APPENDIX B – PROPOSED BY-LAW

THE CITY OF WINNIPEG

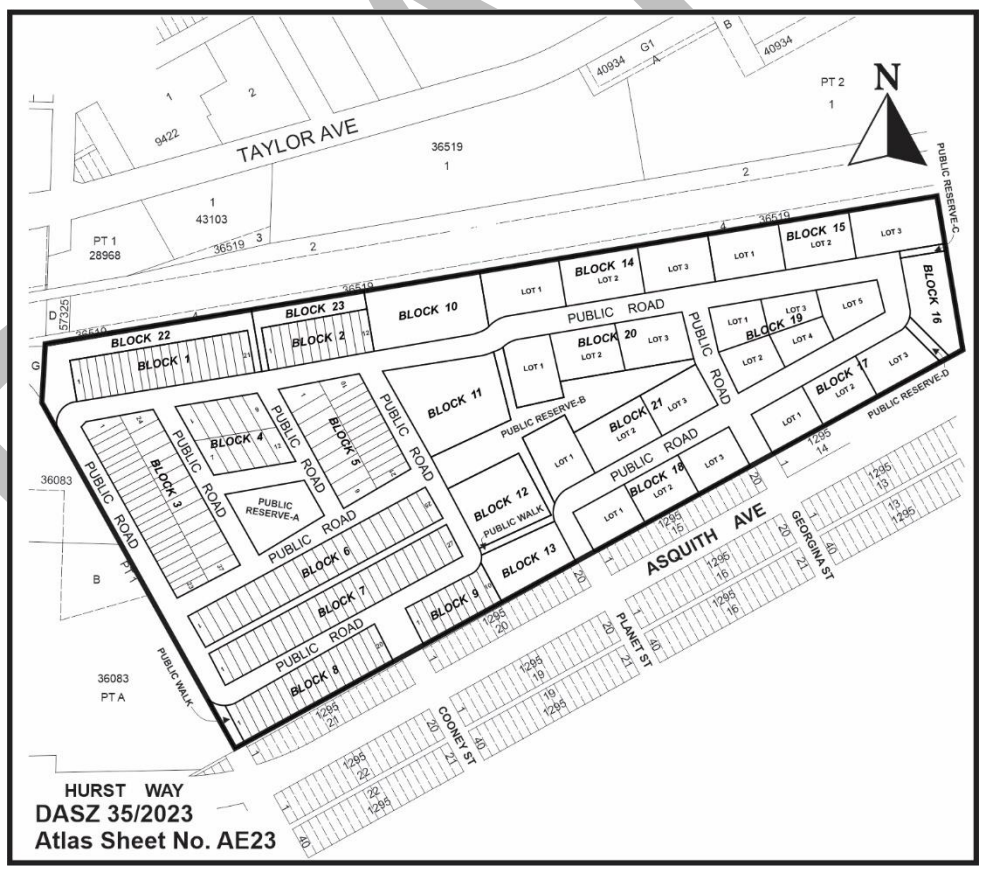
BY-LAW NO. /2024

A By-law of THE CITY OF WINNIPEG to approve a plan of subdivision and amend the Winnipeg Zoning By-law No. 200/2006 to rezone land located at the northeast corner of Hurst Way between Asquith Avenue and the CN Railway in the City Centre Community Pursuant to Development Application No. 35/2023.

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

Plan of Subdivision

1 The plan of subdivision below is approved, with such changes as may be reasonably required, subject to a Development Agreement being entered into between The City of Winnipeg and the registered owner or persons entitled to be registered the registered owner of the subject land:



Zoning

2 The Winnipeg Zoning By-law No. 200/2006 is amended by

(a) adding the Parker Lands Planned Development Overlay 1, attached to this by-law as Schedule "A", as the next available Schedule;

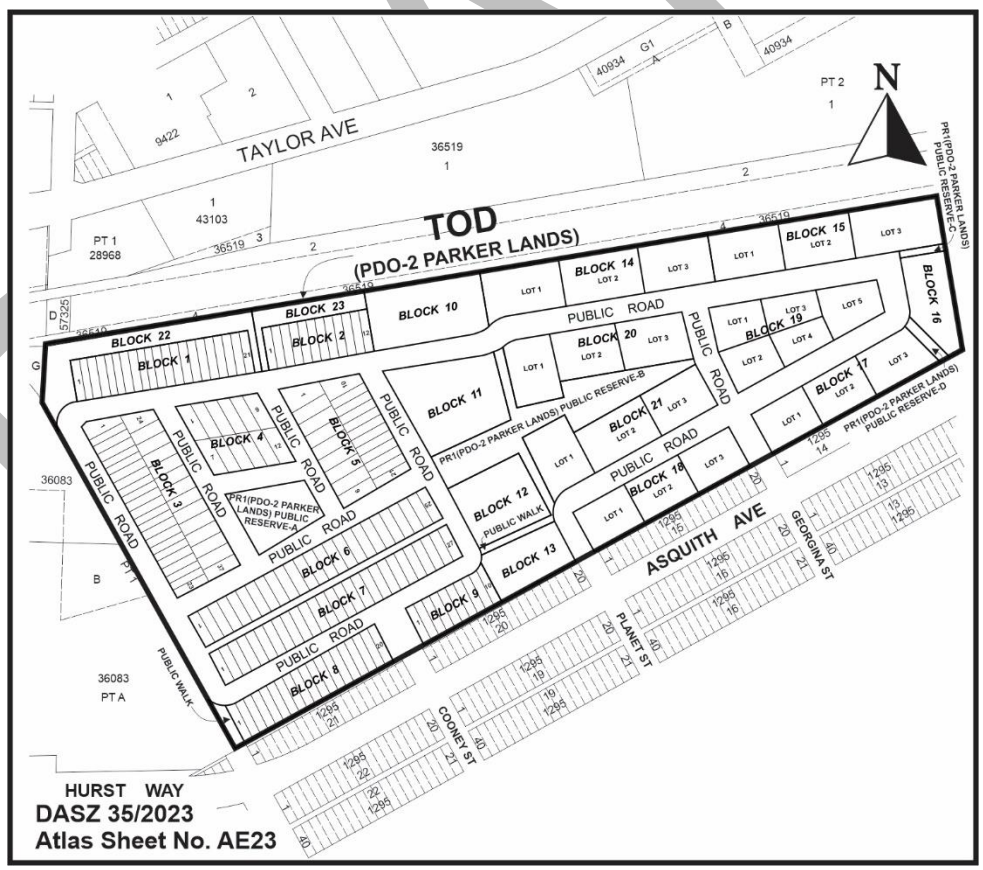
(b) adding the following to section 2 of Schedule "B" as the next available subsection:

Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the lands designated on the plan below as "TOD (PDO-2 PARKER LANDS)" and "PR1 (PDO-2 PARKER LANDS)" are hereby zoned as

(a) a "TOD" Transit Oriented Development (Parker Lands Planned Development Overlay 2) District; and

(b) a "PR-1" Parkes and Recreation 1 (Neighbourhood) (Parker Lands Planned Development Overlay 2) District,

Respectively, the zoning districts and zoning district boundaries are hereby located as shown on that plan and the Zoning Maps shall hereafter be read and construed as shown on that plan, subject to a Zoning Agreement being entered into between The City of Winnipeg and the registered owner or persons entitled to be registered owner of the subject land.



Coming into force

3 This By-law comes into force when the plan of subdivision and the Zoning Agreement are registered at the Winnipeg Land Titles Office.

Extensions of time

4(1) Subject to subsection (2), this By-law will expire without coming into force one year after the date on which this By-law is enacted if:

(a) the plan of subdivision and the Zoning Agreement have not been registered at the Winnipeg Land Titles Office; and

(b) the owner has not applied for an extension of time.

4(2) This By-law will be deemed to have expired without coming into force on the date provided in subsection (1) when

(a) the owner has applied for an extension of time prior to the date provided in subsection (1); and

(b) Council denies the extension of time.

RECEIVED FIRST READING on the day of , 2024;

RECEIVED SECOND READING on the day of , 2024;

RECEIVED THIRD READING on the day of , 2024;

DONE AND PASSED this day of , 2024.

_____
Mayor

_____
City Clerk

Approved as to content:

_____
Director of Planning, Property
and Development

Legally reviewed and certified as to form:

_____
for Director of Legal Services
and City Solicitor

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SCHEDULE "A"

PARKER LANDS PLANNED DEVELOPMENT OVERLAY 2
(PDO-2 – PARKER LANDS)

DEFINITIONS & INTERPRETATION

Purpose

1 The purpose of the PDO-2 PARKER LANDS (the "PDO-2") is to support the redevelopment of the Parker Lands as a Major Redevelopment Site in a manner consistent with the ***Parker Lands Secondary Plan*** (Policy Number PD-024) with an underlying TOD zoning designation on all lands other than public reserve lands.

Applicability

2 This PDO-2 applies in respect of the PDO-2 PARKER LANDS Overlay District (the "PDO-2 Area") as shown on the attached map identified as Map 1: PDO-2 PARKER LANDS Principal Overlay Map ("Map 1").

Development Standards

3(1) Except to the extent modified by the standards in this PDO-2, all standards of this By-law apply within the PDO-2 Area.

3(2) The regulations provided in this PDO-2 shall be substituted for the underlying regulations of this By-law where required. Where there is a conflict between the provisions of this PDO-2 and the underlying provisions of this By-law, the provisions of this PDO-2 shall govern.

Definitions

4 In this PDO-2, the following words and phrases have the following meanings:

"accredited design professional" means an architect or landscape architect in good standing with a recognized professional organization, that is licensed and qualified to practice in their area of expertise in Manitoba;

"bicycle parking space" means an area designed and equipped exclusively for the purpose of parking and securing a bicycle but does not include:

(a) any area within a dwelling unit, including a balcony or patio; or

(b) any area within a commercial unit, including record keeping rooms, cleaning supply storage areas, elevators, stairwells, and landings;

"Class A", in respect of a bicycle parking space, means long-term bicycle parking, provided for or intended for use by the occupants of a principal building for temporary, daily, or overnight parking, with additional measures for protection from vandalism and theft, including bicycle spaces in an enclosed, secured area with controlled access or individually secured enclosures like bicycle lockers;

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"Class B", in respect of a bicycle parking space, means short-term bicycle parking, provided for or intended for use by the visitors of a principal building for temporary parking, that are easily accessible to the general public, including bicycle racks that may be sheltered or un-sheltered but not enclosed in a secured area;

"**Development Design Standards Assessment**" means a report prepared by an accredited design professional that confirms that a proposed site plan complies with the design standards set out in this PDO-2;

"**Development Design Standards Completion Report**" means a report prepared by an accredited design professional that confirms that the completed site complies with the design standards set out in this PDO-2;

"fence" means a barrier constructed of wood, masonry, stone, wire, metal or other manufactured materials, or combination of materials, erected to screen, horizontally enclose, confine, shield or to separate properties or chattel for all or part of a lot or site;

"floor area, cumulative gross" (or "**cumulative gross floor area**") means the aggregate of the gross floor area of each of the following within the PDO-2 Area:

(a) any permitted non-residential principal use, except:

(i) urban agriculture, outdoor;

(ii) community garden;

(iii) park/plaza/square/playground;

(iv) day care centre;

(v) cultural centre;

(vi) gallery/museum;

(vii) any Private Motor Vehicle Related use;

(viii) any Transportation, Utility and Communications use; and

(b) any permitted accessory uses;

"floor area, gross" (or "**gross floor area**") means the sum of the horizontal areas of the several stories of a principal building, measured from the exterior faces of exterior walls, or in the case of a common wall separating two buildings, from the centerline of such common wall, excluding:

(a) any attic space;

(b) any basement or cellar;

(c) any parking area;

(d) any bicycle parking space;

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(e) any loading area;

(f) any recycling or garbage enclosure; and

(g) any area used for incidental service storage, installations of mechanical equipment, elevators, stairwells, landings, penthouses housing ventilators and heating systems, and similar uses;

"lot" means a parcel of land shown on a plan of subdivision registered in the Winnipeg Land Titles Office;

"parking, accessory" (or "**accessory parking**") means a parking facility provided or intended to be used for the purpose of accessing a principal use on the same lot;

"parking, tandem" (or "**tandem parking**") means two parking spaces, one behind the other, with a common or shared point of access to a parking aisle, parking driveway, private road, street or public lane;

"party wall" means a wall jointly owned and jointly used by two parties under an easement agreement or by right in law, and erected at or upon the lot line separating two lots;

"site" means an area of land that is the subject of a particular development application;

"site plan" means a drawing or a set of drawings of a proposed development which shows the specific exterior site features of a particular development, including:

(a) buildings or structures;

(b) accessory and non-accessory parking areas;

(c) driveways and private accesses;

(d) walkways and pathways;

(e) garbage and recycling enclosures;

(f) loading areas;

(g) bicycle parking;

(h) fencing and landscaping;

(i) exterior lighting;

(j) free-standing signs; and

(k) any other site feature being developed as required by this PDO-2;

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"site plan approval" means the process by which an applicant or owner obtains approval of their site plan at the City of Winnipeg prior to the issuance of building or development permits in accordance with the Development Procedures By-law No. 104/2020;

"storey" means that portion of a building which is situated between the surface of any floor and the surface of the next floor above it, and if there is no floor above it, that portion between the surface of such floor and the ceiling above it, including a mezzanine, but not including a basement or cellar shall for the purposes of calculating height;

"storey, first" (or "**first storey**") means the lowest storey of a building or structure where surface of the floor is located not more than 6.5 feet below grade; and

"utility facility, geothermal" (or "**geothermal utility facility**") means those facilities that normally entails the construction of new buildings, pipes, wells, and associated equipment, that are used for or incidental to the operation of a geothermal system providing service to one or more structures and which may be privately or publicly owned.

AREA WIDE DENSITY MINIMUM AND MAXIMUMS

Residential and Residential-Related Uses

5(1) Subject to subsection 0, the density for residential and residential-related uses shall be calculated, combined, and regulated based on the entire PDO-2 Area, and not building by building, block by block, or lot by lot.

5(2) The minimum density for residential and residential-related uses for the PDO-2 Area is 1,300 dwelling units.

5(3) The maximum density for residential and residential-related uses for the PDO-2 Area is 1,918 dwelling units, subject to the following:

(a) 1,575 of the dwelling units shall be multi-family residential and multi-family mixed use located within the Townhomes Area and the High Density Multi-Family Area; and

(b) the majority of those multi-family residential and multi-family mixed use buildings should contain 50 to 90 dwelling units and range in height from 6 to 22 stories, with the majority of those buildings being between 6 and 8 stories in height.

5(4) The density for residential and residential-related uses shall be distributed in accordance with Map 3: PDO-2 PARKER LANDS Density Map.

Non-Residential Uses

6(1) Subject to subsection 0, the maximum permitted gross floor area for non-residential principal uses shall be calculated, combined, and regulated by cumulative gross floor area based on the entire PDO-2 Area, and not building by building, block by block, or lot by lot.

6(2) The maximum cumulative gross floor area in the PDO-2 Area is 15,000 square feet.

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PARKING

Vehicle Parking, Bicycle Parking and Loading

7 Vehicle parking, bicycle parking and loading requirements within the PDO-2 Area shall be calculated, regulated, and provided based on the entire PDO-2 Area, and not building by building, block by block, or lot by lot.

Vehicle Parking – Residential and Residential-Related Uses

8(1) The maximum number of required accessory parking spaces, including unassigned guest parking and accessible parking, required for residential and residential-related principal uses with 5 or more dwelling units and for principal buildings with 5 or more stories within the PDO-2 Area is 1.2 parking stalls per dwelling unit.

8(2) The minimum number of required accessory parking spaces, including unassigned guest parking and accessible parking, required for residential and residential-related principal uses with 5 or more dwelling units and principal structures with 5 or more stories within the PDO-2 Area is 0.5 parking stalls per dwelling unit.

8(3) Parking requirements for residential and residential-related uses may be satisfied by way of tandem parking or shared parking, but such parking spaces shall be excluded from any calculations of the maximum number of required accessory parking spaces.

Vehicle Parking – Non-Residential Uses

9(1) The maximum number of required accessory parking spaces, including accessible parking, required in respect of non-residential principal uses within the PDO-2 Area is 1 parking stall per 400 square feet of cumulative gross floor area, not including any Private Motor Vehicle Related use.

9(2) Parking requirements for non- residential uses may be satisfied by way of shared parking, but such shared parking spaces shall be excluded from any calculations of the maximum number of off-street parking spaces.

Bicycle Parking – Residential and Residential-Related Uses

9(3) The minimum number of required bicycle parking spaces for multi-family dwellings within the PDO-2 Area with 5 and more dwelling units is 0.15 bicycle parking spaces per dwelling unit.

9(4) Bicycle parking spaces required under paragraph 18 shall be provided as follows:

(a) a minimum of 75% of the required bicycle parking spaces shall be Class A bicycle parking spaces; and

(b) a maximum of 25% of the required bicycle parking spaces shall be Class B bicycle parking spaces.

Bicycle Parking – Non-Residential Uses

10(1) The minimum number of required bicycle parking spaces for permitted non-residential principal uses, other than park/plaza/square/playground, any Private Motor Vehicle Related use and any Transportation, Utility and Communications use, is

(a) 1 bicycle space for the first 500 square feet of gross floor area; and

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(b) 0.125 bicycle spaces for every subsequent 100 square feet of gross floor area.

10(2) All bicycle parking spaces for non-residential principal uses required under paragraph 0 shall be Class B bicycle parking spaces.

Bicycle Parking – Mixed-Use Developments

11 Mixed-use developments shall provide the aggregate of the required number of bicycle parking spaces for residential and residential-related uses and the required number of bicycle parking spaces for non-residential uses.

Fraction of a Bicycle Space

12 When the computation of the number of bicycle parking spaces required by this PDO-2 results in a fractional space, any fraction less than one-half of a bicycle parking space shall be disregarded, but a fraction of one-half or more of a bicycle parking space must be counted as one bicycle parking space.

SIGNAGE

Master Signage Plan

13(1) The Director is authorized to approve a master signage plan in accordance with this PDO-2 and this By-law.

13(2) An owner of land within the PDO-2 Area may, in accordance with this PDO-2 and this By-law, submit to Director for approval:

(a) a master signage plan for the entire PDO-2 Area;

(b) a master signage plan for a specific portion of the PDO-2 Area; or

(c) an amendment to an existing master signage plan.

13(3) Where the Director has approved a master signage plan paragraph 0, an owner of land within the PDO-2 Area to which the master signage plan applies must not erect signage on their lands except in accordance with that master signage plan.

13(4) Where the Director has approved a master signage plan under paragraph 0, an owner of land within the PDO-2 Area to which the master signage plan applies must maintain and repair any signage located on that land in accordance with the master signage plan.

Mobile Signs and Billboard Signs

14 Mobile signs and billboard signs are prohibited and must not be allowed within the PDO-2 Area by way of a variance or as permitted, conditional, accessory or temporary uses.

Signage Restricted Areas

15 Signs are not permitted on any lot or site within the PDO-2 Area, except for:

(a) signs located on any lot or site that abuts a public right-of-way 72 feet or greater in width and 130 feet or longer in length as shown on Map 2: PDO-2 PARKER LANDS Rights-of-way Map;

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(b) signs located on any lot or site with a home-based business use approved in accordance with this By-law; or

(c) signage such as construction signs, community identification signs, directional signs and real estate signs.

PERMITTED USE REGULATIONS

Permitted Residential and Residential-Related Principal Uses

16 Despite anything else in this By-law, the following residential and residential-related principal uses shall be permitted within the PDO-2 Area:

(a) dwelling, live-work;

(b) dwelling, multi-family;

(c) dwelling, single-family detached;

(d) dwelling, two-family;

(e) assisted living facility; and

(f) care home.

Permitted Non-Residential Principal Uses

17 Despite anything else in this By-law, the following non-residential principal uses shall be permitted within the PDO-2 Area:

(a) the following Agricultural uses:

(i) urban agriculture, outdoor;

(b) the following Public and Institutional uses:

(i) commercial school;

(ii) community gardens;

(iii) park/plaza/square/playground;

(iv) day care centre;

(v) place of worship;

(c) the following Cultural and Entertainment uses:

(i) cultural centre;

(ii) gallery/museum;

(iii) amusement enterprise, indoor;

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(iv) auditorium/concert hall/theatre/cinema;

(v) hall rental;

(vi) private club, not licensed;

(vii) studio, radio/TV/motion picture broadcast and production;

(d) the following Commercial Sales and Service Uses:

(i) hostel;

(ii) hotel or motel;

(iii) animal hospital or veterinary clinic;

(iv) kennel;

(v) craft brewery, distillery or winery;

(vi) drinking establishment;

(vii) restaurant;

(viii) call centre;

(ix) office;

(x) research institution;

(xi) personal services (unless otherwise listed);

(xii) medical/dental/optical/counselling clinic;

(xiii) retail sales (unless otherwise listed);

(xiv) supermarket;

(e) the following Private Motor Vehicle Related Uses:

(i) parking, structured;

(ii) parking, surface (non-accessory); and

(f) the following Transportation, Utility and Communications Uses:

(i) utility facility, geothermal.

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Permitted Accessory Uses

18 Despite anything else in this By-law, the following accessory uses are permitted within the PDO-2 Area:

(a) accessory uses, not listed;

(b) amusement devices;

(c) automated teller machine;

(d) boarder or roomer;

(e) caretaker's residence;

(f) day care;

(g) hall rental;

(h) home-based business, minor;

(i) home-based business, major;

(j) micro-brewery/distillery/winery;

(k) office/service area or building;

(l) outdoor dining/drinking area;

(m) outside display and sales;

(n) parking, accessory;

(o) parking, shared;

(p) parking, structured;

(q) parking, tandem;

(r) retail sales;

(s) secondary suite, attached;

(t) secondary suite, detached;

(u) emergency residential shelter;

(v) farmers' market;

(w) real estate sales offices and model sales homes;

(x) seasonal sales;

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(y) special event (carnival, circus, fair, concert, or similar event);

(z) temporary construction trailer or building; and

(aa) utility facility, geothermal.

PROHIBITED USE REGULATIONS

Prohibited Principal Uses

19 Despite anything else in this By-law, the following principal uses are prohibited and must not be allowed by way of a variance or as permitted, conditional, accessory or temporary uses within the PDO-2 Area:

(a) the following Residential and Residential-Related uses:

(i) mobile home;

(ii) dormitory;

(iii) neighbourhood rehabilitation;

(iv) single room occupancy;

(b) the following Agricultural uses:

(i) agricultural cultivation;

(ii) agricultural grazing and feeding;

(iii) apiary;

(iv) aviary;

(v) feedlot;

(vi) stable or riding academy;

(vii) urban Agriculture, indoor;

(c) the following Public and Institutional uses:

(i) community/recreation centre;

(ii) jail/detention centre;

(iii) library;

(iv) post office/carrier depot;

(v) protection and emergency services;

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(vi) social service facility;

(vii) college or university;

(viii) elementary or junior high school;

(ix) senior high school;

(x) boat dock, public;

(xi) cemetery, mausoleum, columbarium;

(xii) hospital;

(d) the following Cultural and Entertainment uses:

(i) sports or entertainment arena/stadium, indoor;

(ii) amusement enterprise, outdoor;

(iii) camping ground;

(iv) golf course;

(v) race track;

(vi) sports or entertainment arena/stadium, outdoor;

(e) the following Commercial Sales and Service uses:

(i) body modification establishment;

(ii) cheque-cashing facility;

(iii) funeral chapel or mortuary;

(iv) auction room;

(v) landscape or garden supplies;

(vi) adult service or entertainment establishment;

(vii) pawnshop;

(viii) x-rated store;

(ix) billboard signs;

(f) the following Private Motor Vehicle Related uses:

(i) auto/light truck/motorcycle, repair and service;

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(ii) auto/light truck/motorcycle, sales and rental;

(iii) auto parts and supplies, sales;

(iv) car wash;

(v) drive-in or drive-through;

(vi) fuel sales;

(vii) towing and storage facility;

(g) the following Transportation, Utility and Communications uses:

(i) airport and associated facilities;

(ii) bus depot;

(iii) commercial marina;

(iv) railway yard;

(v) transit station; and

(h) the following Industrial uses:

(i) auction yard;

(ii) cannabis production facility, designated;

(iii) contractor's establishment;

(iv) crematorium;

(v) fleet services;

(vi) heavy equipment sales, service, and rental;

(vii) landscape/garden contractor or production;

(viii) wholesaling;

(ix) heavy manufacturing;

(x) light manufacturing;

(xi) mining and extraction;

(xii) freight or truck yard;

(xiii) grain elevator;

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(xiv) mini-warehouse, self-storage;

(xv) outside storage;

(xvi) warehouse;

(xvii) garbage incineration and reduction;

(xviii) landfill/snow dump;

(xix) recycling collection centre;

(xx) recycling plant;

(xxi) waste transfer station; and

(xxii) wrecking and salvage yard.

Prohibited Accessory Uses

20 Despite anything else in this By-law, the following accessory uses are are prohibited and must not be allowed by way of a variance or as permitted, conditional, accessory or temporary uses within the PDO-2 Area:

(a) apiary;

(b) aviary;

(c) cannabis production facility, designated;

(d) drive-in or drive-through;

(e) outside operations;

(f) outside storage;

(g) recycling collection centre;

(h) social service facility; and

(i) stable, private.

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USE SPECIFIC STANDARDS

First Storey Dwellings

21 Dwelling units may be located on the first storey of any principal building within the PDO-2 Area.

First Storey Parking

22(1) Indoor parking must not be located below the second storey of a principal building and above grade of a principal building.

22(2) Despite subsection 0, an indoor parking facility may be located below the second storey of a principal building and above grade where the indoor parking facility is screened in its entirety from all adjacent public rights-of-way by one of the following:

(a) a Residential or Residential-Related use;

(b) a Public and Institutional use (except a park/plaza/square/playground or a community garden);

(c) a Cultural and Entertainment use;

(d) a Commercial Sales and Service use; or

(e) incidental amenity spaces for residential tenants including, but not limited to, lobbies, gyms, dog wash facilities, bike parking rooms and multi-purpose rooms.

Farmers' Market

23 Farmers' markets are permitted during any month of the year within the PDO-2 Area.

DIMENSIONAL STANDARDS

Single-Family Dimensional Requirements

24 Single-family detached dwellings must comply with the requirements of the R1-Small zoning district, subject to the following:

(a) minimum front yard of 10 feet, except when a parking driveway leads to a garage or carport, the front yard must be a minimum of 18 feet;

(b) minimum rear yard of 20 feet, except where the lot abuts a railway right-of-way;

(c) maximum building height of 32 feet;

(d) minimum building height of 10 feet; and

(e) no maximum lot coverage.

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Two-Family and Row Dimensional Requirements

25 Two-family dwellings, semi-detached dwellings and row dwellings must comply with the following:

(a) minimum lot area of 2,100 square feet per dwelling unit;

(b) minimum lot width of 21 feet;

(c) minimum front yard of 10 feet;

(d) minimum side yard of 3 feet;

(e) maximum corner side yard of 10 feet;

(f) minimum rear yard of 20 feet, except where the lot abuts a railway right-of-way;

(g) maximum building height of 32 feet;

(h) minimum building height of 10 feet; and

(i) no maximum lot coverage.

Multi-Family, 3 Storey Dimensional Requirements

26 Multi-family principal buildings of 3 stories or less, except two-family dwellings, semi-detached dwellings and row dwellings, must comply with the following:

(a) minimum lot area of 5,000 square feet;

(b) minimum front yard of 10 feet;

(c) minimum side yard of 0 feet;

(d) maximum corner side yard of 10 feet;

(e) minimum rear yard setback of 10 feet, except where the lot abuts a railway right-of-way;

(f) maximum building height of 45 feet;

(g) minimum building height of 20 feet; and

(h) no maximum lot coverage.

Multi-Family, 4 or more Storeys, Dimensional Requirements

27 Multi-family principal buildings with 4 or more stories, must comply with the following:

(a) subject to clause (b), maximum front yard of 20 feet;

(b) maximum front yard of 45 feet where the front yard contains one of the following uses:

(i) park/plaza/square/playground;

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(ii) community garden;

(iii) outdoor dining/drinking area;

(iv) bicycle parking; or

(v) multi-use pathway/sidewalk;

(c) minimum rear yard of 5 feet, except where the lot abuts a railway right-of-way;

(d) maximum interior side yard of 25 feet for a building with 4 stories and 50 feet for a building with 5 or more stories where the interior side yard contains one of the following uses:

(i) park/plaza/square/playground;

(ii) community garden;

(iii) parking driveway or aisle leading to a parking structure;

(iv) parking facility;

(v) outdoor dining/drinking area;

(vi) bicycle parking space; or

(vii) multi-use pathway/sidewalk;

(e) subject to clause (f), maximum corner side yard setback of 5 feet;

(f) maximum corner side yard of 45 feet where the corner side yard contains one of the following uses:

(i) park/plaza/square/playground;

(ii) community garden;

(iii) outdoor dining/drinking area,

(iv) bicycle parking space; or

(v) multi-use pathway/sidewalk;

(g) maximum building height of

(i) 225 feet along the eastern limit of the High Density Multi-Family Area, gradually decreasing to a maximum building height of 120 feet along the western limit of the High Density Multi-Family Area; and

(ii) 120 feet along the eastern limit of the Townhomes Area, gradually decreasing to a maximum building height of 75 feet along the western limit of the Townhomes Area; and

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(h) minimum building height of 36 feet.

Utility facility, Geothermal Dimensional Requirements

28 Principal buildings used for a geothermal utility facility must comply with the following:

(a) minimum lot area of 2,000 square feet;

(b) minimum lot width of 20 feet;

(c) minimum front yard of 10 feet;

(d) minimum side yard of 3 feet;

(e) minimum rear yard of 10 feet;

(f) maximum building height of 32 feet;

(g) minimum building height of 8 feet; and

(h) no maximum lot coverage.

Live-work Dimensional Requirements

29 Principal buildings with live-work dwellings, must comply with the dimensional standards of the associated building typology within which the live-work dwelling is located.

Fencing

30 A fence located within a required front yard must not exceed 3.5 feet in height.

Bicycle Parking Spaces

31 Bicycle parking spaces in racks, compounds, lockers, and detached accessory structures primarily used for bicycle parking spaces ("bicycle garages"), are permitted in side yards and rear yards.

Parking, Loading and Garbage Enclosures Dimensional Requirements Side Yards

32 Parking areas, loading and garbage enclosures are permitted in the side yards of principal buildings to a maximum of one side yard per lot subject to the following requirements:

(a) where a loading space or garbage enclosure is located in a side yard abutting a residential principal use, a public right-of-way wider than 25 feet, or a public open space, the loading space or garbage enclosure must be screened by:

(i) an opaque fence;

(ii) a wall;

(iii) a hedgerow; or

(iv) a similar shelter belt landscape feature of plant materials that creates a fence-like effect at least 6.5 feet in height,

but such screening shall not apply across a driveway used to access the loading

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and/or garbage enclosure; and

(b) where a parking area is located in a side yard abutting a residential principal use, a public right-of-way wider than 25 feet, or public open space, the parking area must be screened by:

(i) an opaque fence;

(ii) a wall;

(iii) a hedgerow; or

(iv) a similar shelter belt landscape feature of plant materials that creates a fence-like effect at least 3.5 feet in height,

but such screening shall not apply across a driveway used to access the parking area.

Rear Yards

33(1) Subject to subsection 0, parking areas, loading space and garbage enclosures shall be permitted in rear yards of principal buildings.

33(2) A parking area, loading space or garbage enclosure located in a required rear yard abutting a residential principal use, a public right-of-way wider than 25 feet, or public open space, the parking area, loading space or garbage enclosure must be screened by:

(a) an opaque fence;

(b) a hedgerow; or

(c) a similar shelter belt landscape feature of plant materials of at least 6.5 feet in height,

but such screening shall not apply across a driveway or pathway used to access the parking area, loading and/or garbage enclosure.

Splitting Semi-Detached Dwelling and Row Dwelling Lots

34 The owner of a lot that has a semi-detached dwelling or a row dwelling located on it may split the lot with each dwelling unit located on a separate lot with property lines aligned with the common party walls (see **Illustration 1**), subject to the following:

(a) the new lot line is a straight line between the front and rear lot lines, located in such a manner that the party wall of the dwelling units and any applicable accessory structure forms part of the new lot line, and where the new lot line is unable to form a straight line due to the irregular shape of the lot or the structure, the location of that new lot line must be determined by the conditions of any subdivision approval issued;

(b) each of the lots created must have frontage on a street;

(c) the permitted use of each lot created is for a semi-detached dwelling or a row dwelling and permitted accessory uses only;

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(d) each lot created must provide one parking space with access to this required parking space being directly from either a street, public lane or a private lane, and not in front of the principal building entrance;

(e) minimum side yards along party walls established by the lot split may be 0 feet in width; and

(f) each end unit in a grouping of semi-detached dwellings or row dwellings must meet the minimum side yard or corner side requirement of this PDO-2, as applicable, for semi-detached dwellings and row dwellings.

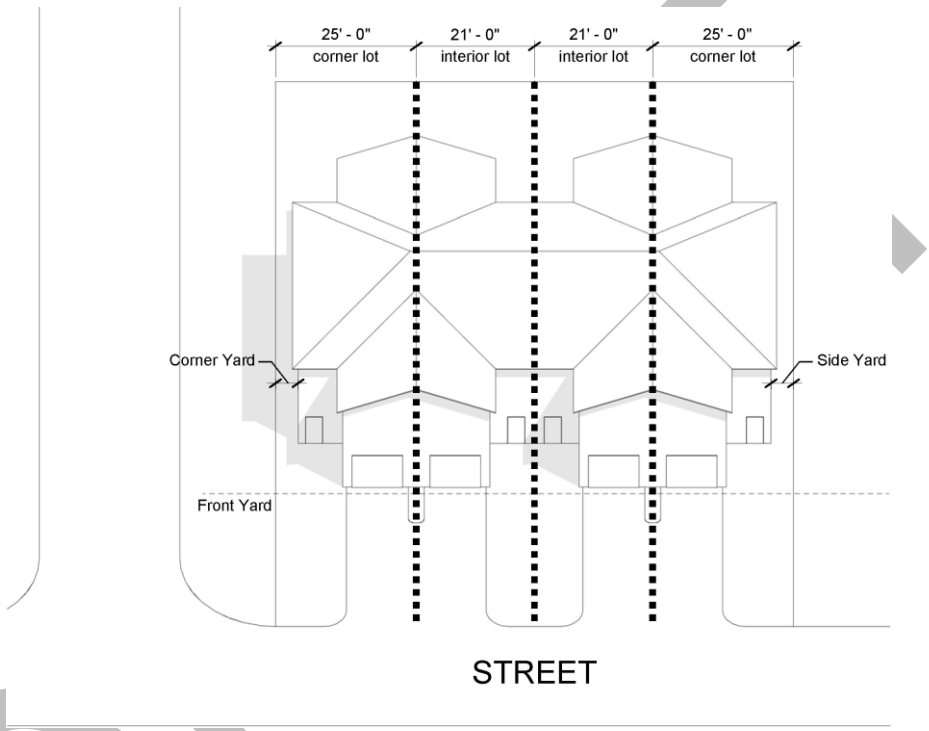


Illustration 1: Splitting Semi-Detached and Row Dwelling Lots

RESTRICTED AREAS

Street Width and Length

35(1) The following uses are only be permitted on lands abutting public rights-of-way with widths of 72 feet or greater, and with lengths of 130 feet or longer, as shown on Map 2: PDO-2 PARKER LANDS Rights-of-way Map;

(a) any Public and Institutional use (excluding park/plaza/square/playground and community garden);

(b) any Cultural and Entertainment use;

(c) any Commercial Sales and Services use;

(d) any Private Motor Vehicle Related use; and

(e) dwelling, live-work.

35(2) The following accessory uses are only permitted within the PDO-2 Area on lands abutting public rights-of-way with widths of 72 feet or greater, and with lengths of 130 feet or longer, as shown on Map 2: PDO-2 PARKER LANDS Rights-of-way Map:

(a) amusement devices;

(b) automated teller machine;

(c) hall rental;

(d) micro-brewery, distillery or winery;

(e) office/service area or building;

(f) outdoor dining/drinking;

(g) outside display and sales;

(h) parking, structured;

(i) retail sales;

(j) emergency residential shelter;

(k) farmers' market;

(l) seasonal sales; and

(m) special events.

35(3) Despite anything else in this By-law, principal buildings with 4 or more stories are not permitted on lands abutting public rights-of-way with widths of 65.6 feet or less, as shown on Map 2: PDO-2 PARKER LANDS Rights-of-way Map.

35(4) Despite anything else in this By-law, un-enclosed parking facilities, excluding parking driveways, must not abut public rights-of-way with widths of 72 feet or greater, as shown on Map 2: PDO-2 PARKER LANDS Rights-of-way Map.

Mixed-Use Buildings

36(1) Non-residential uses, including Public and Institutional uses (excluding park/plaza/square/playground and community garden), Cultural and Entertainment uses and Commercial Sales and Services uses, are only permitted:

(a) in principal buildings with 4 or more stories used for Residential or Residential-Related uses other than single-family detached dwellings, two-family dwellings, semi-detached dwellings, and row dwellings; and

(b) on lands abutting public rights-of-way with widths of 72 feet or greater and with lengths of 130 feet or longer as shown on Map 2: PDO-2 PARKER LANDS Rights-of-way Map.

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DESIGN STANDARDS

Applicability

37 The design standards in this PDO-2 applies in respect of the following within the PDO-2 Area:

(a) buildings and building sites;

(b) landscaping and buffering between buildings and units of land;

(c) the establishment and maintenance of parking and loading facilities;

(d) the use and placement of exterior lightening on land and the exterior of buildings; and

(e) location and design of access points from a street.

Intent

38 The intent of the design standards in this Part is to provide certainty around proposed developments for the PDO-2 Area as a whole, and on a lot by lot basis. These design standards are designed to provide flexibility in site plans to achieve compatibility between abutting and adjacent uses, including the public and private realms and the different modes of transportation, by allowing a diversity of independent creative decisions.

General Purpose

39 The design standards in this Part are generally intended to:

(a) provide appropriately designed residential and mixed-use developments;

(b) allow a diversity of well-designed residential and mixed-use developments;

(c) create a scale and character of a new, transit-orientated, urban residential neighbourhood;

(d) ensure that the appearance of buildings and lands are of high quality and are harmonious with the character of the Parker Lands in which they are located;

(e) support the development of the Parker Lands neighbourhood with multi-modal transportation choices;

(f) provide convenient access for pedestrians and transit users from buildings to the public streets; and

(g) foster quality places and identity in a sustainable manner whilst robustly connecting people to regional transportation alternatives.

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Design Standards Review and Approval

40(1) Prior to the issuance of a development permit or building permit for a site within the PDO-2 Area, the owner of the site must submit for approval in accordance with the Development Procedures By-law a site plan showing the location and design of the following site features:

(a) buildings or structures;

(b) accessory and non-accessory parking areas;

(c) driveways and private accesses;

(d) garbage and recycling enclosures;

(e) loading areas;

(f) bicycle parking;

(g) fencing and landscaping;

(h) exterior lighting; and

(i) any other exterior site feature, including signage, lot grading, and safety barrier measures, as applicable.

40(2) Despite anything else in this By-law or in the Development Procedures By-law, the Director of Planning, Property and Development is authorized to approve a site plan approval submitted pursuant to paragraph 0 in respect of the PDO-2 Area.

Development Design Standards Assessment

41 Despite anything else in this By-law, any other by-law of the City or any Council Policy, the owner of a site within the PDO-2 Area must submit a Development Design Standards Assessment concurrently with or prior to the submission of an application for site plan approval pursuant to paragraph 0, and a Development Design Standards Completion Report within 6 months following the date of the final building inspection, for any of the following:

(a) new construction of principal and accessory buildings;

(b) redevelopment of principal buildings with 4 or more stories where the value of the works is more than 65% of the building's assessed value on the most recent assessment roll; or

(c) expansion of principal buildings with 4 or more stories where the expansion represents more than 20% of the pre-expansion gross floor area.

Development Design Standards Completion Report

42 In the event that an owner fails to submit a Development Design Standards Completion Report within 6 months following the date of the final building inspection as required by paragraph 0, the design standards shall be, at the discretion of the City, subject to inspection and enforcement by the City for non-compliance with this By-law.

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Design Standard Considerations

42 Design review of development, redevelopment, expansion, or exterior alteration proposals is primarily intended to ensure the thoughtful integration of such proposals into their local context and consistency. For the purposes of this PDO-2, design review will focus on the design standard considerations for implementing a high-quality of the built environment and be predicated on the understanding that the quality of that environment is formed as a result of many independent creative decisions.

Plazas, Courts, and Squares Considerations

43 Plazas, courts, squares and open spaces around and between buildings within the PDO-2 Area shall consider the following design standard considerations:

(a) plazas, courts, and squares must be designed to accommodate pedestrian movements as well as gathering and resting places;

(b) each space must be designed to have a strong sense of place in its own right, with an appropriate proportion and scale; and

(c) there should be clear visual and physical succession from one space to the next, to help with orientation and wayfinding, and to create interesting and varied places.

On-Site Landscape Considerations

44 Landscaping and buffering requirements for regulations within the PDO-2 Area shall consider the following key design standard considerations:

(a) landscape design should consider view management, with low level planting adjacent to public pedestrian areas in conjunction with appropriate lighting to enhance a comfortable and safe public environment;

(b) landscape features should mark entry points, nodal spaces and community open spaces and buildings;

(c) the introduced landscape should be specified as suitable to prairie climate conditions and designed for low requirement for watering, maintenance and use of herbicides and pesticides; and

(d) green spaces should incorporate measures to filter, retain and detain runoff where appropriate to manage water flows and quality, and design will consider amenity value to the residents and community.

Landscaping Requirements

45 The following landscaping requirements apply within the PDO-2 Area:

(a) plant materials must be:

(i) No. 1 Grade Nursery Stock, supplied and installed in conformance with the latest edition of Canadian Nursery Landscape Association “Canadian Standards for Nursery Stock”;

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(ii) comprised of a salt-tolerant species when located within 20 feet of a public street; and

(iii) should be specified as suitable to prairie climate conditions and designed for low requirement for watering, maintenance and use of herbicides and pesticides.

(b) deciduous trees must have a minimum caliper of 1 ¾ inches at the time of planting;

(c) coniferous trees must be a minimum of 6 feet in height at the time of planting; and

(d) all shrubs must fit no less than a two-gallon container, and of species that can remain healthy when trimmed.

Residential and Residential Related Considerations

46 Newly constructed residential and residential-related principal structures, shall consider the following key design standard considerations:

Safety and Security

(a) *Crime Prevention Through Environmental Design* (CPTED) principles shall be used in the design of principal buildings and landscapes, as follows:

(i) buildings should be designed to overlook the streets, parks, walkways, and private open spaces;

(ii) building lobbies and entries should be clearly visible as they are approached;

(iii) entry areas should limit both night and day concealment opportunities;

(iv) indoor common areas should be placed adjacent to outside common areas or overlooking the street to improve overall surveillance;

(v) fences and walls adjacent to the public sidewalk should be designed to ensure some view of the building from the sidewalk, without compromising unit privacy, to promote casual neighbourhood surveillance; and

(vi) Introduced landscaping should be designed and located to enhance security.

Dwelling (3 or Fewer Stories) Considerations

47 Newly constructed single-family detached dwellings, two-family dwellings, and multi-family dwellings with 3 or fewer stories must comply with the following design standard considerations:

Entrances

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(a) a primary entrance to a single-family detached dwelling, a two-family dwelling, a semi-detached dwelling, a row dwelling, or any other multi-family dwelling with 3 or fewer stories must:

(i) be located on the front façade of the building;

(ii) be clearly visible from the street; and

(iii) have an unobstructed pedestrian pathway, which may include a parking driveway, a minimum of 30 inches in width to a public sidewalk, or similar such public pedestrian amenity, when such amenities exist;

Façade Materials

(b) exterior finishes and detailing on all buildings shall be durable and high quality;

Landscaping Requirements

(c) lots 50 feet or less in width must contain no less than:

(i) one tree; and

(ii) four shrubs; and

(d) lots 50 feet or greater in width must contain no less than:

(i) three trees; and

(ii) six shrubs.

Principal Building (4 or More Stories) Considerations

48 Principal buildings with 4 or more stories within the PDO-2 Area should consider the following design standard considerations:

(a) Green Buildings: as green building design evolves, new technologies and materials are continuously introduced, and the foundation of a sustainable community provides unique opportunities for green building initiatives;

(b) the PDO-2 Area shall be primarily residential with elements to support an active and vibrant community, including shops and services to meet the needs of the local residents;

(c) building form should facilitate social interaction and a sense of community among the residents of the PDO-2 Area;

(d) where it can be accommodated with the built form, it is desirable that buildings be visitable by persons with disabilities – apartment buildings, townhouses and single-family dwellings are encouraged, but not required, to be visitable;

Siting and Orientation

(e) buildings should be designed with the application of setbacks and appropriate orientation as described in the Dimensional Standards section of this PDO-2 to optimize sunlight and natural ventilation exposure wherever possible;

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(f) building siting should address and optimize view and outlook opportunities wherever possible;

(g) the relationship of the buildings to streets, open space, pedestrian, and cyclist paths, and to adjoining buildings is a primary consideration in the design of buildings;

(h) the design of buildings should ensure that as many ground-oriented residential units as possible have direct access from the street and a linear open space system in order to animate the streetscape and the pedestrian network;

(i) the PDO-2 Area will accommodate mixed-use and live/work models in the multifamily areas;

Massing

(j) general building massing and heights have been determined to establish appropriate density distribution, to take advantage of view and outlook potential, to minimize overshadowing, and to relate building form to existing natural conditions;

(k) building design will consider neighbouring existing buildings with regard to height, privacy and overlook concerns;

(l) within the overall building envelope, consideration should be given to setbacks, orientation, and other techniques to minimize overshadowing onto neighbouring sites and developments;

(m) higher buildings should be massed and articulated to incorporate an expressed base that assists in defining the streetscape;

(n) buildings may utilize setbacks at the upper floors to reduce visual impact over-shadowing;

(o) lower density/lower height buildings should incorporate plan forms and massing treatments that articulate building form at street level, and use of dormers and stepped/varied rooflines is encouraged to reduce apparent building mass at the upper stories;

Building Style and Architecture

(p) no specific design theme is envisaged, however building style and architecture must respect a high quality design;

(q) consideration should be given to incorporating appropriate flexibility and adaptability to future changes in activities and technology – accommodating the possibility of retrofitting and reconfiguration as the PDO-2 Area evolves over time;

Materials

(r) exterior finishes and detailing on all buildings will be of a durable and high quality;

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(s) building materials with low environmental impacts will be encouraged where economically feasible. This could include use of recycled and recyclable materials, locally sourced products, and materials with recycled content and materials with low embodied energy;

(t) building materials should be selected from a palette of materials deemed appropriate for a predominantly residential neighbourhood to provide cohesiveness;

Building Signage

(u) building signage must be appropriately integrated with the building design and/or landscape design;

(v) design, materials, lighting, and finishes should be durable and damage resistant;

(w) ground-based signage placement should not hinder vehicular or pedestrian movement. For the provision of emergency safety services, signage should be sized and located so as to be easily viewable by pedestrians and motorists; and

(x) additional requirements for signage are found in the Signage section of this PDO-2.

Mixed-use buildings (Commercial Centre) Considerations

49 Principal buildings within the PDO-2 Area with 4 or more stories and mixed-uses should consider the following design standard considerations:

Commercial Centre

(a) the commercial centre should provide a strong sense of place that becomes the heart and soul of the development;

(b) the commercial centre is a key element to achieving a complete community by providing shops and services in walkable distances from residential buildings;

(c) the commercial centre design will provide opportunities for social interaction, and community events and activities;

(d) residential use and locating the community centre within the multi-family area are important to animate the commercial core throughout the day and evening;

Built Form, Siting and Orientation

(e) buildings fronting public rights-of-way with widths of 72 feet or greater and lengths longer than 130 feet, must be 4 or more stories with a preference up to six to eight stories;

(f) buildings shall be located immediately adjacent to the sidewalks, except for areas that may be set back to accommodate outdoor dining, and other uses that are publicly accessible. Where buildings are recessed, the existing street wall should be reinforced by paving materials or railings that differentiate the setback area from the sidewalk;

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(g) the first occupiable floor of a building in the commercial centre should be located at the sidewalk's general elevation;

Massing

(h) by appropriate scale of many aspects of the building details, develop buildings that are consistent with facades and respect the scale of the regional setting, and by composition of details at the ground level of buildings, create a scale suited to the width, proportions, and character of the pedestrian corridors;

(i) buildings should generally be comprised as a number of shops of limited frontage. Individuality within a standardized or unified appearance is encouraged for single buildings with multiple storefronts;

(j) the ground floor of buildings must be scaled to the pedestrian space by the addition of roof forms, store fronts, cornices at the top of the first floor level, porches, awnings, and other elements to create a human scale at the base of the building;

Architecture, Materials and Colour

(k) the façade of the building, that is, mid wall levels, contribute to the appearance and scale of the building. In multi-use buildings the façade (mid wall levels) is secondary in visual importance to the richness of the first floor pedestrian level and built form. The compositions of openings should reflect the order of interior spaces. The facades should introduce variety and alignment, materials, and colours to create scale and variety in the pedestrian corridors;

(l) emphasize the importance of the pedestrian related level of the buildings by use of arcades, porches, and passageways through buildings and by providing weather-sheltered pedestrian routes through buildings;

(m) Doors and windows shall create a residential scale to the buildings. The organization of windows should generally be orderly rather than abstract. Doors and entry ways are opportunities for special and attractive details that can provide friendly and tactile features;

(n) interesting building facades and pedestrian places may be developed by the use of a diverse mix of materials. Consider the use of colour throughout the development to create an overall unity while introducing other colours to express individuality and diversity;

(o) high quality materials should be used to convey substance and integrity;

(p) facades should present a visually balanced composition, relate to their surroundings, and provide a sense of cohesiveness within the commercial centre without strict uniformity;

(q) buildings should be individual in appearance, richly textured, with recessed doors, window flower boxes, and special detailing. Doors recessed within walls provide scale, weather protection and a sense of entrance;

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(r) ground floor facades should be composed primarily of clear glass windows and doorway entrances to shops;

(s) windows shall typically be large, rectangular, vertically oriented, simple planes of glass, and 75% of the storefront width should be glass. Bay windows are appropriate;

(t) transoms may be repeated above windows as well as doors to add richness and scale to buildings;

(u) design quality and complexity at a height of ten or twelve feet above the pedestrian level is important. The addition of hanging lights, bracket hung signs, seasonal flowerpots, banners, awnings are all appropriate and desirable elements to further the effect of the “upper level enclosure”;

(v) colours of exterior materials, signs, window frames, cornices, storefronts, and other building features should be coordinated. Choice of colours should be determined by the nature of the building;

(w) principal pedestrian corridors will include outdoor amenities for activities such as eating, sitting, or resting, landscaping, attractive/decorative paving, and public art where appropriate;

Building Signage

(x) building signage must be appropriately integrated with the building design and/or landscape design;

(y) design, materials, lighting, and finishes should be durable and damage resistant;

(z) ground-based signage placement should not hinder vehicular or pedestrian movement. For the provision of emergency safety services, signage should be sized and located so as to be easily viewable by pedestrians and motorists; and

(aa) additional requirements for signage are found in the Signage section of this PDO-2.

Bird-friendly Designs Considerations

50 Principal buildings with 4 or more stories, with or without mixed-uses, within the PDO-2 Area should consider the following design standard considerations:

(a) bird-friendly best *management* practices should be used in the design of principal buildings to minimize bird collisions and include, but not limited to, those recommended by the American Bird Conservancy publication *Bird-Friendly Building Design,* with any one of the following:

Increase Visibility of Glass

(i) visual interest or differentiation of material, texture, colour, opacity, or other features to fragment reflections should be incorporated;

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(ii) adhesive film, acid-etch, or frit patterns to create visual noise which breaks up the transparency of glass and prevents birds from perceiving it as clear to fly through should be utilized;

(iii) high contrast and dense pattern designs should be used with spacing at a maximum 2.0 inch x 2.0 inch apart with markers no more than1/4 inch in diameter size to provide an effective visual cue that alerts birds of glass;

(iv) patterns should be applied onto the exterior surface of the glass (first surface). Applications to surface 2 or surface 3 may be obscured by reflections and rendered less effective;

(v) glazing strategies should be applied in the critical zone for collisions – up to the fourth floor of a building or mature tree height, whichever is greater, and up to 12 feet above a green roof;

(vi) reflective glass should be interrupted by increasing the density of external visual markers including spandrel panels and mullions;

(vii) other strategies can include adapted fenestration patterns, external blinds, shutters, sunshades, grilles, louvers, or artwork;

(viii) corner windows, glass walkways, glass railings, and other similar features should be designed to reduce the appearance of clear passage to sky or vegetation;

(ix) UV patterned glass which makes glazing visible to birds, but not to humans, should be used;

(x) opaque, etched, stained, or frosted glass and glass block should be allowed;

Dampen or Block Reflections

(xi) canopies or sunshades to cover windows at ground level should be used;

(xii) exterior screens, architectural mesh and grilles should be used to block reflections of vegetation and sky, and break up transparency;

Design building elements and landscapes

(xiii) prevent constructing the most dangerous fly through conditions, which appear as clear paths for birds to fly towards the sky or habitat on the other side, or bird traps where glass corners meet. Examples include glass corners without mullions, parallel glass (spaced 16 feet apart or less), transparent skywalks, glass guards or guardrails, and glass parapets which should use bird safe glass to increase visibility of glass;

(xiv) avoid using plant species known to attract birds (e.g., those with abundant fruit or seed crops, or with flowers attractive to hummingbirds) in locations that could result in harmful collisions;

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(xv) minimize the reflection of rooftop landscapes in adjacent building features or surrounding properties;

(xvi) minimize the exterior visibility of any indoor vegetation, green walls, or water features to reduce their attractiveness to birds; and

(xvii) reduce the dangers of open pipes, ventilation grates and drains:

A. ventilation grates and drains should have openings no larger than 0.75 inches by 0.75 inches in or 0.4 inches by 1.57 inches to ensure that birds cannot be trapped within; and

B. Cap the ends of all open pipes, large and small, so that birds do not become entrapped when investigating these openings for nesting opportunities.

Parking and Loading, and Access Point Considerations

51 Parking areas, loading areas and access points shall consider the following design standard considerations:

(a) the visual impact of parking access on the streetscape mitigated through the use of screening, trellises, planters and other buildings and landscape elements;

(b) where possible, garage access doors located at the side or rear access point of buildings, or along the least visible elevation with the least pedestrian traffic. Regardless of location, the garage access openings and doors integrated into facades with the same level of design consideration as other facades;

(c) access to any off-street surface parking incorporate landscaping to minimize the visual impact of hard surface and to screen parking areas;

(d) motor vehicle driveways, private approaches, and other intrusions into public rights-of-way wider than 72 feet and longer should be minimized; and

(e) access to off street parking facilities, delivery loading spaces, refuse storage areas, and other building services from public rights-of-way wider than 72 feet and longer should be minimized;

BICYCLE PARKING REQUIREMENTS

Bicycle Parking Aisle

52 All bicycle parking spaces within the PDO-2 Area are subject to the following requirements:

(a) all required Class A bicycle parking spaces shall be independently accessible by means of an aisle of a minimum width of 3.0 feet; and

(b) all required Class B bicycle parking spaces shall be independently accessible by means of an aisle with a minimum width of 3.9 feet which is separate from a pedestrian access, with unrestricted access behind the space of a minimum length of 1.6 feet.

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Bicycle Rack Design and Security

53 All bicycle racks are subject to the following standards:

(a) bicycle racks shall be constructed of sturdy theft-resistant material and shall have secure theft-resistant anchoring to the concrete floor, concrete ground, or concrete wall of a building; and

(b) the bicycle rack shall support the bicycle frame above the centre of gravity and shall enable the bicycle frame and front wheel to be locked with a U-style lock.

Bicycle Locker Design and Security

54 All bicycle lockers are subject to the following standards:

(a) bicycle lockers shall be constructed of solid, opaque, and theft-resistant material with a lockable door which opens to the full width and height of the locker;

(b) bicycle locker edges shall be secured with no exposed fittings or connectors; and

(c) bicycle lockers shall be weather-proof if located where exposed to the elements.

Class A Bicycle Parking Spaces

55 Class A bicycle parking spaces are subject to the following standards:

Bicycle Enclosure Requirements

(a) all required Class A bicycle parking spaces shall be provided in a separate bicycle room located within a structure or building, except that:

(i) the bicycle parking spaces can be in a building which provides parking for motor vehicles for one particular residential unit only, instead of in a bicycle room;

(ii) the bicycle parking spaces can be provided in an accessory building in an expanded metal mesh compound instead of in a bicycle room;

(iii) the bicycle parking spaces can be provided in a bike garage constructed of cinder block and/or concrete;

(iv) the bicycle parking spaces can be provided in a parking structure in an expanded metal mesh compound instead of in a bicycle room;

(v) the bicycle parking spaces can be provided in a parking structure in numbered bicycle lockers instead of in a bicycle room; or

(vi) the bicycle parking spaces can be provided in a combination of a bicycle room, bicycle garage, bicycle compound and/or bicycle locker;

Bicycle Locker Location

(b) Class A bicycle lockers shall be located within a parking structure, parking garage, bicycle room, or bicycle compound; and

(c) bicycle lockers located outside and accessible to the general public shall not be counted towards meeting the Class A bicycle parking space requirements;

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Class B Bicycle Parking Spaces

56 Class B bicycle parking spaces are subject to the following standards:

(a) all required Class B bicycle parking spaces shall be provided in a bicycle rack or a bicycle locker accessible to the general public;

(b) Class B bicycle racks or bicycle lockers shall be located in a convenient, well-lit location that provides visual surveillance by occupants of the building being served; and

(c) if the bicycle racks or bicycle lockers are not readily visible to visitors to a site, directional signage to the bicycle parking spaces shall be provided.

Planned Development Overlay Districts

57 The Design Standards in sections 206 through 210 of this By-law do not apply in respect of the PDO-2 Area.

Street Edge Landscaping

58 Street edge landscaping shall not be required for any principal buildings or principal uses abutting public rights-of-way within the PDO-2 Area.

Building Foundation Landscaping

59 Building foundation landscaping shall not be required for any principal buildings or principal uses abutting public rights-of-way within the PDO-2 Area.

Parking Lot Interior Landscaping

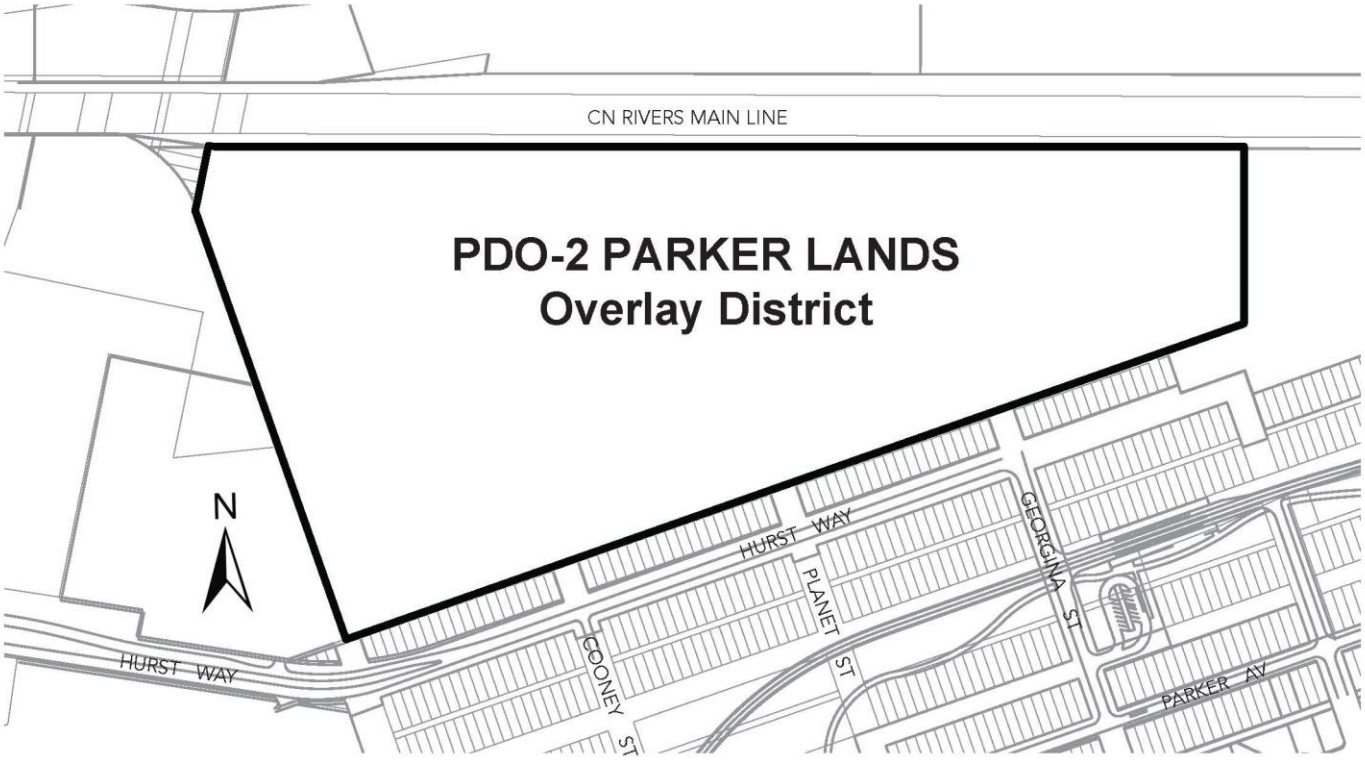
60 Parking lot interior landscaping shall not be required for any principal buildings or principal uses within the PDO-2 Area.

Lighting

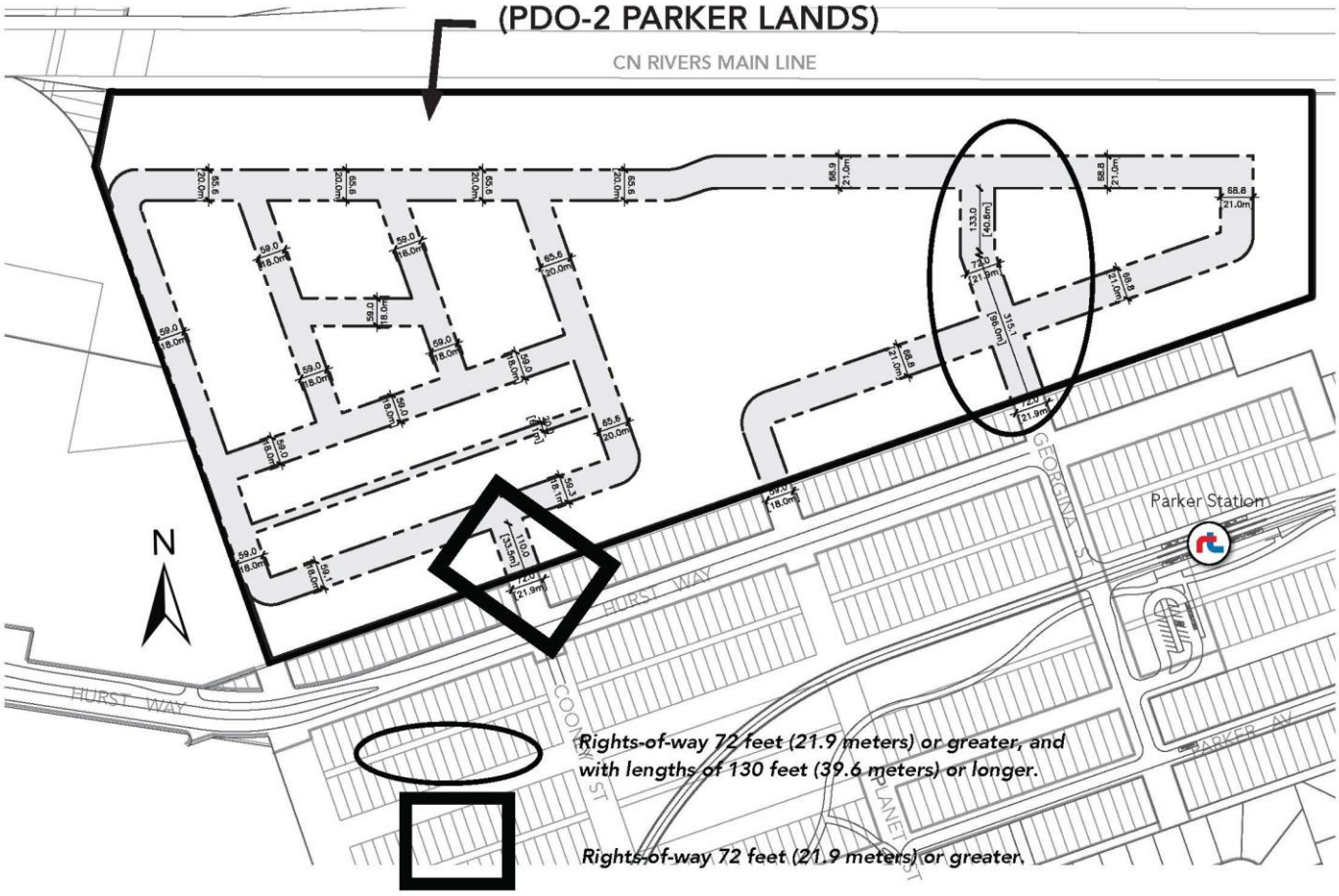
61 The Lighting Standards in sections 199 through 202 of this By-law shall apply in respect of the PDO-2 Area.

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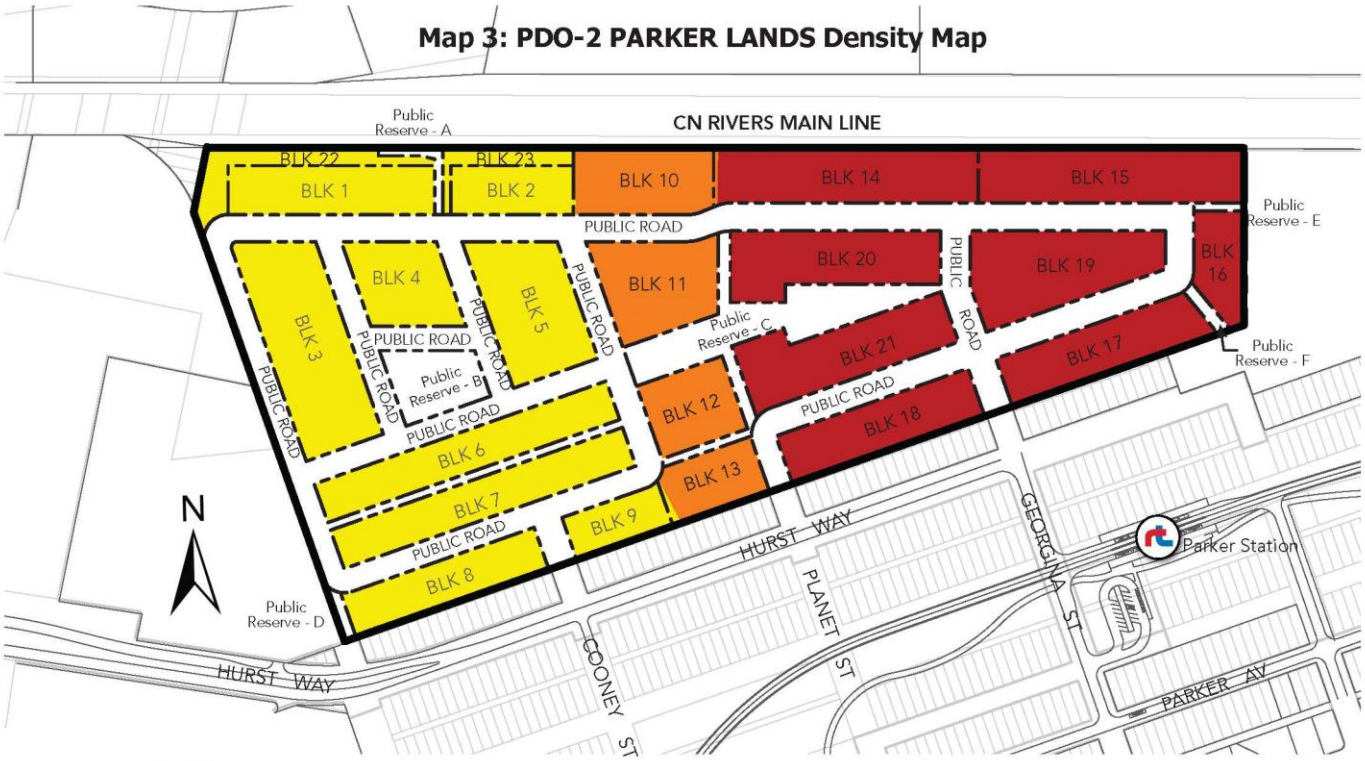
Map 1: PDO-2 PARKER LANDS Principal Overlay Map



Map 2: PDO-2 PARKER LANDS Rights-of-way Map



Map 3: PDO-2 PARKER LANDS Density Map



LEGEND

- Lower Density Mixed Housing Area - less than 20 units per net acre
- Townhomes Area - 20 to 50 units per net acre
- High Density Multi-Family Area - more than 50 units per net acre

Rapid Transit - Parker Station