SCHEDULE R

added TBD

TAYLOR REDEVELOPMENT AREA PLANNED DEVELOPMENT OVERLAY 2 (PDO-2 Taylor Redevelopment Area)

Purpose

1. The purpose of this overlay is to support the implementation of the Taylor Redevelopment Master Plan.

Applicability

2. The PDO-2 Taylor Redevelopment Area overlay district is located as shown on the attached 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 attached map (Map 1).

Definitions

4. "**Parking, Bicycle Parking and Loading Management Plan**" means a plan prepared by a professional traffic engineer or parking consultant that may be approved by the Director of Planning, Property and Development as an alternative to the requirements for off-street parking, bicycle parking, and loading of the Winnipeg Zoning By-law 200/2006.

   A Parking, Bicycle Parking and Loading Management Plan will be required if a proposed development will not meet one or more of the requirements in By-law 200/2006 for off-street parking, bicycle parking, or loading.

   Each Parking, Bicycle Parking and Loading Management Plan must be structured as follows, with appropriate provisions in each of the following:

   1 **Part 1**: Off-Street Parking
   2 **Part 2**: Bicycle Parking
   3 **Part 3**: Loading

5. "**Master Signage Plan**" means a plan with drawings, text, and specifications setting out the specifics of the location, arrangement, type and design of signs to be erected on premises within a defined area, that shall be approved by the City Centre Community Committee

and the Director of Planning, Property and Development. The intent of the Master Signage Plan is to ensure coordinated signage within the defined area.

Permitted Use Regulations

6. Notwithstanding other provisions of this By-law, in the PDO-2 Taylor Redevelopment Area, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying C3 zoning district.

(1) Dwelling, multi-family
(2) Private Club, non licensed
(3) Funeral Chapel or Mortuary (see section 9 for applicable use-specific standards)
(4) Wholesaling (see section 10 for applicable use-specific standards)
(5) Warehouse (see section 10 for applicable use-specific standards)

7. Notwithstanding other provisions of this By-law, in the PDO-2 Taylor Redevelopment Area, the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying C3 zoning district.

(1) Hospital
(2) Sports or entertainment arena/stadium, indoor
(3) Amusement enterprise, outdoor
(4) Hostel
(5) Hotel
(6) Kennel

8. Notwithstanding other provisions of this By-law, in the PDO-2 Taylor Redevelopment Area, the following accessory uses shall be permitted in addition to the permitted and conditional uses of the underlying C3 zoning district.

(1) Home Based Business, minor

Use Specific Standards

9. Regardless of whether a use is allowed as a permitted or conditional use, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a Conditional Use or Variance Order.

Funeral Chapel or Mortuary

10. (1) Limited to a maximum of 15,000 square feet of gross floor area.
(2) Cremation is not permitted.

Wholesaling, Mini-Warehouse, Self-Storage, Warehouse

11. (1) Outdoor storage must be screened in accordance with Part 5: Section 197.
(2) Must be at least 30 feet from any structure containing one or more dwelling units or assisted living facility.
(3) No loading door may face any structure within 100 feet containing one or more dwelling units or an assisted living facility unless screening is provided in accordance with Part 5: Section 190 (7)(a).
(4) Only permitted within Zone 2 and Zone 3 on Map 1.

Retail Sales

12. (1) In Zone 2 on Map 1, a building's retail sales use is limited to a maximum of 200,000 square feet of gross floor area.

Dimensional Standards

13. Notwithstanding Table 5-5 of this By-law, in the PDO-2 Taylor Redevelopment Area, development must comply with the dimensional standards listed in this subsection.

Zoning District	Minimum / Maximum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Interior Side Yard (Ft.) [note a]	Minimum Corner Side Yard (Ft.)	Maximum Height of Building (Ft.)	
Non Residential Structures						
PDO-2 Taylor Redevelopment Area	0 [note a]	0 [note a]	0 [note a]	0 [note a]	90	

Zoning District and Designation	Minimum Lot Area (Sq. Ft.)	Minimum Lot Area Per Dwelling Unit (Sq. Ft.)	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum Corner Side Yard (Ft.)	Maximum Building Height (Ft.)	
Residential Structures								
PDO-2 Taylor Redevelopment Area	9,000	400	0 [note a & b]	0 [note a & b]	0 [note a & b]	0 [note a & b]	90	

NOTES:

a. A 15 foot setback shall be required, free from all improvements other than fences and landscaping abutting the following roadways:
   1) Taylor Avenue

b. For any structure containing one or more dwelling units or an assisted living facility within Zone 3, there must be a 65 foot setback from the railway tracks and a 10 foot setback from the property line – with a 10 feet high fence on top of a 3 foot berm or such engineering design determined to be at a minimum TL (transmission loss) of 25 for noise and vibration attenuation approved by the Director of Planning Property and Development.

Parking, Bicycle Parking and Loading

14. Parking, Bicycle Parking and Loading Management Plan

(1) If a property does not comply with the required amount of parking, bicycle parking, or loading spaces, the property owner may propose to the Director a Parking, Bicycle Parking and Loading Management Plan prepared by a professional traffic

engineer or parking consultant documenting that a lower amount of off-street parking, and/or bicycle parking, and/or loading is adequate to meet the needs of the proposed use or combination of uses and to prevent traffic and parking congestion on surrounding streets or public lanes: because of the unique patterns of peak hour use, the proximity of other public parking areas, proximity to major transportation routes, or other factors, without the imposition of additional parking management tools.

(2) If the Director concludes that the proposed Parking, Bicycle Parking and Loading Management Plan will provide off-street parking, bicycle parking, and/or loading adequate to meet the needs of the proposed use or combination of uses and to prevent traffic or parking congestion on surrounding streets and public lanes, the Director may approve the Parking, Bicycle Parking and Loading Management Plan and may reduce the amount of required off-street parking, bicycle parking, and/or loading required to conform with the approved plan.

(3) Once a Parking, Bicycle Parking and Loading Management Plan is approved, that owner shall provide parking spaces, bicycle parking spaces, and loading spaces in accordance with the Parking, Bicycle Parking, and Loading Management Plan which has been approved by the Director.

(4) 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, Bicycle Parking and Loading Management Plan for the overlay district; or

(b) An amended Parking, Bicycle Parking and Loading Management Plan for the overlay district.

15. All bicycle parking spaces in the PDO-2 Taylor Redevelopment Area must comply with the following design standards:

(1) The bicycle parking spaces must be located with convenient access to major building entrances.

(2) A portion of the bicycle parking spaces must be suitable for short-term bicycle parking, and a portion must be suitable for long-term bicycle parking.

(3) There must be suitable bicycle racks or lockers made from high quality materials and anchored with bolts to concrete or asphalt surfaces of the ground, floor, or nearby building wall.
(4) The bicycle parking spaces must be located in well-lit areas.
(5) If reasonably possible, the bicycle parking spaces must be, situated close to bicycle friendly routes.
(6) The bicycle parking spaces must be located at ground level or easily accessible from ground level.

Signage

16. Instead of erecting signage in accordance with the dimensional standards in the By-law, a property owner shall submit a Master Signage Plan to the City Centre Community Committee and the Director. The City Centre Community Committee and the Director may approve a Master Signage Plan for the overlay district in accordance with this overlay and this By-law.

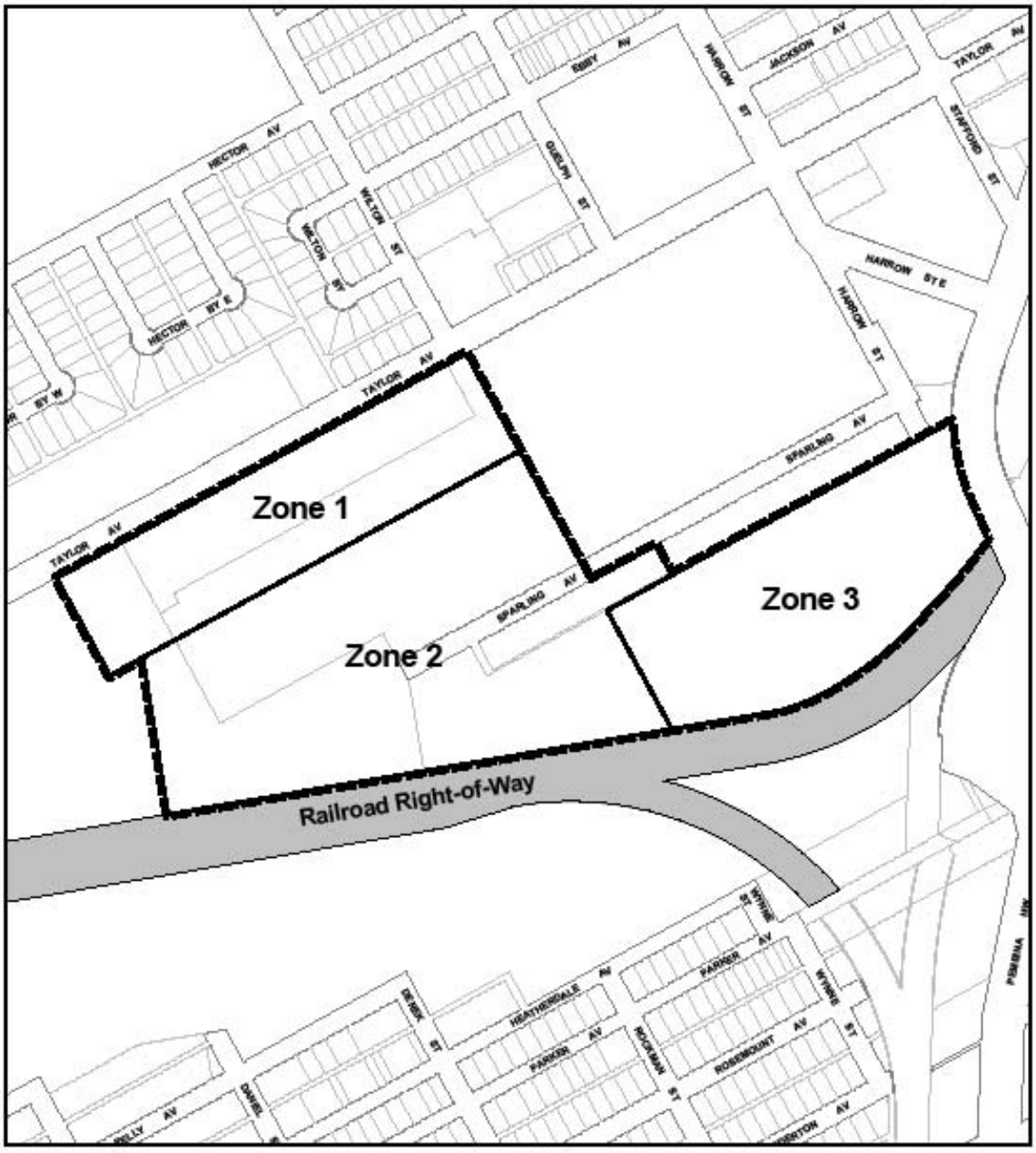
17. Any owner of land in the overlay district shall, in accordance with this overlay and this By-law, submit to the City Centre Community Committee and the Director for approval:

(1) A Master Signage Plan for the overlay district; or
(2) An amended Master Signage Plan for the overlay district.

18. Provided that a Master Signage Plan is submitted to and approved by the City Centre Community Committee and the Director, the following dimensional standards shall apply:

(1) Maximum number of freestanding signs permitted within the PDO-2 Taylor Redevelopment Area as shown on map 1: 5
(2) Any sign that is set back at least 50 feet from Taylor Avenue may be up to 50 feet in height and have 560 square feet of sign surface area. Where the sign is set back by less than 50 feet from Taylor Avenue the sign may be up to 35 feet in height and have 500 square feet of sign surface area.

19. If a Master Signage Plan has been approved by the City Centre Community Committee and the Director, an owner of land in the overlay district must not erect signage on his land unless the sign(s) are in accordance with the approved Master Signage Plan.



PDO-2 Taylor Avenue Redevelopment Area

Winnipeg

Map 1: Taylor Redevelopment Area
Planned Development Overlay 2
(PDO-2 Taylor Redevelopment area)