WATERS URBAN VILLAGE PLANNED DEVELOPMENT OVERLAY 1 (PDO-1 WATERS URBAN VILLAGE)

PURPOSE

1. The purpose of this overlay is to support the redevelopment of the Waters Urban Village as a Major Redevelopment Site and implement the development concept of the *Waters Urban Village Neighbourhood Plan*, and to provide broad development parameters that ensure compatible, high-quality development while allowing flexibility in land use arrangement, urban design, and phasing.

APPLICABILITY

2. PDO-1 Waters Urban Village overlay district is shown on the attached Map 1.
3. PDO-1 Waters Urban Village defers to the *Waters Urban Village Neighbourhood Plan* as the governing policy and design document for this development area.

INTERPRETATION

4. Where there is any discrepancy between this PDO and the underlying Zoning By-law, this PDO prevails.
5. Where there is any discrepancy between this PDO and the *Waters Urban Village Neighbourhood Plan*, the Secondary Plan prevails.

GENERAL DEVELOPMENT STANDARDS

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

   Signage

   a. Mobile Signs and Billboard Signs
      i. Mobile signs and billboard signs are prohibited within the PDO-1 Area.

SITE PLAN APPROVAL

7. Except as otherwise provided in this PDO, all development, redevelopment, expansion and exterior alteration within the PDO Area that is visible from public right-of-way is subject to site plan approval under the Development Procedures By-law and must be approved by the relevant Community Committee and the Director of Planning, Property and Development in accordance with this section prior to issuance of a development permit.

<u>AREA 1 (LOWER DENSITY RESIDENTIAL)</u>
<u>PDO-1 WATERS URBAN VILLAGE AREA 1</u>

APPLICABILITY

1. PDO-1 Waters Urban Village Area 1 as shown on Map 1 as Area 1.

INTENT

2. In accordance with the *Waters Urban Village Neighbourhood Plan* to accommodate:
    a. Low-rise residential dwellings (including townhouses and apartment housing).

PROHIBITED USE REGULATIONS

3. Notwithstanding other provisions of this By-law, in PDO-1 Waters Urban Village Area 1, the following principal uses are prohibited:
    a. Dwelling, single-family detached.

DEVELOPMENT AND DESIGN STANDARDS

DIMENSIONAL STANDARDS

4. Notwithstanding other provisions of this By-law, in the PDO-1 Waters Urban Village Area 1, development must comply with the dimensional standards listed in this subsection.

    Yard Requirements

    a. Front Yard
        i. The minimum front yard is 15 feet.

    b. Additional Setbacks
        i. Any principal residential building must be setback as follows:
            1. A minimum of 328 feet from the south boundary of the PDO-1 Area, as shown on Map 1.
            2. A minimum of 377 feet from the west boundary of the PDO-1 Area, as shown on Map 1, measured from the southwest corner of the site to a point approximately 1,312 feet to the north.

    Height of Buildings

    c. The maximum height of a principal building is 45 feet.

DESIGN STANDARDS

5. Notwithstanding other provisions of this By-law, in the PDO-1 Waters Urban Village Area 1, development must comply with the design standards listed in this subsection.

Entrances

a. All buildings must provide an entrance on the façade of the building nearest to and fronting a public street.

Parking

b. Parking shall not be permitted between the front façade of the building and the adjacent public street, excluding townhouse dwellings with front driveways. Parking is to be located either to the side and rear of the building or within the building, and screened from view via landscaping and fencing treatments.

<u>AREA 2 (MEDIUM DENSITY RESIDENTIAL)</u>
<u>PDO-1 WATERS URBAN VILLAGE AREA 2</u>

APPLICABILITY

1. PDO-1 Waters Urban Village Area 2 as shown on Map 1 as Area 2.

INTENT

2. In accordance with the *Waters Urban Village Neighbourhood Plan* to accommodate:
    a. Low-rise and mid-rise residential multi-family dwellings.

PROHIBITED USE REGULATIONS

3. Notwithstanding other provisions of this By-law, in PDO-1 Waters Urban Village Area 2, the following principal uses are prohibited:
    a. Dwelling, single-family detached.

DEVELOPMENT AND DESIGN STANDARDS

DIMENSIONAL STANDARDS

4. Notwithstanding other provisions of this By-law, in the PDO-1 Waters Urban Village Area 2, development must comply with the dimensional standards listed in this subsection.

    Yard Requirements

    a. Front Yard
        i. The minimum front yard is 15 feet.

    b. Additional Setbacks
        i. Any principal residential building must be setback as follows:
            1. A minimum of 328 feet from the south boundary of the PDO-1 Area, as shown on Map 1.
            2. A minimum of 377 feet from the west boundary of the PDO-1 Area, as shown on Map 1, measured from the southwest corner of the site to a point approximately 1,312 feet to the north.

    Height of Buildings

    c. The maximum building height is 96 feet.

DESIGN STANDARDS

5. Notwithstanding other provisions of this By-law, in the PDO-1 Waters Urban Village Area 2, development must comply with the design standards listed in this subsection.

Entrances

a. All buildings must provide an entrance on the façade of the building nearest to and fronting a public street.

Parking

b. Parking shall not be permitted between the front façade of the building and the adjacent public street. Parking is to be located either to the side and rear of the building, underground, or accommodated on the main floor underneath the building, and screened from view via architectural design, landscaping, and/or fencing treatments.

<u>AREA 3 (TOWN CENTRE)</u>
<u>PDO-1 WATERS URBAN VILLAGE AREA 3</u>

APPLICABILITY

1. PDO-1 Waters Urban Village Area 3 as shown on Map 1 as Area 3.

INTENT

2. In accordance with the *Waters Urban Village Neighbourhood Plan* to accommodate:
    a. Low-rise, mid-rise and high-rise residential multi-family dwellings, as well as mixed-use commercial and residential buildings.

PROHIBITED USE REGULATIONS

3. Notwithstanding other provisions of this By-law, in PDO-1 Waters Urban Village Area 3, the following principal uses are prohibited:
    a. Dwelling, single-family detached.
    b. Dwelling, two-family.

USE SPECIFIC STANDARDS

4. Regardless of whether a use is allowed as a permitted or conditional use, the following additional standards must be met in respect of the use identified:
    a. The following uses are only permitted on properties abutting Dugald Road:
        i. Auto/light truck/motorcycle, sales and rental.
        ii. Auto/light truck/motorcycle, repair and service.
        iii. Car wash.
        iv. Fuel sales.

    b. The following uses are only permitted on properties with frontage onto Dugald Road and/or the property immediately west of the Suffield Street/De Baets Street intersection:
        i. Drive-in or drive-through (both accessory and principal use).

5. Regardless of whether a use is allowed as permitted, conditional, accessory, or temporary use, the following additional standards must be met in respect of the use identified:
    a. Retail Sales
        i. Each retail sales use is limited to a maximum of 90,000 square feet of gross floor area.
    b. Supermarket

i. Each supermarket use is limited to a maximum of 90,000 square feet of gross floor area.

DEVELOPMENT AND DESIGN STANDARDS

DIMENSIONAL STANDARDS

6. Notwithstanding other provisions of this By-law, in the PDO-1 Waters Urban Village Area 3, development must comply with the dimensional standards listed in this subsection.

Yard Requirements

a. Front Yard
   i. For any building fronting onto a Priority Pedestrian Street, as shown on Map 2, the minimum front yard is 0 feet.
   ii. For any building fronting onto a Priority Pedestrian Street, as shown on Map 2, the maximum front yard is 15 feet.
b. Notwithstanding the above, if the building is adjacent to the street, the front yard maximum setback of 15 feet may be exceeded by up to 50% for the purposes of incorporating a courtyard, plaza, seating area, or amenity space.

Height of Buildings

c. The maximum building height of a principal residential or residential mixed-use building is 120 feet.

DESIGN STANDARDS

7. Notwithstanding other provisions of this By-law, in the PDO-1 Waters Urban Village Area 3, development must comply with the design standards listed in this subsection.

Entrances

a. All buildings must provide an entrance on the façade of the building nearest to and fronting a public street.

Parking

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

Signage

c. Notwithstanding other provisions of this By-law, in PDO-1 Waters Urban Village Area 3, development must comply with the signage standards established in this subsection.
    i. Freestanding signs on properties abutting Dugald Road shall not exceed 30 feet in height.
    ii. Freestanding signs (excluding monument signs) shall not be permitted on any Priority Pedestrian Street, as shown on Map 2.
    iii. Freestanding signs abutting any other street shall not exceed 8 feet in height.

<u>AREA 4 (PRODUCTIVE LANDS)</u>
<u>PDO-1 WATERS URBAN VILLAGE AREA 4</u>

APPLICABILITY

1. PDO-1 Waters Urban Village Area 4 as shown on Map 1 as Area 4.

INTENT

2. In accordance with the *Waters Urban Village Neighbourhood Plan* to accommodate:
    a. A broad range of business park-type uses, including light industrial, ancillary commercial, retail, business park and small office, and quasi-industrial uses.

PROHIBITED USE REGULATIONS

3. Notwithstanding other provisions of this By-law, in PDO-1 Waters Urban Village Area 4, the following principal uses are prohibited:
    a. Automotive wrecking or salvage yard.
    b. Body modification establishment.
    c. Cheque-cashing facility.
    d. Heavy industrial.
    e. Hotel or motel.

USE SPECIFIC STANDARDS

4. Regardless of whether a use is allowed as a permitted or conditional use, the following additional standards must be met in respect of the use identified:
    a. Retail Sales
        i. Each retail sales use is limited to a maximum of 20,000 square feet of gross floor area.
    b. Supermarket
        i. Each supermarket use is limited to a maximum of 10,000 square feet of gross floor area.
    c. Personal Services
        i. Each personal services use is limited to a maximum of 20,000 square feet of gross floor area.

DEVELOPMENT AND DESIGN STANDARDS

DIMENSIONAL STANDARDS

5. Notwithstanding other provisions of this By-law, in the PDO-1 Waters Urban Village Area 4, development must comply with the dimensional standards listed in this subsection.

   Yard Requirements

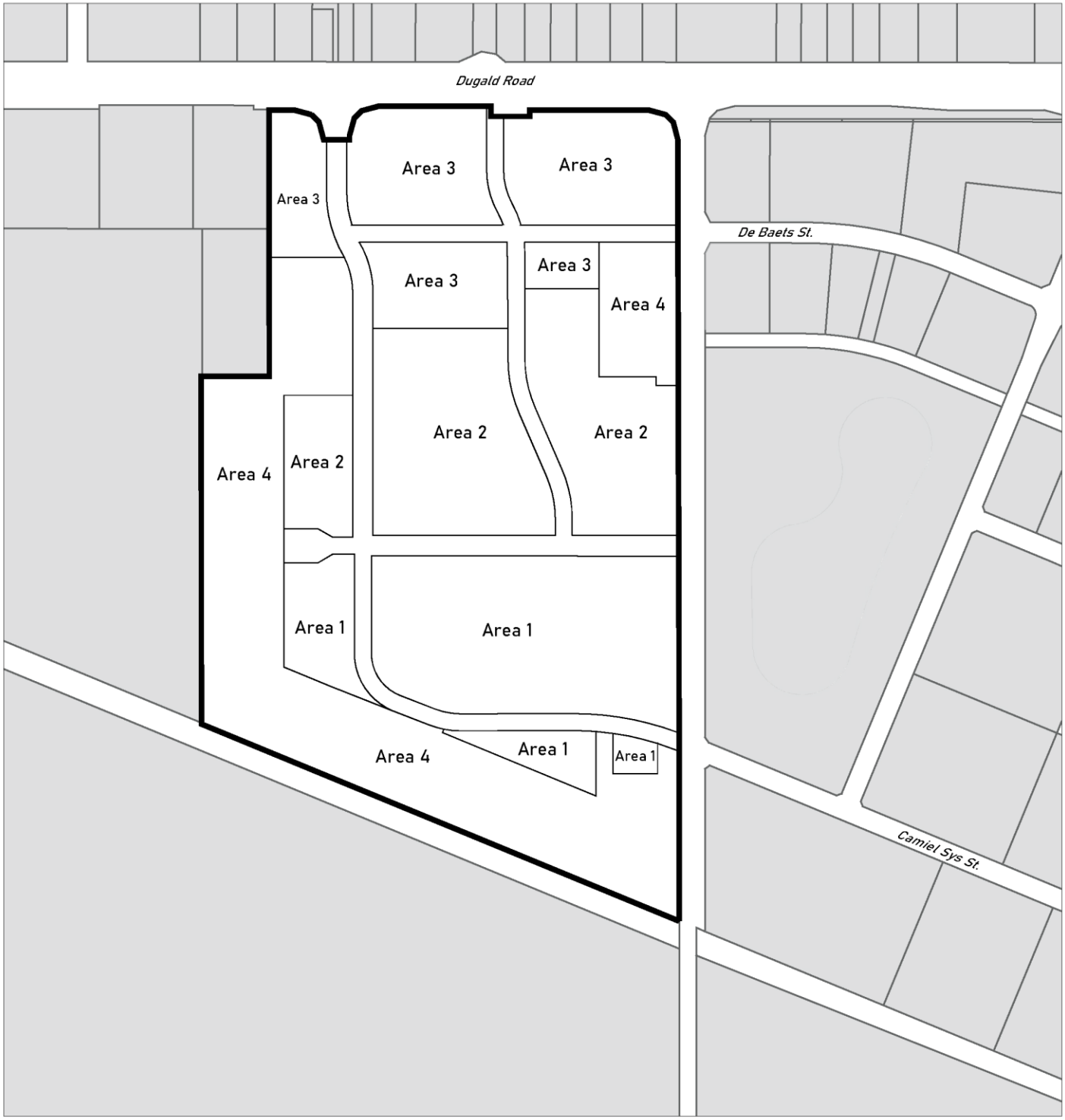
   a. Rear Yard
      i. The minimum rear yard is 25 feet.

SITE PLAN APPROVAL

6. In the event a development is proposed by a person/corporation other than Terracon Development Ltd. or nominee (the current owner), for development, redevelopment, expansion and exterior alteration in the PDO-1 Waters Urban Village Area 4 that is visible from public rights-of way, the Owner must submit plans showing the location and design of any and all proposed:
   a. location of buildings
   b. accessory parking areas
   c. private approaches
   d. garbage enclosures
   e. fencing
   f. landscaping
   g. free-standing signage

   on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development (the "Director") prior to the issuance of any development or building permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

MAP 1



Map 1 Waters Urban Village PDO-1

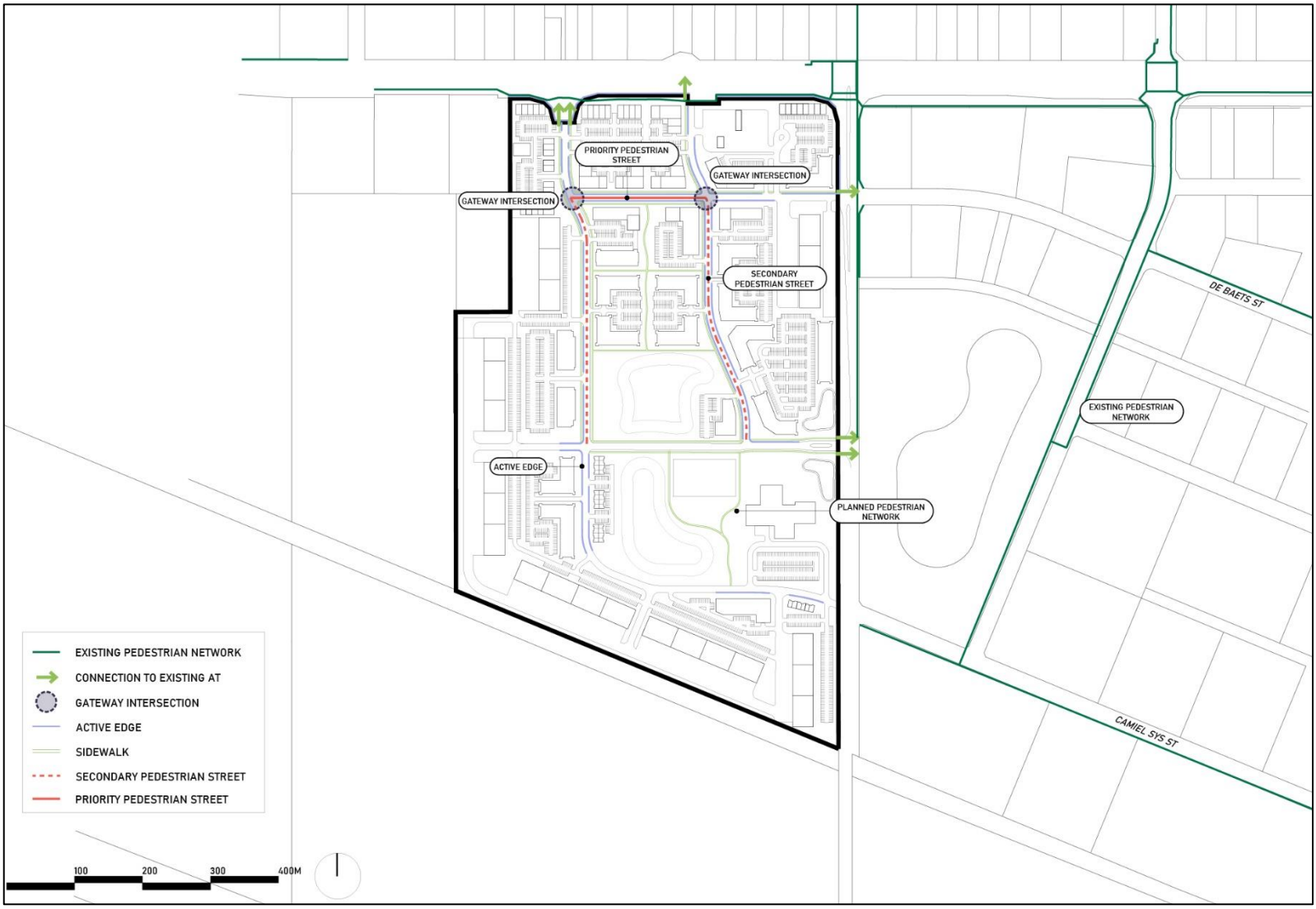
Area 1: Lower Density Residential

Area 2: Medium Density Residential

Area 3: Town Centre

Area 4: Productive Lands

MAP 2


PRIORITY PEDESTRIAN STREET
GATEWAY INTERSECTION
GATEWAY INTERSECTION
SECONDARY PEDESTRIAN STREET
ACTIVE EDGE
PLANNED PEDESTRIAN NETWORK
EXISTING PEDESTRIAN NETWORK
DE BAETS ST
CAMIEL SYS ST
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