

(b) Dwelling, two family

Permitted Use Regulations

(4) Notwithstanding other provisions of this By-law, in the Yards at Fort Rouge Area 1, a non-residential use, with the exception of home occupations, is not permitted above the second floor of any building.

(5) Notwithstanding other provisions in this By-law, in the Yards at Fort Rouge Area 1, the following principal use may be approved only as conditional uses, where it is otherwise permitted.

(a) Post office/carrier depot

(6) Notwithstanding other provisions in this By-law, in the Yards at Fort Rouge Area 1, the following accessory use may be approved only as conditional use, where it is otherwise permitted.

(a) Accessory uses, not listed

(7) Notwithstanding other provisions of this By-law, the in Yards at Fort Rouge Area 1, the following principal use is permitted:

(a) Transit station

Development and Design Standards

Dimensional Standards

(8) Notwithstanding other provisions of this By-law, in Yards at Fort Rouge Area 1, development must comply with the dimensional standards listed in this subsection.

Height of Buildings

(a) The maximum height of a principal building is 250 feet;

(b) In Area 1A the maximum height of a principal building is 190 feet; and,

(c) Principal buildings must not extend into a 45 degree angular plane measured from a point 40 feet above grade at the eastern property line.

Yard Requirements

(d) Minimum front yard of 10 feet.

(e) Minimum corner side yard of 10 feet.

(f) Minimum interior side yard of 0 feet.

(g) Minimum rear yard of 0 feet. (Provision 5 of this PDO still applies)

Area 2

12. The Yards at Fort Rouge Area 2

Applicability

(1) The Yards at Fort Rouge Area 2 is shown on Map 2 as Area 2.

Intent

(2) In accordance with the Yards at Fort Rouge Area Master Plan, to accommodate:

(a) A medium to higher density, predominately residential district with a diversity of housing types that provides a transition between the Fort Rouge Yards transit station and the lower density development to the south.

(b) Limited small scale commercial and service facilities to support residential development while maintaining a predominately residential character.

Prohibited Use Regulations

(3) Notwithstanding other provisions of this By-law, in the Yards at Fort Rouge Area 2, the following principal uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:

(a) Drinking Establishment

(b) Dwelling, single-family detached

(c) Dwelling, two family

Permitted Use Regulations

(4) Notwithstanding other provisions of this By-law, in the Yards at Fort Rouge Area 2, a non-residential use, with the exception of a home occupation, is not permitted above the second floor of any building.

(5) Notwithstanding other provisions in this By-law, in the Yards at Fort Rouge Area 2, the following principal uses may be approved only as conditional use, where they are otherwise permitted.

(a) Post office/carrier depot

(6) Notwithstanding other provisions in this By-law, in the Yards at Fort Rouge Area 2, the following accessory use may be approved only as conditional uses, where it is otherwise permitted:

(a) Accessory uses, not listed

Development and Design Standards

Dimensional Standards

(7) Notwithstanding other provisions of this By-law, in the Yards at Fort Rouge Area 2, development must comply with the dimensional standards listed in this subsection.

Height of Buildings

(a) Principal buildings must not extend into a 45 degree angular plane measured from a point 20 feet above grade at the eastern lot line.

Yard Requirements

(b) Minimum front yard of 10 feet.

(c) Minimum corner side yard of 10 feet.

(d) Minimum interior side yard of 0 feet.

(e) Minimum rear yard of 0 feet. (Provision 5 of this PDO still applies)

Area 3

13. The Yards at Fort Rouge Area 3

Applicability

(1) The Yards at Fort Rouge Area 3 is shown on Map 2 as Area 3.

Intent

(2) In accordance with the Yards at Fort Rouge Area Master Plan, to accommodate:

(a) A medium density, residential district.

(b) Limited small scale commercial and service facilities to support residential development while maintaining a residential character.

Prohibited Use Regulations

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

(a) Dwelling, single-family

(b) Dwelling, two-family

(c) Post office/carrier depot

(d) College or university

(e) Commercial school

(f) Cultural centre

(g) Gallery/museum

(h) Drinking establishment

(i) Restaurant

Permitted Use Regulations

(4) Notwithstanding other provisions of this By-law, in the Yards at Fort Rouge Area 3, a non-residential use, with the exception of a home occupation, is not permitted above the first floor of any building, must be located in a corner unit fronting on Argue Street, and must provide direct access to a public right of way.

(5) Notwithstanding other provisions in this By-law, in the Yards at Fort Rouge Area 3, the following uses may be approved only as conditional uses, where they are otherwise permitted:

(a) Library

(b) Protection and emergency services

(c) Day care centre

(d) Office

(e) Personal services (unless otherwise listed)

(f) Medical/dental/optical/counselling clinic

(g) Retail sales (unless otherwise listed)

(6) Notwithstanding other provisions in this By-law, in the Yards at Fort Rouge Area 3, the following accessory use may be approved only as conditional uses, where it is otherwise permitted:

(a) Accessory uses, not listed

(b) Retail sales

Use Specific Standards

(7) Notwithstanding other provisions in this By-law, in the Yards at Fort Rouge Area 3, the following uses are limited to the specified amount of gross floor area:

(a) Office: 2,500 square feet

(b) Personal services (unless otherwise listed): 2,500 square feet

(c) Medical/dental/optical/counselling clinic: 1,500 square feet

(d) Retail sales (unless otherwise listed): 2,500 square feet

Development and Design Standards

Dimensional Standards

(8) Notwithstanding other provisions of this By-law, the Yards at Fort Rouge Area 3, development must comply with the dimensional standards listed in this subsection.

Height of Buildings

(a) The maximum height of a principal building is 45 feet.

(b) For any principal building with height exceeding 40 feet, the top floor of the building must be set back from any wall of the building which faces a public right of way, by a distance of at least the height of the top floor of the building.

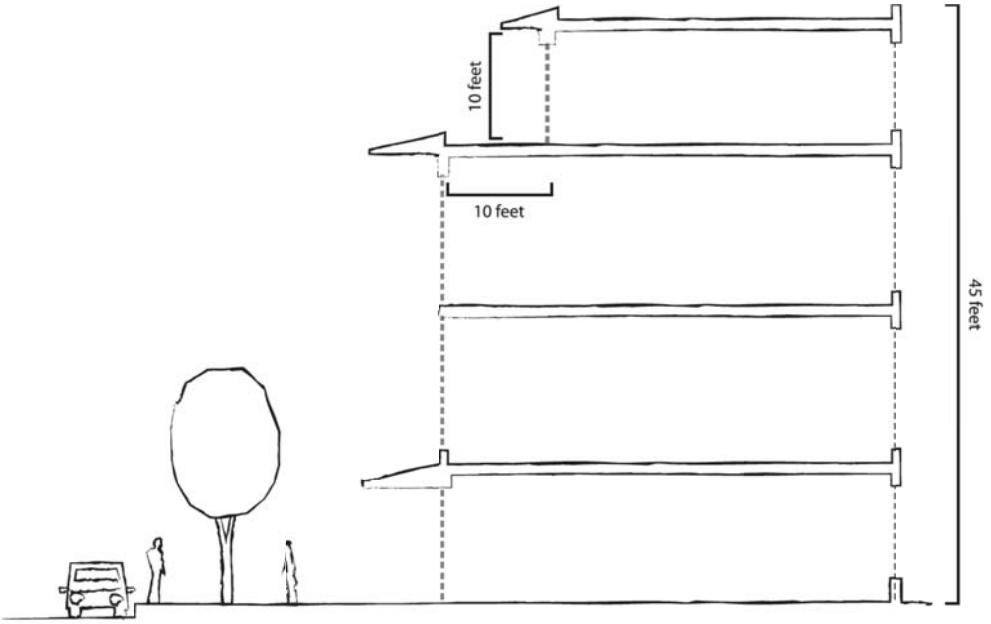


Illustration 1: Top Floor Setback

Yard Requirements

(c) Minimum front yard of 10 feet.

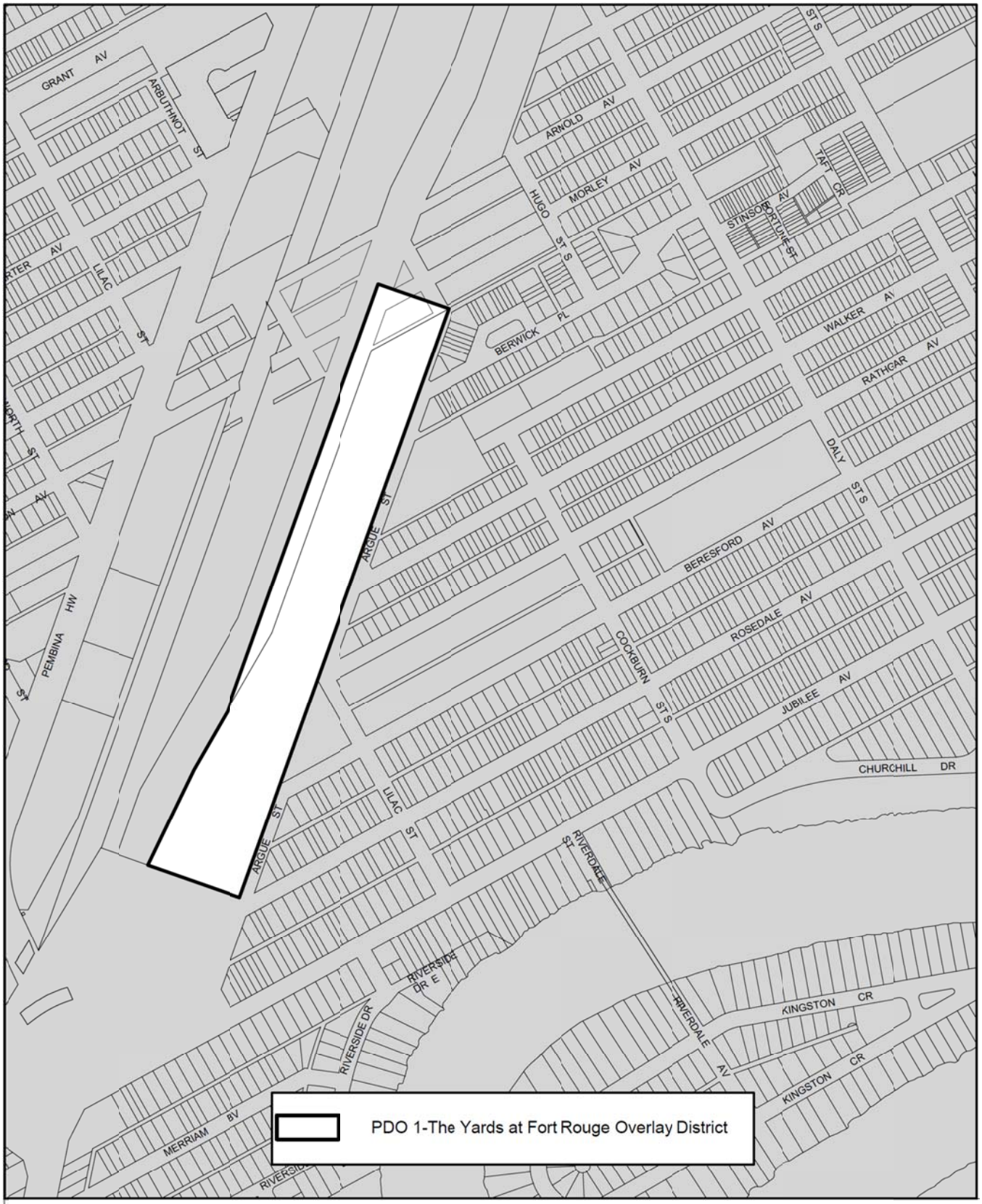
(d) Minimum corner side yard of 0 feet.

(e) Minimum interior side yard of 0 feet.

(f) Minimum rear yard of 0 feet. (Provision 5 of this PDO still applies)

Principal Building Separation

(g) For any principal building with height of 40 feet or less, the minimum principal building separation is 8 feet. For any principal building with height exceeding 40 feet, the minimum principal building separation is 8 feet plus one foot for every foot the height of the building exceeds 40 feet.



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Map 1 - The Yards at Fort Rouge
Principal Overlay Map

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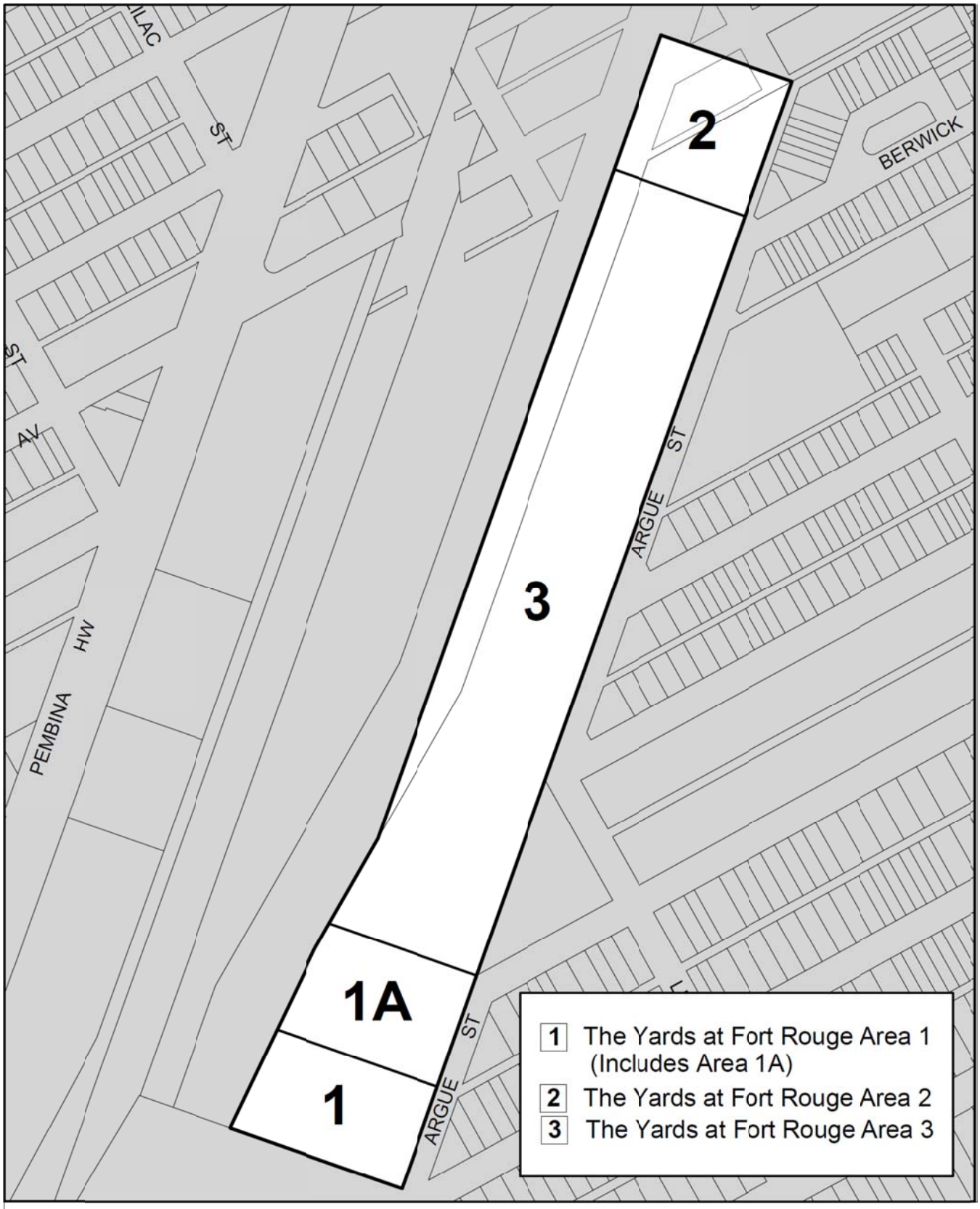

Map 2 - The Yards at Fort Rouge