SCHEDULE Z

added TBD

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

Purpose

1. The purpose of this planned development overlay is to support the redevelopment of the planned area as a 'Major Redevelopment Site' in a manner consistent with the ***Parker Lands Secondary Plan*** (Policy Number PD-024) with an underlying TOD Zoning District.

Applicability

2. The PDO-2 PARKER LANDS Overlay District is shown as the Planned Area in the attached map identified as 'Map 1: PDO-2 PARKER LANDS Principal Overlay Map'.

Development Standards

3. Except to the extent modified by the standards in this overlay, all standards of the Zoning By-law 200/2006 apply within the boundaries shown on Map 1: PDO-2 PARKER LANDS Principal Overlay Map.

4. The regulations provided in the PDO-2 PARKER LANDS shall be substituted for the specified regulations of the underlying Winnipeg Zoning By-law 200/2006 where required. Where there is a conflict between the provisions of the PDO-2 PARKER LANDS and those of the underlying Zoning By-law, the provisions of the PDO-2 PARKER LANDS shall govern.

Definitions

5. **"Accredited design professional"** means a member in good standing of a recognized professional organization, that is licensed and qualified to practice in that area of expertise in Manitoba and shall be limited to architects and landscape architects.

6. **"Bicycle Parking, Class A"** means long-term bicycle parking spaces, typically for the occupants of principal buildings for temporary, daily, or overnight parking, as such has additional measures for the protection from vandalism and theft.

Includes bicycle spaces in an enclosed, secured area with controlled access, or individually secured enclosures like bicycle lockers.

7. **"Bicycle Parking, Class B"** means short-term bicycle parking spaces, typically for the visitors of principal buildings for temporary parking, as such are easily accessible to the general public. Includes bicycle racks that may be sheltered or un-sheltered but not enclosed in a secured area.

8. **"Bicycle Parking Space"** means an area designed and equipped exclusively for the purpose of parking and securing a bicycle. Excludes spaces provided within a dwelling unit such as on a balcony, or patio; and spaces within commercial units such as record keeping rooms, cleaning supply storage areas, elevators, stairwells, and landings.

9. **"Crash Berms"** means a reinforced berm, which is a hybrid of an earthen berm and a crash wall.

10. **"Crash Wall"** means a concrete structure, often incorporated into the podium or a parking structure of a principal building or erected adjacent to a railway line that is designed to provide resistance in the case of a train derailment.

11. **"Development Design Standards Assessment"** means an accredited design professional's report submitted, prior to issuance of building permits, to the Director that confirms compliance with the design standards of the PDO-2 PARKER LANDS or sufficient alternative manners to the design standards of the PDO-2 PARKER LANDS.

12. **"Development Design Standards Completion"** means an accredited design professional's report submitted to the Director that confirms compliance with the design standards of the PDO-2 PARKER LANDS or sufficient alternative manners to the design standards of the PDO-2 PARKER LANDS.

13. **"Development Viability Assessment"** means a certified professional engineer's report submitted, prior to issuance of building permits, to the Director that addresses rail proximity and safety issues in a sufficient alternative manner to the FCM guidelines, and that the construction of any mitigation measure be completed as required to the satisfaction of the Director.

14. **"Fence"** means an artificially constructed barrier 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.

15. **"Floor Area, cumulative gross"** means Non-Residential principal land-uses, excluding Urban Agriculture, Outdoor; Community Gardens; Park/plaza/square/playground; Day care centres; Cultural Centre; Gallery/Museum; Private Motor Vehicle Related; Transportation, Utility and Communications; and permitted accessory uses, where the individually calculated gross floor areas are combined to determine the 'cumulative gross floor area' for the Planned Area in the PDO-2 PARKER LANDS.

16. **"Floor area, gross"** 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. Gross floor area shall exclude: attics; the below grade floor areas of basements and cellars; an area for vehicle parking, bicycle parking, loading, recycling or garbage; and any area used for incidental service storage, installations of mechanical equipment, elevators, stairwells, landings, penthouses housing ventilators and heating systems, and similar uses.

17. **"Lot"** means a parcel of land located within a development area and shown on a plan registered in the Land Titles Office.

18. **"Parking, accessory"** means an area, structure, or facility where motor vehicles may be stored for the purpose of accessing a principal use on the same lot.

19. **"Parking, tandem"** means two parking spaces, one behind the other, with a common or shared point of access to a parking aisle, parking driveway, private or public lane or road.

20. **"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.

21. **"Safety barriers"** means a structure designed to reduce the risks associated with railway incidents by intercepting or deflecting derailed cars in order to reduce or eliminate potential loss of life and damage to property, as well as to minimize the lateral spread or width in which the rail cars and their contents can travel. May include but not limited to: berms, crash walls, crash berms but excludes security fencing, acoustic fencing, and temporary fencing.

22. **"Safety barrier measures"** means any one of the following, in combination or separate: Berm and setback; Crash Berm and setback; Crash Wall and setback; and/or Development Viability Assessment.

23. **"site"** means an area of land that is the subject of a particular development application.

24. **"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 such as: buildings or structures; accessory and non-accessory parking areas; driveways and private accesses; walkways and pathways; garbage and/or recycling enclosures; loading areas; bicycle parking; fencing and landscaping; exterior lighting; free-standing signs; and any other site feature(s) being developed as required by the PDO-2-Parkers Lands.

25. **"site plan approval"** means the process by which an applicant and/or owner obtains approval of their site plan at the City of Winnipeg prior to the issuance of building or development permits.

26. **"storey"** means that portion of a building which is situated between the top of any floor and the top of the next floor above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it. It may include a mezzanine, but a basement or cellar shall not be a storey for the purposes of calculating height.

27. **"storey, first"** means the lowest storey in a building or structure with its floor level not more than 6.5 feet below grade.

28. **"Utility Facility, Geothermal"** 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. May be privately or publicly owned.

Area Wide Density Minimum and Maximums

Residential and Residential-Related Land-uses

29. Notwithstanding other provisions of the Zoning By-law, the Residential and Residential Related Land-Uses permitted density shall be calculated, combined, and regulated for the entire Planned Area of PDO-2 PARKER LANDS, and shall not be regulated building by building, block by block, or lot by lot.

30. The Residential and Residential Related Land-Uses permitted density for the entire Planned Area of PDO-2 PARKER LANDS shall be a minimum of 1,300 dwelling units.

31. The Residential and Residential Related Land-Uses permitted density for the entire Planned Area of PDO-2 PARKER LANDS shall not exceed 1,918 dwelling units.

32. The Residential and Residential Related Land-Uses permitted density shall be distributed in accordance with Map 3: PDO-2 PARKER LANDS Density Map.

Non-Residential Land-Uses

33. Notwithstanding other provisions of the Zoning By-law, Non-residential principal land-uses allowable amount of gross floor area shall be calculated, combined, and regulated for the entire Planned Area of PDO-2 PARKER LANDS, and shall not be regulated building by building, block by block, or lot by lot.

34. Non-residential principal land-uses for the entire Planned Area of PDO-2 PARKER *LANDS* shall be calculated by ***cumulative gross floor area***.

35. Notwithstanding other provisions of the Zoning By-law, Non-residential permitted principal land-uses in the PDO-2 PARKER LANDS ***cumulative gross floor area*** must not exceed 15,000 square feet.

Vehicle Parking, Bicycle Parking and Loading

36. Notwithstanding other provisions of the Zoning By-law, the vehicle parking, bicycle parking and loading requirements shall be calculated, regulated, and

provided for the entire Planned Area of PDO-2 PARKER LANDS, and shall not be regulated or provided building by building, block by block, or lot by lot.

Vehicle Parking

37. Notwithstanding other provisions of the Zoning By-law, the maximum number of required accessory off-street vehicle parking spaces, including unassigned guest parking and accessible parking, required within the entire Planned Area of PDO-2 PARKER LANDS for: principal uses with 5 and more dwelling units; and principal structures greater than 4 stories, shall not exceed 1.2 parking stalls per dwelling unit.

38. Notwithstanding other provisions of the Zoning By-law, the maximum number of required accessory off-street vehicle parking spaces, including accessible parking, required within the entire Planned Area of PDO-2 PARKER LANDS for non-residential, permitted principal land-uses, excluding Urban Agriculture, Outdoor; Community Gardens; Park/Plaza/square/playground; Day Care centres; Cultural Centre; Gallery/Museum, Transportation, Utility and Communications; and permitted accessory uses, shall not exceed 1 parking stall per 400 square feet of the cumulative gross floor area.

39. Notwithstanding other provisions of the Zoning By-law, the minimum number of required accessory off-street vehicle parking spaces, including unassigned guest parking and accessible parking, required within the entire Planned Area of PDO-2 PARKER LANDS, for principal uses with 5 and more dwelling units; and principal structures greater than 4 stories, shall not be lower than 0.5 parking stalls per dwelling unit.

40. Notwithstanding other provisions of the Zoning By-law, parking for Residential and Residential Related land-uses shall be allowed to be provided in tandem parking or shared parking but such parking spaces shall be excluded from any calculations of the maximum number of off-street vehicle parking spaces.

41. Notwithstanding other provisions of the Zoning By-law, parking for Non-Residential land-uses shall be allowed to be provided in 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

42. Notwithstanding other provisions of the Zoning By-law, the minimum number of required bicycle parking spaces for multi-family dwellings with 5 and more dwelling units shall be:

    (1) 0.15 bicycle spaces for every dwelling unit.

43. Notwithstanding other provisions of the Zoning By-law, the required bicycle parking spaces for multi-family dwellings with 5 and more dwelling units shall be provided as follows:

    (1) Minimum of 75% of the required bicycle parking spaces shall be Class A.

    (2) Maximum of 25% of the required bicycle parking spaces shall be Class B.

Non-Residential

44. Notwithstanding other provisions of the Zoning By-law, the minimum number of required bicycle parking spaces for non-residential principal uses, excluding Park/Plaza/Square/Playground; Private Motor Vehicle Related, Transportation, Utility and Communications shall be:

    (1) 1 bicycle space for the first 100 sq.ft. to 500 sq.ft. of gross floor area.

    (2) 0.125 bicycle spaces for every subsequent 100 sq.ft. of gross floor area.

45. Notwithstanding other provisions of the Zoning By-law, the required bicycle parking spaces for non-residential principal uses shall be provided as follows:

    (1) All of the required bicycle parking spaces shall be Class B.

Mixed-Use Developments

46. If a development requires bicycle parking for Residential and Residential Related; and Non-Residential, the required number of bicycle spaces for Residential and Residential Related shall be provided; and the required number of bicycle spaces for Non-Residential shall be provided.

Fraction of a Bicycle Space

47. When the computation of the number of bicycle spaces required by the PDO-2 PARKER LANDS results in a requirement of 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 space.

Signage

48. The underlying TOD Zone allows for signage with the following:

Master Signage Plan

(1) An owner of land in the overlay district shall be allowed, in accordance with this overlay and this By-law, to submit to Director for approval:

(a) a master signage plan for the entire Planned Area of PDO-2 PARKER LANDS;

(b) a master signage plan for a specific area of the Planned Area of PDO-2 PARKER LANDS; or

(c) an amended master signage plan.

(2) An owner of land in the Planned Area of PDO-2 PARKER LANDS must not erect signage on their lands unless the signage is in accordance with a master signage plan for the overlay district, if such a master signage plan has been approved by the Director.

(3) An owner of land in the Planned Area of PDO-2 PARKER LANDS with signage erected on their land must maintain and repair the signage in accordance with the master signage plan for the Planned Area of PDO-2 PARKER LANDS, if such a master signage plan has been approved by the Director.

Mobile and Billboard Signs

(4) Mobile or billboard signs must not be permitted within the Planned Area of PDO-2 PARKER LANDS.

Signage Restricted Areas

49. Notwithstanding other provisions of the Zoning By-law, signs shall not be allowed on any lot or site within the Planned Area of PDO-2 PARKER LANDS, excluding the following:

(1) those lots or sites that abut public rights-of-ways 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;

(2) those lots or sites with an approved Home-based business as provided in the Zoning By-law; or

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

Permitted Use Regulations

Permitted Principal Uses

50. Notwithstanding other provisions of the Zoning By-law, in the Planned Area of the PDO-2 PARKER LANDS, the following principal uses shall be permitted:

Residential and Residential Related Land-Uses

(1) Dwelling, single-family detached
(2) Dwelling, two-family
(3) Dwelling, live-work
(4) Dwelling, multi-family
(5) Assisted living facility
(6) Care home

Non-Residential Land-Uses

Agricultural

(7) Urban Agriculture, outdoor

Public and Institutional

(8) Commercial school
(9) Community gardens
(10) Park/plaza/square/playground
(11) Day care centre

(12) Place of worship

Cultural and Entertainment

(13) Cultural centre
(14) Gallery / museum
(15) Amusement enterprise, indoor
(16) Auditorium/concert hall/theatre/cinema
(17) Hall rental
(18) Private Club, not licensed
(19) Studio, radio/TV/motion picture broadcast and production

Commercial Sales and Service

(20) Hostel
(21) Hotel or motel
(22) Animal hospital or veterinary clinic
(23) Kennel
(24) Craft brewery, distillery or winery
(25) Drinking establishment
(26) Restaurant
(27) Call centre
(28) Office
(29) Personal Services (unless otherwise listed)
(30) Research institution
(31) Personal Services (unless otherwise listed)
(32) Medical/dental/optical/counselling clinic
(33) Retail sales (unless otherwise listed)
(34) Supermarket

Private Motor Vehicle Related

(35) Parking, structured
(36) Parking, surface (non-accessory)

Transportation, Utility and Communications

(37) Safety barrier measures
(38) Utility facility, Geothermal

Permitted Accessory Uses

51. Notwithstanding other provisions of the Zoning By-law, in the Planned Area of the PDO-2 PARKER LANDS, the following accessory uses shall be permitted:

(1) Accessory uses, not listed
(2) Amusement devices
(3) Automated teller machine
(4) Boarder or roomer
(5) Caretaker's residence
(6) Day care
(7) Hall rental
(8) Home-based business, minor
(9) Home-based business, major
(10) Micro-brewery/distillery/winery
(11) Office/service area or building
(12) Outdoor dining/drinking area
(13) Outside display and sales
(14) Parking, accessory
(15) Parking, shared
(16) Parking, structured
(17) Parking, tandem
(18) Retail sales
(19) Safety barrier measures
(20) Secondary Suite, attached.
(21) Secondary Suite, detached
(22) Emergency residential shelter
(23) Farmers' market
(24) Real estate sales offices and model sales homes
(25) Seasonal sales
(26) Special event (carnival, circus, fair, concert, or similar event)
(27) Temporary construction trailer or building
(28) Utility facility, Geothermal

Prohibited Use Regulations

Prohibited Principal Uses

52. Notwithstanding other provisions of the Zoning By-law, in the Planned Area of the PDO-2 PARKER LANDS, the following principal uses shall NOT be permitted:

(1) Mobile Home
(2) Dormitory
(3) Neighbourhood rehabilitation
(4) Single room occupancy
(5) Agricultural cultivation
(6) Agricultural grazing and feeding
(7) Apiary
(8) Aviary
(9) Feedlot
(10) Stable or riding academy
(11) Urban Agriculture, indoor
(12) Community/recreation centre
(13) Jail/detention centre
(14) Library
(15) Post office/carrier depot
(16) Protection and emergency services
(17) Social service facility
(18) College or university
(19) Elementary or junior high school
(20) Senior high school
(21) Boat dock, public
(22) Cemetery, mausoleum, columbarium
(23) Hospital
(24) Sports or entertainment arena/stadium, indoor
(25) Amusement enterprise, outdoor
(26) Camping ground
(27) Golf course
(28) Race track
(29) Sports or entertainment arena/stadium, outdoor
(30) Body modification establishment
(31) Cheque-cashing facility
(32) Funeral chapel or mortuary
(33) Auction room
(34) Landscape or garden supplies

(35) Adult service or entertainment establishment
(36) Pawnshop
(37) X-rated store
(38) Billboard signs
(39) Auto/light truck/motorcycle, repair and service
(40) Auto/light truck/motorcycle, sales and rental
(41) Auto parts and supplies, sales
(42) Car wash
(43) Drive-in or drive-through
(44) Fuel sales
(45) Towing and storage facility
(46) Airport and associated facilities
(47) Bus depot
(48) Commercial marina
(49) Railway yard
(50) Transit station
(51) Auction Yard
(52) Cannabis production facility, designated
(53) Contractor's establishment
(54) Crematorium
(55) Fleet Services
(56) Heavy Equipment sales, service, and rental
(57) Landscape/garden contractor or production
(58) Wholesaling
(59) Heavy manufacturing
(60) Light manufacturing
(61) Mining and extraction
(62) Freight or truck yard
(63) Grain elevator
(64) Mini-warehouse, self-storage
(65) Outside storage
(66) Warehouse
(67) Garbage incineration and reduction
(68) Landfill/snow dump
(69) Recycling collection centre
(70) Recycling plant
(71) Waste transfer station
(72) Wrecking and salvage yard

Prohibited Accessory Uses

53. Notwithstanding other provisions of the Zoning By-law, in the Planned Area of the PDO-2 PARKER LANDS, the following accessory uses shall be NOT permitted:

(1) Apiary
(2) Aviary
(3) Cannabis production facility, designated
(4) Drive-in or drive-through
(5) Outside operations
(6) Outside storage
(7) Recycling collection centre
(8) Social service facility
(9) Stable, Private

Use Specific Standards

First Storey Dwellings

54. Notwithstanding other provisions of the Zoning By-Law, dwelling units shall be allowed to be located on the first storey of any principal building in the Planned Area of the PDO-2 PARKER LANDS.

First Storey Parking

55. Notwithstanding other provisions of the Zoning By-law, indoor parking shall not be permitted below the second storey of a principal building and above grade of a principal building except with the following standards:

(1) Any indoor parking facility located below the second storey of a principal building and above grade must be screened in its entirety from all adjacent public rights-of-way by a use allowed in the Planned Area of the PDO-2 PARKER LANDS such as:

(a) Residential and Residential Related;

(b) Public and Institutional (excluding Park/Plaza/square/playground; Community Gardens);

(c) Cultural and Entertainment;

(d) Commercial Sales and Service; or

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

Farmer's Market

56. Farmer's Markets shall be allowed to occur during any month of the year.

Dimensional Standards

Single-Family Dimensional Requirements

57. Notwithstanding other provisions of the Zoning By-Law, single-family detached dwelling principal buildings must meet the requirements of the R1-Small zoning district except the following:

(1) 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.

(2) Minimum Rear Yard of 20 feet.

(3) Maximum building height of 32 feet.

(4) Minimum Building height of 10 feet.

(5) No maximum lot coverage.

Two-Family and Row Dimensional Requirements

58. Notwithstanding other provisions of the Zoning By-Law, two-family dwellings, semi-detached dwellings and row dwellings principal buildings must meet the following:

(1) Minimum Lot Area shall be 2,100 square feet per dwelling unit.

(2) Minimum Lot Width shall be 21 feet.

(3) Minimum Front Yard setback of 10 feet.

(4) Minimum Side Yard setback is 3 feet.

(5) Maximum Corner Side Yard is 10 feet.

(6) Minimum Rear Yard setback is 20 feet.

(7) Maximum building height of 32 feet.

(8) Minimum Building height of 10 feet.

(9) No maximum lot coverage.

Multi-Family, 3 storey Dimensional Requirements

59. Notwithstanding other provisions of the Zoning By-Law, multi-family principal buildings in 3 stories or less, excluding two-family dwellings, semi-detached dwellings and row dwellings, must meet the following:

(1) Minimum Lot Area shall be 5,000 square feet.

(2) Minimum Front Yard setback is 10 feet.

(3) Minimum Side Yard setback is 0 feet.

(4) Maximum Corner Side Yard is 10 feet.

(5) Minimum Rear Yard setback is 10 feet.

(6) Maximum building height of 45 feet.

(7) Minimum Building height of 20 feet.

(8) No maximum lot coverage.

Multi-Family, 4 storey or greater Dimensional Requirements

60. Notwithstanding other provisions of the Zoning By-Law, principal buildings with 4 stories and more, shall meet the following:

(1) Maximum front setback yard shall be 20 feet, except front yard setbacks shall be allowed to have a maximum yard setback of 45 feet for the purpose of accommodating:

(a) Park/Plaza/Square/Playground;

(b) Community Garden;

(c) Outdoor dining/drinking area;

(d) Bicycle parking; or

(e) Multi-use Pathways/Sidewalks,

but shall not accommodate parking facilities.

(2) Rear yard setback shall be a minimum of 5 feet.

(3) Interior side yards setbacks shall be a maximum of 25 feet for a building that is 4 stories; and a maximum of 50 feet for 5 stories and above for the purpose of accommodating:

(a) Park/Plaza/Square/Playground;

(b) Community Garden;

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

(d) parking facility;

(e) Outdoor dining/drinking area;

(f) bicycle parking space; or

(g) Multi-use Pathways/Sidewalks.

(4) Maximum corner side yard setback shall be 5 feet, except corner side yards shall be allowed to have a maximum yard setback of 45 feet for the purpose of accommodating:

(a) Park/Plaza/Square/Playground;

(b) Community Garden;

(c) Outdoor dining/drinking area,

(d) bicycle parking space; or

(e) Multi-use Pathways/Sidewalks.

(5) Maximum building height of 225 feet.

(6) Minimum Building height of 36 feet.

Utility facility, Geothermal Dimensional Requirements

61. Notwithstanding other provisions of the Zoning By-Law, principal buildings with Utility facility, Geothermal shall meet the following:

(1) Minimum Lot Area shall be 2,000 square feet.

(2) Minimum Lot Width shall be 20 feet.

(3) Minimum Front Yard setback of 10 feet.

(4) Minimum Side Yard setback is 3 feet.

(5) Minimum Rear Yard setback is 10 feet.

(6) Maximum building height of 32 feet.

(7) Minimum Building height of 8 feet.

(8) No maximum lot coverage.

Live-work Dimensional Requirements

62. Notwithstanding other provisions of the Zoning By-Law, principal buildings with Live-work dwellings, shall meet the dimensional standards of the associated building typology within which the live-work dwelling occupies.

Fencing

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

Bicycle Parking Spaces

64. Notwithstanding other provisions of the Zoning By-Law, bicycle parking spaces in racks, compounds, lockers, and detached accessory structures primarily used for bicycle parking spaces [bicycle garages], shall be permitted in the side and rear yards.

Parking, Loading and Garbage Enclosures Dimensional Requirements

Side Yards

65. Notwithstanding other provisions of the Zoning By-law, vehicle parking, loading and garbage enclosures shall be permitted in the side yards of principal buildings to a maximum of one side yard per lot with the following requirements:

(1) Where a loading space or garbage enclosure is located in a side yard abutting a residential principal-use, a public right-of-way(s) wider than 25

feet, or a public open space, the loading space(s) and garbage enclosure must be screened by an:

(a) opaque fence,

(b) wall,

(c) hedgerow, or

(d) 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 and/or garbage enclosure.

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

(a) opaque fence,

(b) wall,

(c) hedgerow, or

(d) 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

66. Notwithstanding other provisions of the Zoning By-law, parking, loading and garbage enclosures shall be permitted in rear yards of principal buildings with the following requirements:

(1) Where a parking area, loading space or garbage enclosure is located in a required rear yard abutting the lot line of a residential principal-use, a public right-of-way(s) wider than 25 feet, or public open space, the parking area, loading space(s) and garbage enclosure must be screened by an:

(a) opaque fence;

(b) 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.

Residential Lots abutting South Side of CNR Rivers Subdivision

67. Safety barriers shall be provided against the CNR Rivers Subdivision for Residential and Residential Related Land-Uses, excluding Non-Residential Land-Uses, abutting the CNR Rivers Subdivision.

68. The Safety barriers shall be entirely within, and limited to, the Planned Area in the PDO-2 PARKER LANDS; and shall be provided at no cost to the City.

69. An Owner of lands within the boundaries shown on Map 1: PDO-2 PARKER LANDS Principal Overlay Map that abut the CNR Rivers Subdivision, shall be required to submit to the Director, a detailed written study in accordance with in section 3.6 of the *FCM/RAC Guidelines for New Development in Proximity to Railway Operations (2013)* on the Safety Barrier measures being provided against the CNR Rivers Subdivision for the Residential and Residential Related Land-Uses abutting the CNR Rivers Subdivision.

70. The measure(s), or a combination thereof, for the Safety barriers shall be reviewed and approved by the Director, prior to the issuance of building permits

for any Residential and Residential Related Land-Uses on lots abutting the CNR Rivers Subdivision.

71. The Safety barrier measures approved by the Director, shall be built and maintained to the satisfaction of the Director.

Safety barrier measures

72. The Safety barrier measures shall consist of one, or a combination thereof, the following:

(1) **Berm and Setback:**

(a) An 8.2 foot in height earthen berm, measured from grade at the property line, with side slopes not steeper than 2.5 to 1.

(b) The berm should be compacted to 95% modified proctor.

(a) Owners shall permit the City to file a caveat against the title to the subject property requiring the owner to maintain and/or repair or replace the berm as originally constructed, to the satisfaction of the Director.

(b) A minimum setback of 85 feet to any portion of a habitable room or space within a building from the property line abutting the CNR Rivers Subdivision.

(2) **Crash Berm and Setback:**

(a) A minimum of 5.5 feet in height crash berm, measured from the top of the rail elevation that faces the CNR Rivers Subdivision.

(b) A detailed written study referred to in section 3.6.1.2 of the FCM/RAC *Guidelines for New Development in Proximity to Railway Operations* (2013), shall be submitted for approval of the Director before building the crash berm.

(c) A minimum setback of 64 feet to any portion of a habitable room or space within a building from the north property line abutting the CNR Rivers Subdivision.

(3) **Crash Wall and Setback:**

(a) A minimum of 7.0 feet in height crash wall, measured from the top of the rail elevation that faces the CNR Rivers Subdivision.

(b) A detailed written study referred to in section 3.6.1.3 of *the FCM/RAC Guidelines for New Development in Proximity to Railway Operations* (2013), shall be submitted for approval of the Director before building the crash wall.

(c) A minimum setback of 64 feet to any portion of a habitable room or space within a building from the north property line abutting the CNR Rivers Subdivision.

(d) The minimum setback in above may be measured as a combination of the horizontal and vertical distances equal to 64 feet, if the crash wall is incorporated into the entire height of a low occupancy podium or parking structure abutting to a residential structure.

(4) **Development Viability Assessment.**

Splitting Semi-Detached and Row Dwelling Lots

73. Notwithstanding other provisions of the Zoning By-Law, the owner of a lot that has a semi-detached dwelling, or a row dwelling type located on it shall be allowed to split the lot with each dwelling unit located on a separate lot with property lines aligned with the common party walls (see **Illustration 1**) provided that:

(1) The new lot line must be 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 must form 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.

(2) Each of the lots created must have frontage on a street.

(3) The permitted use of each lot created is a dwelling unit within the Semi-Detached and Row Dwelling, and permitted accessory uses only.

(4) 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.

(5) Minimum side yards along party walls established by the lot split shall be allowed to be 0 feet in width.

(6) Each end unit in a grouping of semi-detached and row dwelling residential structures must meet the minimum corner side yard or side yard requirement, as applicable in the PDO-2 PARKER LANDS, for semi-detached dwelling and row dwelling residential structures.

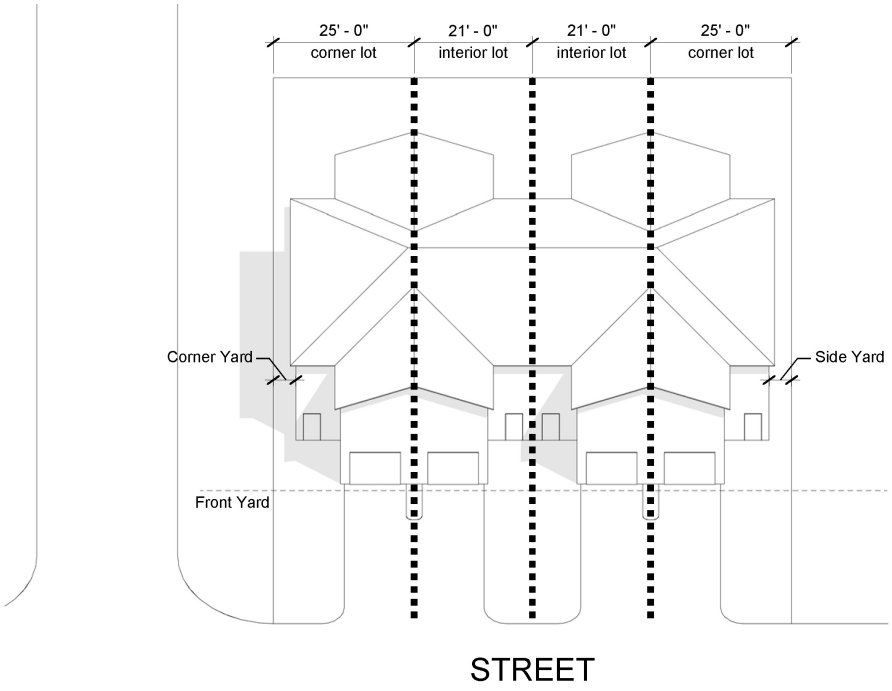


Illustration 1: Splitting Semi-Detached and Row Dwelling Lots

Restricted Areas

Street Width and Length

74. Notwithstanding other provisions of the Zoning By-law, the following land-uses that are allowed in the PDO-2 PARKER LANDS Overlay District shall only be permitted on lands abutting public rights-of-ways 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;

(1) Public and Institutional (excluding Park/Plaza/square/playground; Community Gardens);

(2) Cultural and Entertainment;

(3) Commercial Sales and Services;

(4) Private Motor Vehicle Related; and

(5) Dwelling, Live-work.

75. Notwithstanding other provisions of the Zoning By-law, the following land-uses that are 'accessory' in the PDO-2 PARKER LANDS Overlay District, shall only be allowed on lands abutting public rights-of-ways 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:

(1) Amusement devices;

(2) Automated teller machine;

(3) Hall Rental; Micro-brewery, distillery or winery;

(4) Office/service area or building;

(5) Outdoor dining/drinking;

(6) Outside display and sales;

(7) Parking, structured;

(8) Retail sales;

(9) Emergency residential shelter;

(10) Farmers Market;

(11) Seasonal Sales; and

(12) Special Events.

76. Notwithstanding other provisions of the Zoning By-law, principal buildings 4 stories and more in height, shall not be allowed on lands abutting public rights-of-ways with widths of 65.6 feet or less, as shown on Map 2: PDO-2 PARKER LANDS Rights-of-way Map.

77. Notwithstanding other provisions of the Zoning By-law, un-enclosed parking facilities, excluding parking driveways, shall not be allowed to abut public rights-of-ways with widths of 72 feet or greater, as shown on Map 2: PDO-2 PARKER LANDS Rights-of-way Map.

Mixed-Use Buildings

78. Notwithstanding other provisions of the Zoning By-law, non-residential land-uses including:

(1) Public and Institutional (excluding Park/Plaza/square/playground; Community Gardens).

(2) Cultural and Entertainment.

(3) Commercial Sales and Services.

shall only be allowed:

(a) in principal buildings 4 stories and more that also have Residential and Residential Related Land-Uses, excluding single-detached dwellings, two-family dwellings, semi-detached dwellings, and row dwellings; and

(b) on lands abutting public rights-of-ways 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.

Design Standards

Applicability

79. The design standards of the PDO-2 PARKER LANDS by-law shall provide the design details of:

(1) buildings and building sites;

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

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

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

(5) location and design of access points from a street,

for all owner(s) to adhere to in their site plans as determined by the **Accredited design professional** in the Development Design Standards Assessment report(s) and the Development Design Standards Completion report(s).

Intent

80. The intention of design standards is to provide certainty around proposed developments for the Parker Lands site 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

81. The design standards in this section are generally intended to:

(1) Provide appropriately designed residential and mixed-use developments.

(2) Allow a diversity of well-designed residential and mixed-use developments.

(3) Create a scale and character of a new, transit-orientated, urban residential neighbourhood.

(4) 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.

(5) Support the development of the Parker Lands neighbourhood with multi-modal transportation choices.

(6) Provide convenient access for pedestrians and transit users from buildings to the public streets.

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

Design Review

Design Standards Review and Approval

82. Notwithstanding other provisions of the Zoning By-law, any other by-law, or any and all Council policies, owner(s) shall not be required:

(1) to submit to the City of Winnipeg any applications for site plan approval for any and all sites within the boundaries shown on the Map 1: PDO-2 PARKER LANDS Principal Overlay Map;

(2) to show to the City of Winnipeg, the location and design of any site features, which includes all of the following site features:

(a) Buildings or structures;

(b) Accessory and non-accessory parking areas;

(c) Driveways and Private approaches;

(d) Garbage and/or recycling enclosures;

(e) Loading areas;

(f) Bicycle parking;

(g) Fencing and landscaping;

(h) Exterior lighting; and

(i) Any other exterior site feature, excluding signage, lot grading, and Safety barrier measures.

(3) to obtain site plan approval prior to the issuance of any development or building permits, in respect to any site within the boundaries shown on Map 1: PDO-2 PARKER LANDS Principal Overlay Map;

(4) to enter into an agreement to ensure the site is developed in accordance with a site plan, excluding signage, lot grading and Safety barrier measures;

(5) to maintain or construct any site feature, excluding signage, lot grading and Safety barrier measures, in substantial conformance with any site plan approval; or

(6) to have the City of Winnipeg as an approving authority in respect of site plan approval, excluding signage, lot grading and Safety barrier measures.

Development Design Standards Assessment

83. Notwithstanding other provisions of the Zoning By-law, any other by-law, or any and all Council policies, owner(s) with site(s) within the boundaries shown on Map 1: PDO-2 PARKER LANDS Principal Overlay Map, shall provide a *Development Design Standards Assessment* report by an **Accredited design professional**, prior to the issuance of a building permit; and a *Development*

Design Standards Completion report within 18 months of issuance of a final building occupancy permit, for the following:

(1) New construction of principal and accessory buildings;

(2) Redevelopment of principal buildings of 4 stories or more, with works that exceed 65% of the structure's accessed value on the last assessment roll; or

(3) Expansion of principal buildings of 4 stories or more that equals or is more than 20% of the existing gross floor area.

Development Design Standards Completion

84. Should the *Development Design Standards Completion* report by an **Accredited design professional** not be submitted within 18 months of issuance of a final building occupancy permit, the design standards will be subject to inspection by the City of Winnipeg and subjected to enforcement due to non-compliance with the Zoning By-law.

Design Standard Considerations

85. 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 by-law, 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

86. Notwithstanding other provisions of the Zoning By-law, plazas, courts, and squares are open spaces around and between buildings within the Planned Area of PDO-2 PARKER LANDS that shall consider the following design standard considerations:

(1) Plazas, courts, and squares will be designed to accommodate pedestrian movements as well as gathering and resting places.

(2) Each space will be designed to have a strong sense of place in its own right, with an appropriate proportion and scale.

(3) 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

87. Notwithstanding other provisions of the Zoning By-law, landscaping, and buffering requirements for regulations within the Planned Area of PDO-2 PARKER LANDS shall consider the following key design standard considerations:

(1) Landscape design should consider view management. Low level planting adjacent to public pedestrian areas in conjunction with appropriate lighting will enhance a comfortable and safe public environment.

(2) Landscape features should mark entry points, nodal spaces and community open spaces and buildings.

(3) 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.

(4) 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

88. Notwithstanding other provisions of the Zoning By-law, landscaping requirements for regulations within the Planned Area of PDO-2 PARKER LANDS shall meet the following:

Plant Materials

(1) Plant Materials must be:

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

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

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

Minimum Plant Sizes

(2) Deciduous trees must have a minimum caliper of 1 ¾ inches at the time of planting.

(3) Coniferous trees must be a minimum of 6 feet in height at the time of planting.

(4) 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

89. Notwithstanding other provisions of this By-law, newly constructed Residential and Residential Related principal structures, shall consider the following key design standard considerations:

Safety and Security

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

(a) Buildings should be designed to overlook the streets, parks, walkways, and private open spaces.

(b) Building lobbies and entries should be clearly visible as they are approached.

(c) Entry areas should limit both night and day concealment opportunities.

(d) Indoor common areas should be placed adjacent to outside common areas or overlooking the street to improve overall surveillance.

(e) 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.

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

Dwellings (3 stories or Less) Considerations

90. Notwithstanding other provisions of this By-law, newly constructed single-family detached dwellings, two-family dwellings, multi-family 3 stories or less must comply with the following design standard considerations:

Entrances

(1) Primary entrance to a single-family detached dwelling, two-family dwelling, semi-detached dwelling and row dwelling, multi-family dwellings 3 stories or less other than semi-detached dwelling and row dwelling must:

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

(b) be clearly visible from the street; and

(c) 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

(2) Exterior finishes and detailing on all buildings shall be durable and high quality.

Landscaping Requirements

(3) Lots 50 feet or less in width must contain no less than:

(a) one tree; and

(b) four shrubs.

(4) Lots 50 feet or greater in width must contain no less than:

(a) three trees; and

(b) six shrubs.

Principal Buildings – 4 Stories and more Considerations

91. Notwithstanding other provisions of the Zoning By-law, principal buildings with 4 stories and more within the Planned Area of PDO-2 PARKER LANDS should consider the following design standard considerations:

(1) Green Buildings. As green building design evolves, new technologies and materials are continuously introduced. The foundation of a sustainable community provides unique opportunities for green building initiatives.

(2) The neighbourhood is primarily residential with elements to support an active and vibrant community, including shops and services to meet the needs of the local residents.

(3) Building form should facilitate social interaction and a sense of community among the residents of the neighbourhood.

(4) 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 homes are encouraged, but not required, to be visitable.

Siting and Orientation

(5) Buildings should be designed with the application of setbacks and appropriate orientation as described in the Dimensional Standards section of PDO-2 PARKER LANDS by-law to optimize sunlight and natural ventilation exposure wherever possible.

(6) Building siting should address and optimize view and outlook opportunities wherever possible.

(7) 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. The design 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.

(8) The neighbourhood will accommodate mixed-use and live/work models in the multifamily areas.

Massing

(9) 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.

(10) Building design will consider neighbouring existing buildings with regard to height, privacy and overlook concerns.

(11) Within the overall building envelope, consideration should be given to setbacks, orientation, and other techniques to minimize overshadowing onto neighbouring sites and developments.

(12) Higher buildings should be massed and articulated to incorporate an expressed base that assists in defining the streetscape.

(13) Buildings may utilize setbacks at the upper floors to reduce visual impact over- shadowing.

(14) 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 storeys.

Building Style and Architecture

(15) No specific design theme is envisaged, however building style and architecture must respect a high quality design.

(16) 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 neighbourhood evolves over time.

Materials

(17) Exterior finishes and detailing on all buildings will be of a durable and high quality.

(18) 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.

(19) Building materials should be selected from a palette of materials deemed appropriate for a predominantly residential neighbourhood to provide cohesiveness.

Building Signage

(20) Building signage must be appropriately integrated with the building design and/or landscape design.

(21) Design, materials, lighting, and finishes should be durable and damage resistant.

(22) 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.

(23) Additional requirements for signage are found in the Signage section of the PDO-2 PARKER LANDS by-law.

Mixed-use buildings (Commercial Centre) Considerations

92. Notwithstanding other provisions of the Zoning By-law, principal buildings with 4 stories and more, and Mixed-Uses within the Planned Area of PDO-2 PARKER LANDS should consider the following design standard considerations:

Commercial Centre

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

(2) The commercial centre is a key element to achieving a complete community by providing shops and services in walkable distances from residential buildings.

(3) The commercial centre design will provide opportunities for social interaction, and community events and activities.

(4) Residential use and locating the community centre within the multifamily area are important to animate the commercial core throughout the day and evening.

Built Form, Siting and Orientation

(5) Buildings fronting public rights-of-way with widths of 72 feet or greater and longer than 130 feet, must be four storeys or greater with a preference up to six to eight storeys.

(6) Buildings will 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.

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

Massing

(8) 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. By composition of details at the ground level of buildings, create a scale suited to the width, proportions, and character of the pedestrian corridors.

(9) 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.

(10) 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

(11) 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.

(12) Emphasize the importance of the pedestrian related level of the buildings by use of arcades, porches, and passageways through buildings. Provide weather-sheltered pedestrian routes through buildings.

(13) Doors and windows are to 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.

(14) Interesting building facades and pedestrian places can 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.

(15) High quality materials should be used to convey substance and integrity.

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

(17) 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.

(18) Ground floor facades should be composed primarily of clear glass windows and doorway entrances to shops.

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

(20) Transoms may be repeated above windows as well as doors to add richness and scale to buildings.

(21) 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."

(22) 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.

(23) 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

(24) Building signage must be appropriately integrated with the building design and/or landscape design.

(25) Design, materials, lighting, and finishes should be durable and damage resistant.

(26) 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.

(27) Additional requirements for signage are found in the Signage section of the PDO-2 PARKER LANDS by-law.

Bird-friendly Designs Considerations

93. Notwithstanding other provisions of the Zoning By-law, principal buildings with 4 stories and more, with and without mixed-uses within the Planned Area of PDO-2 PARKER LANDS should consider the following design standard considerations:

(1) 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

(a) Visual interest or differentiation of material, texture, colour, opacity, or other features to fragment reflections should be incorporated.

(b) 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.

(c) 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.

(d) 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.

(e) 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.

(f) Reflective glass should be interrupted by increasing the density of external visual markers including spandrel panels and mullions.

(g) Other strategies can include adapted fenestration patterns, external blinds, shutters, sunshades, grilles, louvers, or artwork.

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

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

(j) Opaque, etched, stained, or frosted glass and glass block should be allowed.

Dampen or Block Reflections

(k) Canopies or sunshades to cover windows at ground level should be used.

(l) 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

(m) 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.

(n) 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.

(o) Minimize the reflection of rooftop landscapes in adjacent building features or surrounding properties.

(p) Minimize the exterior visibility of any indoor vegetation, green walls, or water features to reduce their attractiveness to birds.

(q) Reduce the dangers of open pipes, ventilation grates and drains:

(i) 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.

(ii) 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

94. Notwithstanding other provisions of the Zoning By-law, parking and loading, and access points shall consider the following design standard considerations:

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

(2) 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.

(3) Access to any off-street surface parking incorporate landscaping to minimize the visual impact of hard surface and to screen parking areas.

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

(5) 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

95. Notwithstanding other provisions of the Zoning By-Law, all bicycle parking spaces are subject to the following requirements:

(1) All required Class A bicycle spaces shall be independently accessible by means of an aisle of a minimum width of 3.0 feet.

(2) All required Class B bicycle 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. There shall be unrestricted access behind the space of a minimum length of 1.6 feet.

Bicycle Rack Design and Security

96. Notwithstanding other provisions of the Zoning By-Law, all bicycle racks are subject to the following standards:

(1) 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.

(2) 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

97. Notwithstanding other provisions of the Zoning By-Law, all bicycle lockers are subject to the following standards:

(1) 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.

(2) Bicycle locker edges shall be secured with no exposed fittings or connectors.

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

Class A Bicycle Spaces

98. Notwithstanding other provisions of the Zoning By-Law, bicycle parking spaces – Class A, are subject to the following standards:

Bicycle Enclosure Requirements

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

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

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

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

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

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

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

Bicycle Locker Location

(2) Class A bicycle lockers shall be located within a parking structure, parking garage, bicycle room, and/or bicycle compound.

(3) Bicycle lockers located outside and accessible to the general public shall not be counted towards meeting the Class A bicycle parking requirements.

Class B Bicycle Spaces

99. Notwithstanding other provisions of the Zoning By-Law, bicycle parking spaces – Class B, are subject to the following standards:

(1) All required Class B bicycle spaces shall be provided in a bicycle rack or a bicycle locker accessible to the general public.

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

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

Planned Development Overlay Districts

100. The Planned Area of PDO-2 PARKER LANDS is not subject to the Design Standards in sections 206 through 210 of Winnipeg Zoning By-law 200/2006.

Landscape Site Plan

101. Notwithstanding other provisions of the Zoning By-law, any other by-law, or any and all Council policies, within the boundaries shown on Map 1: PDO-2 PARKER LANDS Principal Overlay Map, an owner shall not be required to submit a landscape site plan to the City of Winnipeg as part of any development application(s).

Street Edge Landscaping

102. Notwithstanding other provisions of the Zoning By-law, street edge landscaping shall not be required for any principal buildings and principal land-uses abutting public rights-of-ways within the Planned Area of PDO-2 PARKER LANDS.

Building Foundation Landscaping

103. Notwithstanding other provisions of the Zoning By-law, building foundation landscaping shall not be required for any principal buildings and principal land-uses abutting public rights-of-ways within the Planned Area of PDO-2 PARKER LANDS.

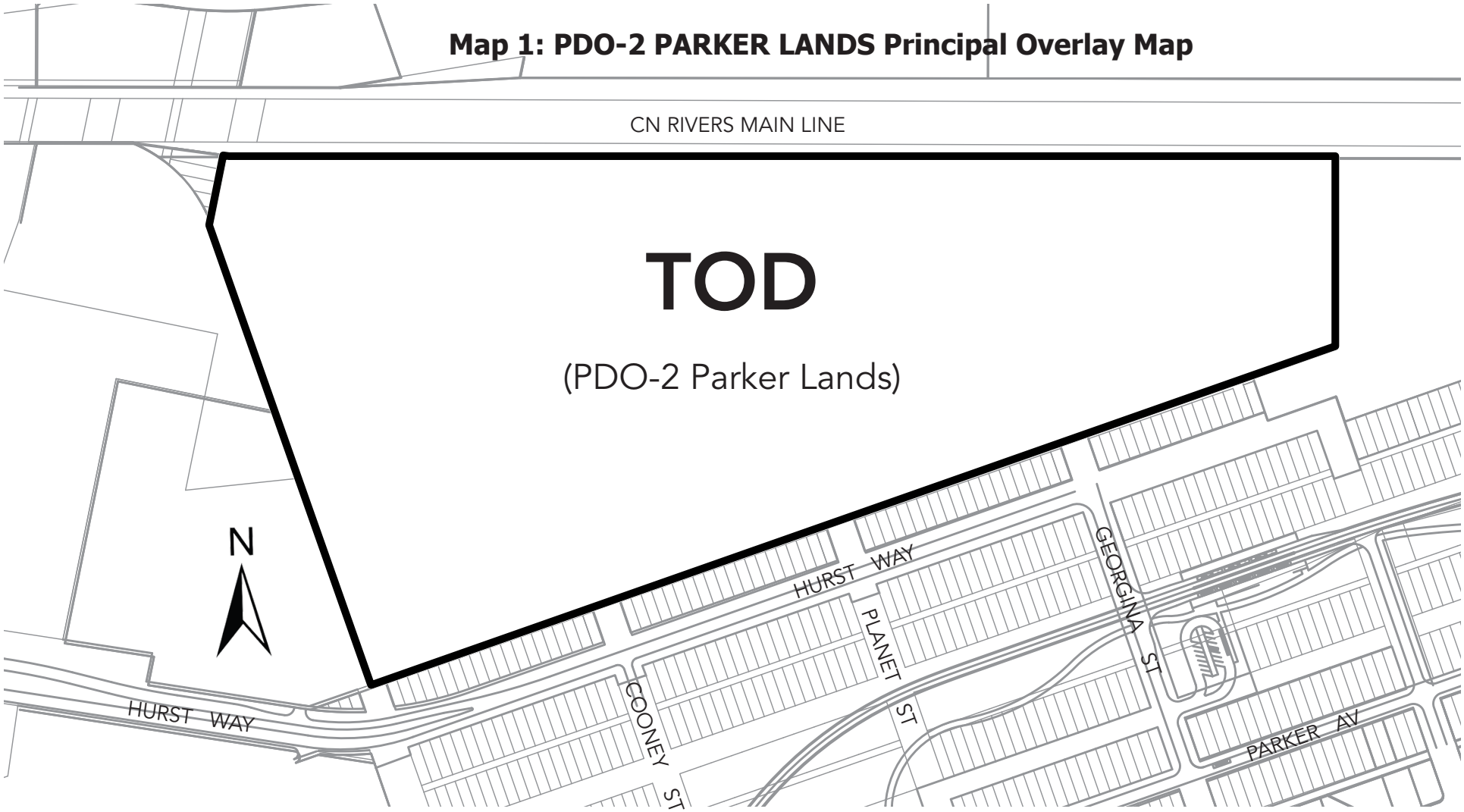
Parking Lot Interior Landscaping

104. Notwithstanding other provisions of the Zoning By-law, parking lot interior landscaping shall not be required for any principal buildings and principal land-uses within the Planned Area of PDO-2 PARKER LANDS.

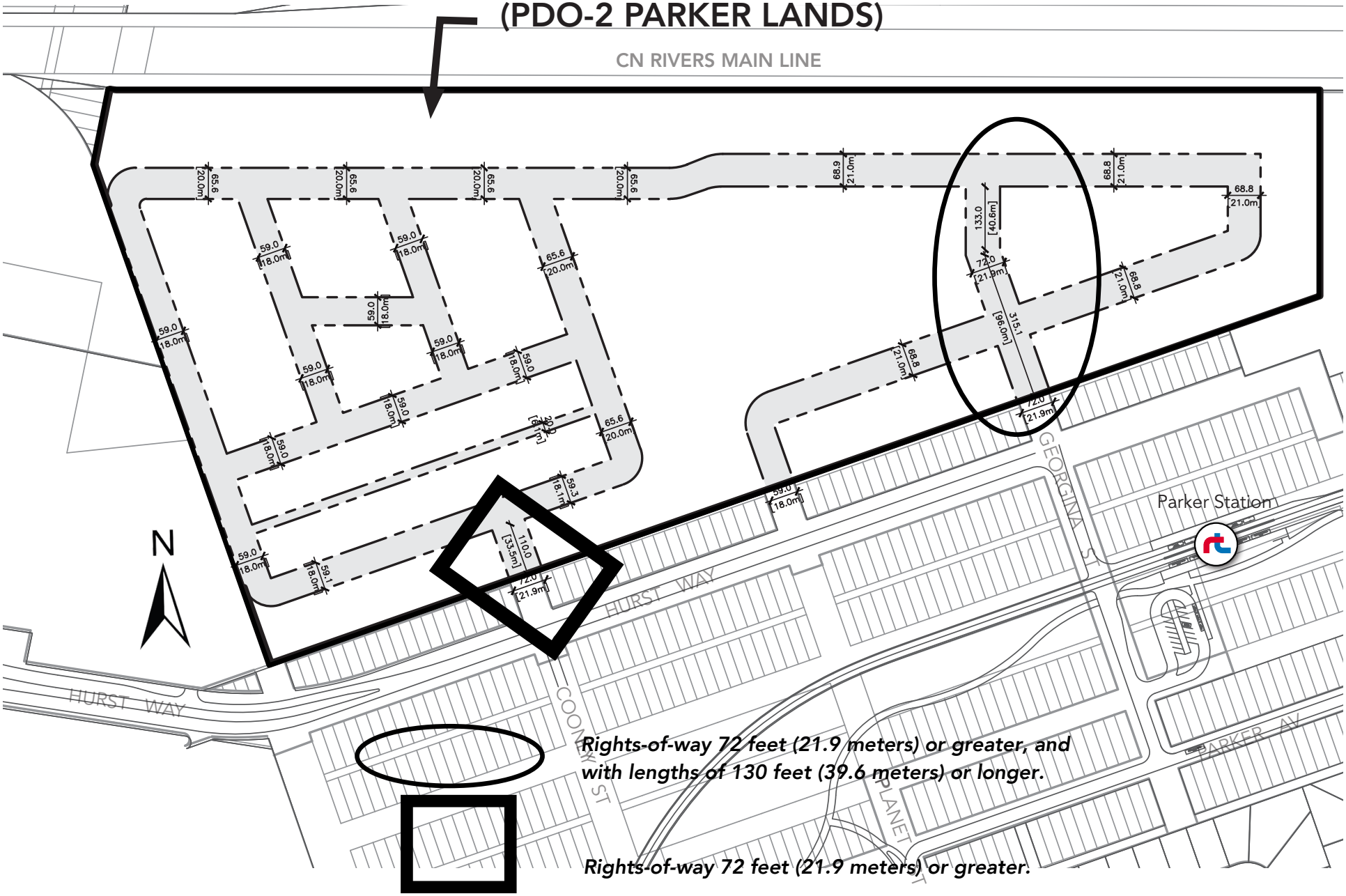
Lighting

105. The Planned Area of PDO-2 PARKER LANDS shall be subjected to the Lighting Standards in sections 199 through 202 of Winnipeg Zoning By-law 200/2006.

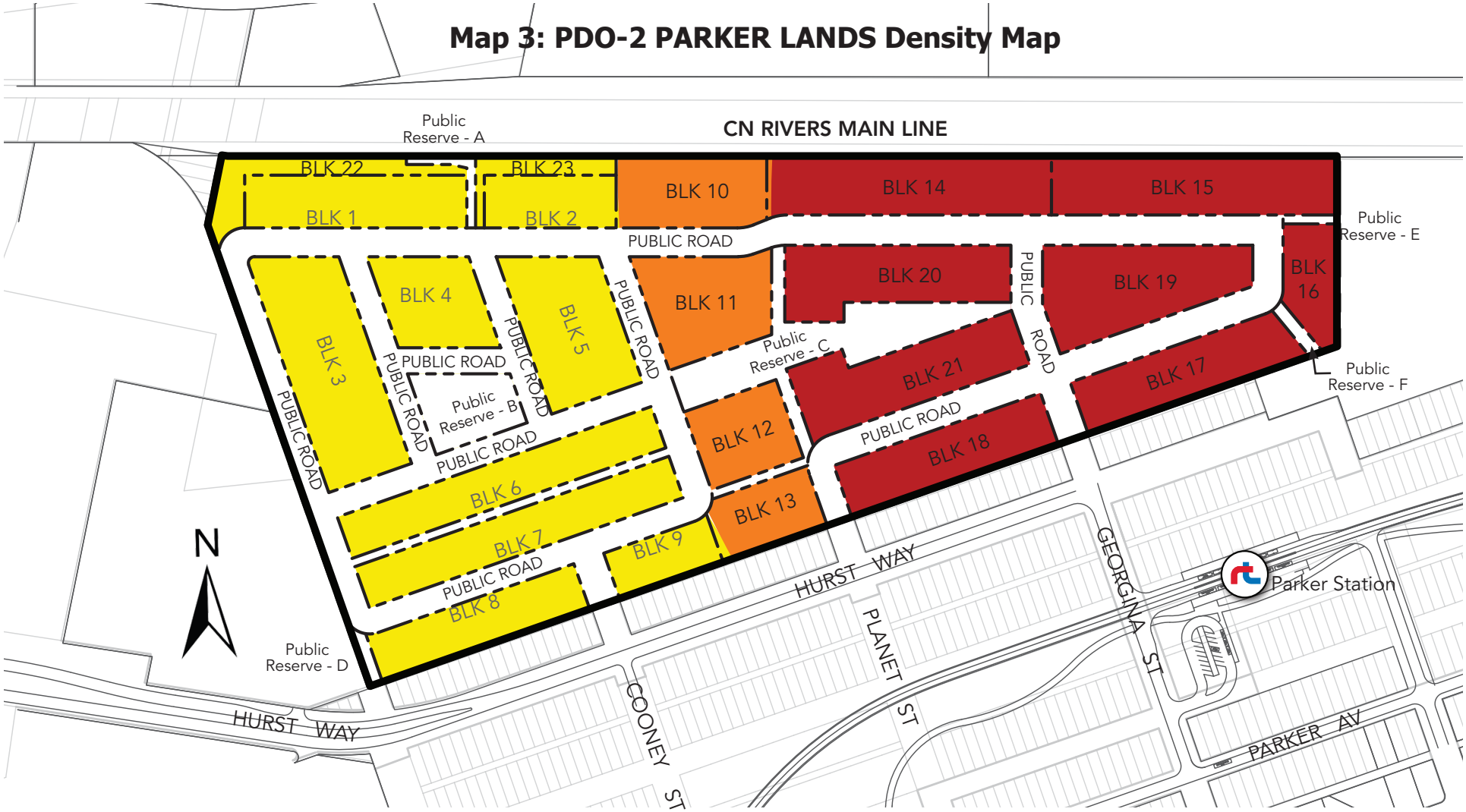
Map 1: PDO-2 PARKER LANDS Principal Overlay Map



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



Map 3: PDO-2 PARKER LANDS Density Map



LEGEND

West	< 20	units per net acre
Central	> 20 < 50	units per net acre
East	> 50	units per net acre

Rapid Transit - Parker Station