

THE CITY OF WINNIPEG

BY-LAW NO. 80/2010

**A By-law of The City of Winnipeg to amend
the Winnipeg Zoning By-law No. 200/2006 to
adopt the St. Norbert Neighbourhood Main
Street Planned Development Overlay 1.**

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

1 *The Winnipeg Zoning By-law No. 200/2006 is amended by adopting the attached document, entitled "St. Norbert Neighbourhood Main Street Planned Development Overlay 1 (PDO-1 St. Norbert)", as a Planned Development Overlay 1 district and adding it as Schedule N after Schedule M.*

DONE AND PASSED this 21st day of July, 2010.

SCHEDULE N

added 80/2010

ST. NORBERT NEIGHBOURHOOD MAIN STREET PLANNED DEVELOPMENT OVERLAY 1 (PDO-1 ST. NORBERT)

Purpose

1. To respect and reinforce the character of St. Norbert's Neighbourhood Main Street.

Applicability

2. PDO-1 St. Norbert overlay district is shown on the attached map, identified as PDO-1 St. Norbert Principal Overlay Map (Map 1).

Development Standards

3. Except to the extent modified by the standards in this Schedule N, all standards of this By-law apply within the boundaries specified in the Principal Overlay Map (Map 1).

Area 1 - Village Centre Area

4. The following provisions apply to Village Centre Area 1 and Area 1A, unless otherwise stated:

Applicability

- (1) The Village Centre Area is shown as Area 1 and Area 1A on Map 1.

Intent

- (2) To enable St. Norbert's Village Centre Area to create and maintain a focal point for vibrancy and life in the community by:
 - (a) Preserving and enhancing the heritage character of St. Norbert;
 - (b) Celebrating St. Norbert as the south entrance to Winnipeg;
 - (c) Intensifying development, progressively from south to north along Pembina Highway, while maintaining a small town scale;
 - (d) Distinguishing Pembina Highway south of the Perimeter as St. Norbert's main street;
 - (e) Maintaining and enhancing Pembina Highway as a public street that encourages pedestrian activity.

Permitted Use Restrictions

- (3) The following use is prohibited and is not allowed as a permitted, conditional, accessory, or temporary use:

- (a) Advertising sign.

Development and Design Standards

Dimensional Standards

- (4) Development must comply with the dimensional standards in this subsection.

Height of Buildings

- (a) Subject to sub-clauses (b) and (c), the maximum height of a building or structure must not exceed 35 feet;
- (b) Where a proposed building will exceed 25 feet, the portion exceeding 25 feet must be set back from the front building facade at a distance equal to or greater than 10 feet;
- (c) In Area 1A, the maximum height of any residential building or structure, must not exceed 60 feet.

Additional Yard Requirements

- (d) Subject to (e), all buildings or structures must have a minimum front yard of 10 feet, except in Village Centre Area 1A;
- (e) For the purpose of accommodating an otherwise approved park, plaza, square, outdoor dining/drinking area, or other pedestrian amenity, a building or structure may have a front yard greater than 10 feet to a maximum depth of 20 feet;
- (f) For development of a lot with width greater than or equal to 50 feet, a commercial building or structure shall have a minimum side yard, interior side, or corner side yard of 4 feet.

Development Standards for Parking and Loading

- (5) Accessory parking, loading and service areas must be located underground, behind or beside buildings.

Signs

- (6) The owner should install bilingual signage which features at least the same size and quantity of lettering in French and in English.
- (7) The following sign types are not permitted:
 - (a) Mobile sign.

Landscaping and Buffering

- (8) Subject to sub-section (9), the owner is required to plant and maintain a minimum of one shade tree and three shrubs every 125 square feet in the front yard, clustered for interest or effect;
- (9) In Area 1A, the owner is required to plant and maintain a minimum of one evergreen tree and five shrubs every 250 square feet in the front yard.

Design Standards

- (10) Development must comply with the design standards in this subsection.

Façade Design

- (a) Commercial and multi-family dwelling developments must incorporate three of the following seven features as part of the building wall facing Pembina Highway:
 - (i) the main public entrance;
 - (ii) a canopy or portico;
 - (iii) an arcade or arch;
 - (iv) a peaked roof form;
 - (v) an outside patio;
 - (vi) a display window;
 - (vii) integrated planters or wingwalls that incorporate landscaped areas or seating areas.

Building Transparency

- (b) For commercial developments, each building façade area that faces a street must be composed of a minimum of 30 percent transparent materials, at least 1/2 of which must be provided so that the lowest edge of transparent material is no higher than 4 ft. above the street level.

Area 2 - Community Cultural Centre Area

- 5. The following provisions apply to the Community Cultural Centre Area, unless otherwise stated:

Applicability

- (1) The Community Cultural Centre Area is shown as Area 2 on Map 1.

Intent

- (2) To encourage and maintain development that respects and enhances the cultural significance of St Norbert and complements the commercial activity in the Village Centre Area, by:
 - (a) Maintaining and enhancing the prominent role and presence of institutional uses and heritage buildings in the area;
 - (b) Maintaining the rural country character and community focus of the area.

Development and Design Standards

Signs

- (3) The owner should install bilingual signage which features at least the same size and quantity of lettering in French and in English.
- (4) Notwithstanding other provisions of this By-law, in the Community and Cultural Centre Area, the following sign types are not permitted:
 - (a) Mobile sign.

Area 3 - Residential Area

- 6. The following provisions apply to the Residential Area:

Applicability

- (1) The Residential Area is shown as Area 3 on Map 1.

Intent

- (2) To maintain the residential character of the area and create a greater sense of place by incorporating building and site design elements.

Permitted Use Restrictions

- (3) The following use is prohibited and is not allowed as a permitted, conditional, accessory, or temporary use:
 - (a) Advertising sign.

Development Standards for Parking and Loading

- (4) Parking for all commercial and multi-family dwelling developments must be located underground, behind or beside buildings.

Signs

- (5) The owner should install bilingual signage which features at least the same size and quantity of lettering in French and in English.
- (6) The following sign types are not permitted:
 - (a) Mobile sign.

Landscaping and Buffering

- (7) The owner is required to plant and maintain a minimum of one shade tree and three shrubs every 125 square feet in the front yard.

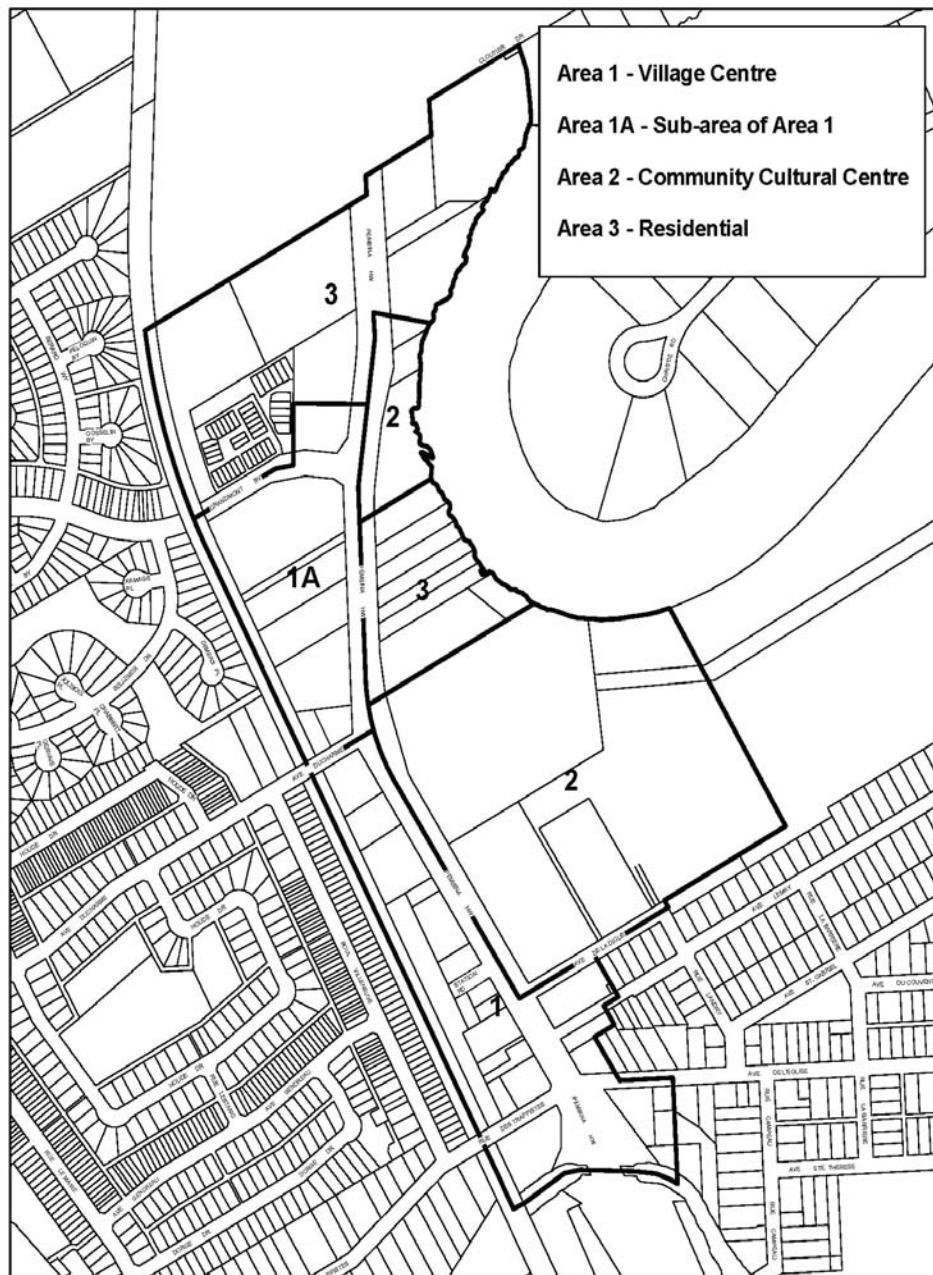
Additional Design Standards

- 7. This section applies to all areas of the PDO-1 St. Norbert overlay district.

Design Review

- (1) Except as otherwise provided in this section, all development, redevelopment, expansion, demolition, signage or exterior alteration visible from public rights-of-way is subject to urban design review and must be approved by the Riel Community Committee or the Director, as provided in this section, prior to commencement.
- (2) The Riel Community Committee shall make decisions on urban design review applications for new construction, expansion or signage.
- (3) The Director shall make decisions on all other urban design review applications.
- (4) The Standing Policy Committee on Property and Development may approve urban design guidelines, standards or criteria, not inconsistent with the requirements in this section.
- (5) In making decisions on urban design review applications, the Riel Community Committee and Director must consider any requirements in this section and any urban design guidelines, standards or criteria approved by the Standing Policy Committee on Property and Development.

- (6) The Riel Community Committee or Director may not deny approval of an urban design review application without first giving the applicant notice of the date, time, and location of a meeting to hear representation from the applicant concerning the application. If the applicant has not been so notified within 45 days of the urban design application being submitted in full, the applicant may submit a letter requesting such notification to the Standing Policy Committee on Property and Development. Upon receiving such letter, the Standing Policy Committee on Property and Development shall instruct the Riel Community Committee or the Director to approve or deny the urban design application within a specified period of time.
- (7) An applicant may, in accordance with *The City of Winnipeg Charter*, appeal a decision by the Riel Community Committee or Director to deny approval of an urban design review application, to the Standing Policy Committee on Property and Development.
- (8) This section does not apply to single-family dwellings and two-family dwellings.



Map 1 : St. Norbert Principal Overlay Map