SCHEDULE U

BISHOP GRANDIN CROSSING PLANNED DEVELOPMENT OVERLAY 1 (PDO-1 Bishop Grandin Crossing)

Purpose

1. The purpose of this overlay is to support the redevelopment of Bishop Grandin Crossing as a Major Redevelopment Site and implement the development concept of the Bishop Grandin Crossing Area Master Plan.

Applicability

2. PDO-1 Bishop Grandin Crossing overlay district is 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 Map 1.

Parking and Bicycle Parking

4. Parking and Bicycle Parking Management Plan

   (1) If a property does not comply with the required amount of parking or bicycle parking, the property owner may propose to the Director a Parking or Bicycle Parking Management Plan prepared by a professional traffic engineer or parking consultant documenting that the amount of off-street parking and/or bicycle parking 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.

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

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

   (4) Any owner of land in the PDO-1 Bishop Grandin Crossing may, in accordance with this overlay and this By-law, submit to the Director for approval:

      (a) A Parking and Bicycle Parking Management Plan for the overlay district; or,

      (a) an amended Parking and Bicycle Parking Management Plan for the overlay district.

5. (1) Provided that a direct pedestrian connection to rapid transit is accessible from Bishop Grandin Crossing, as determined by the Director of Planning, Property, and Development, the minimum number of parking spaces required for development within Area 1 of the PDO-1 Bishop Grandin Crossing shall be 75% of the minimum number of parking spaces prescribed by this By-law.

(2) Provided that a direct pedestrian connection to rapid transit is accessible from Bishop Grandin Crossing, as determined by the Director of Planning, Property, and Development, the maximum number of parking spaces required for development within Area 1 of the PDO-1 Bishop Grandin Crossing shall not exceed 150% of the minimum number of parking spaces prescribed by this By-law.

Area 1

6. PDO-1 Bishop Grandin Crossing Area 1 (consisting of Areas 1A, 1B, and 1C).

Applicability

(1) PDO-1 Bishop Grandin Crossing Areas 1A, 1B, and 1C are shown on Map 1 as Area 1A, Area 1B, and Area 1C respectively.

Intent

(2) In accordance with the Bishop Grandin Crossing Area Master Plan, to accommodate:

(a) A medium to 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; and,

(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 PDO-1 Bishop Grandin Crossing Area 1, the following principal uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:

(a) Dwelling, single-family detached; and,

(b) Dwelling, two-family.

Permitted Use Regulations

(4) Notwithstanding other provisions in this By-law, in the PDO-1 Bishop Grandin Crossing Area 1, the following principal use may be approved only as conditional uses, where it is otherwise permitted:

(a) Post office/carrier depot.

(5) Notwithstanding other provisions in this By-law, in the PDO-1 Bishop Grandin Crossing Area 1, the following uses shall be permitted in addition to the permitted and conditional uses of the underlying zoning district.

(a) Office;
(b) Dwelling, live-work; and
(c) Drinking establishment.

(6) Notwithstanding other provisions in this By-law, in the PDO-1 Bishop Grandin Crossing Area 1, the following accessory uses are permitted:

(a) Outdoor dining/drinking area

Use Specific Standards

(7) 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.

(a) Dwelling, live-work
All live-work dwelling units must be accessible from the ground floor of the building in which they are located.

(b) Drinking establishment
Drinking establishments are limited to a maximum of 5,000 square feet of gross floor area

(c) Outdoor dining/drinking area
Outdoor dining and drinking areas are limited to a maximum of 100 square feet

Development and Design Standards

Dimensional Standards

(8) Notwithstanding other provisions of this By-law, in PDO-1 Bishop Grandin Crossing Area 1, development must comply with the dimensional standards listed in this subsection.

Height of Buildings

(a) In Area 1 the minimum height of a principal building is 20 feet;

(b) In Area 1A the maximum height of a principal building is 220 feet;

(c) In Area 1B the maximum height of a principal building is 160 feet; and,

(d) In Area 1C the maximum height of a principal building is 100 feet;

Yard Requirements

(e) Minimum front yard of 0 feet.

(f) Maximum front yard of 15 feet.

(g) Minimum corner side yard of 0 feet.

(h) Minimum rear yard of 15 feet.

Design Standards

(9) Notwithstanding other provisions of this By-law, in PDO-1 Bishop Grandin Crossing Area 1, development must comply with the design standards listed in this subsection.

(a) For a proposed building exceeding 100 feet in height, the owner shall include in its request for plan approval a study on the impact of the proposed building on shadow and wind, prepared by a qualified architect or design professional;

(b) Building facades:

i. All buildings must provide a main entrance on the façade of the building nearest to and facing a street;

ii. For non-residential uses, at least 30% of the area of the ground floor façade of a building facing a street must consist of unobscured windows, doors, or display areas;

(c) Building setbacks:

i. Notwithstanding subsection (8)(f) of Area 1, if the building is adjacent to a street, the front yard maximum setback of 15 feet may be exceeded by up to 50% for the purposes of incorporating a courtyard, plaza, seating area, or amenity space; and,

ii. Parking shall not be permitted between the front façade of the building and the adjacent street. Parking is to be located to the side and rear of the building, and screened from view via landscaping and fencing treatments.

Area 2

7. PDO-1 Bishop Grandin Crossing Area 2 (consisting of Areas 2A and 2B).

Applicability

(1) The PDO-1 Bishop Grandin Crossing Area 2A, and 2B are shown on Map 1 as Area 2A, and Area 2B respectively.

Intent

(2) In accordance with the Bishop Grandin Crossing Area Master Plan, to accommodate:

(a) A commercial mixed use district that permits multi-family residential development, office, employment and a wide range of commercial uses in a pedestrian friendly environment; and,

(b) Provision of a transition between Area 1 to the east adjacent to the transit station, and Area 3 to the north and west.

Permitted Use Regulations

(3) Notwithstanding other provisions in this By-law, in the PDO-1 Bishop Grandin Crossing Area 2, the following principal uses may be approved only as conditional use, where they are otherwise permitted:

(a) Post office/carrier depot.

(4) Notwithstanding other provisions of this By-law, in the PDO-1 Bishop Grandin Crossing Area 2, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying zoning district:

(a) Office;
(b) Retail sales;
(c) Supermarket;
(d) Dwelling, live-work; and
(e) Drinking establishment.

(5) Notwithstanding other provisions in this By-law, in the PDO-1 Bishop Grandin Crossing Area 1, the following accessory uses are permitted:

(a) Outdoor dining / drinking area

Use Specific Standards

(6) 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.

(a) Dwelling, live-work
All live-work dwelling units must be accessible from the ground floor of the building in which they are located.

(b) Retail sales
Retail sales uses are limited to a maximum of 120,000 square feet in gross floor area

(c) Supermarket
Supermarkets are limited to a maximum of 120,000 square feet in gross floor area

(d) Outdoor dining/drinking area
Outdoor dining and drinking areas are limited to a maximum of 100 square feet

Development and Design Standards

Dimensional Standards

(7) Notwithstanding other provisions of this By-law, in the PDO-1 Bishop Grandin Crossing Area 2, development must comply with the dimensional standards listed in this subsection.

Height of Buildings

(a) The maximum height of a principal building is 100 feet

Yard Requirements

(b) In Area 2A, the minimum front yard of 0 feet.

(c) In Area 2A, the maximum front yard of 15 feet.

Design Standards

(8) Notwithstanding other provisions of this By-law, in the PDO-1 Bishop Grandin Crossing Area 2A, development must comply with the design standards listed in this subsection.

(a) Building facades:

i. All buildings must provide a main entrance on the façade of the building nearest to and facing a street;

ii. For non-residential uses, at least 30% of the area of the ground floor façade of a building facing a street must consist of unobscured windows, doors, or display areas;

(b) Building setbacks:

i. Notwithstanding subsection (7)(c) of Area 2, if the building is adjacent to a street, the front yard maximum setback of 15 feet may be exceeded by up to 50% for the purposes of incorporating a courtyard, plaza, seating area, or amenity space; and,

ii. Parking shall not be permitted between the front façade of the building and the adjacent street. Parking is to be located to the side and rear of the building, and screened from view via landscaping and fencing treatments.

Area 3

8. PDO-1 Bishop Grandin Crossing Area 3.

Applicability

(1) PDO-1 Bishop Grandin Crossing Area 3 is shown on Map 1 as Area 3.

Intent

(2) In accordance with the Bishop Grandin Crossing Area Master Plan, to accommodate:

(a) A wide range of employment, offices, and supportive commercial uses in a business park setting; and,

(b) Provision of appropriate transitions from Area 1 and Area 2

Permitted Use Regulations

(3) Notwithstanding other provisions in this By-law, in the PDO-1 Bishop Grandin Crossing Area 3, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying zoning district:

(a) Hotel.

Development and Design Standards

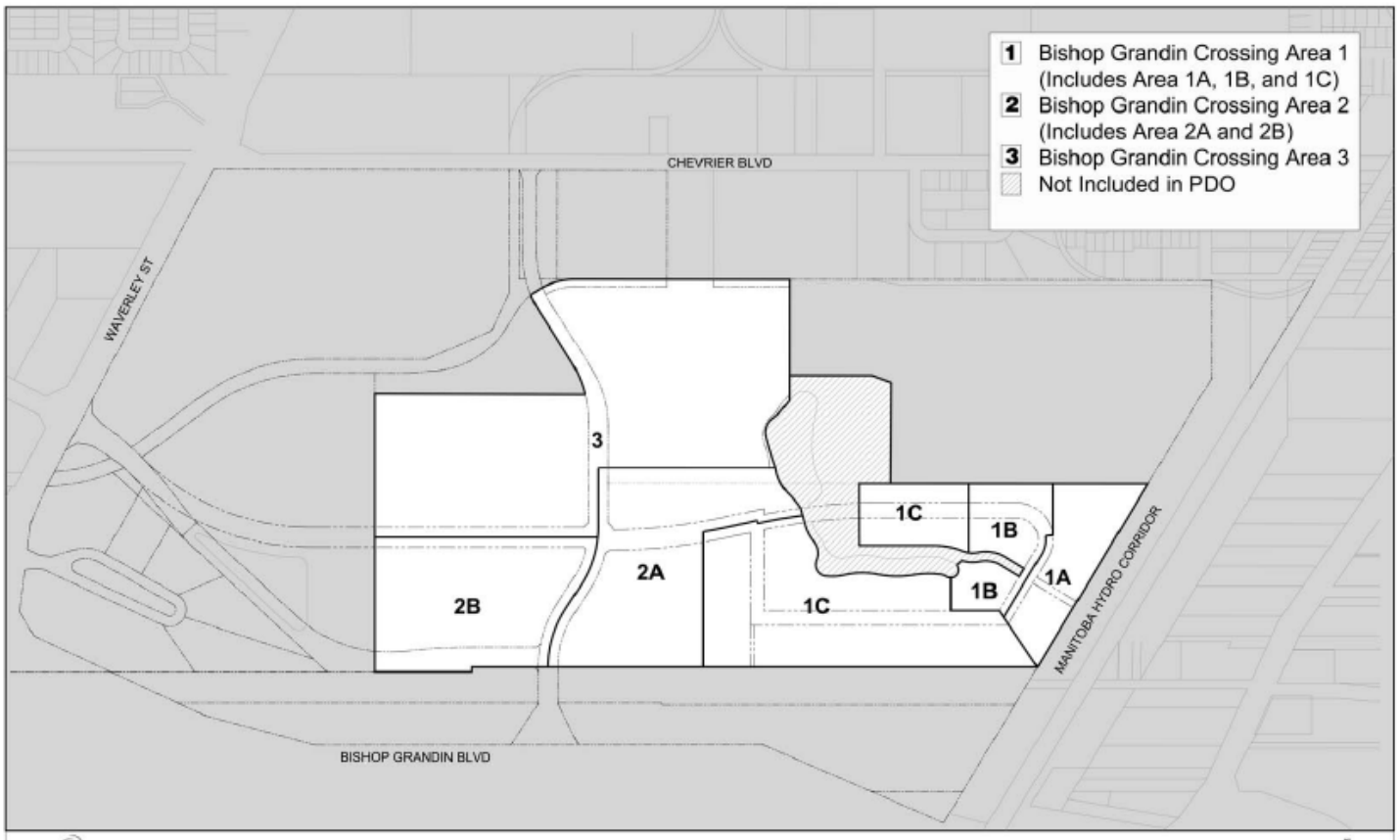
Screening

(a) All utility yards and outdoor storage areas shall be screened from public view from the street via one or a combination of design features, including, but not limited to:

i. Screening walls of at least 6 feet in height;

ii. Landscape planting, such as trees, shrubs, and ground cover;

iii. Landscape features, such as berming and retaining walls.



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Map 1 - Bishop Grandin Crossing