Agenda - Executive Policy Committee – July 14, 2010

Report - Standing Policy Committee on Property and Development – July 6, 2010

Item No. 8 **Text Amendment – The City of Winnipeg Zoning By-law No. 200/2006 – St. Norbert Neighbourhood Main Street Planned Development Overlay-1**
(St. Norbert Ward)
File DAZ 207/2010

STANDING COMMITTEE RECOMMENDATION:

On July 6, 2010, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submits the following to Council:

1. That Winnipeg Zoning By-law No. 200/2006 be amended in accordance with Appendix "B" to add Schedule N, the St. Norbert Neighbourhood Main Street Planned Development Overlay 1.

2. That the St. Norbert Urban Design Guidelines attached as Appendix “C” be approved.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda - Executive Policy Committee – July 14, 2010

Report - Standing Policy Committee on Property and Development – July 6, 2010

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On July 6, 2010, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 15, 2010, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

RE: Text Amendment – The City of Winnipeg Zoning By-law No. 200/2006 – St. Norbert Neighbourhood Main Street Planned Development Overlay-1
File DAZ 207/2010

For submission to: The Standing Policy Committee on Property and Development

Prepared by: Marc Pittet, Senior Committee Clerk
Riel Community Committee

Report date: June 16, 2010

COMMUNITY COMMITTEE RECOMMENDATION:

On June 15, 2010, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and recommends to the Standing Policy Committee on Property and Development:

1. That Winnipeg Zoning By-law No. 200/2006 be amended in accordance with Appendix "B" to add Schedule N, the St. Norbert Neighbourhood Main Street Planned Development Overlay 1.

2. That the St. Norbert Urban Design Guidelines attached as Appendix “C” be approved.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The Riel Community Committee provided the following supporting reasons for its recommendation:

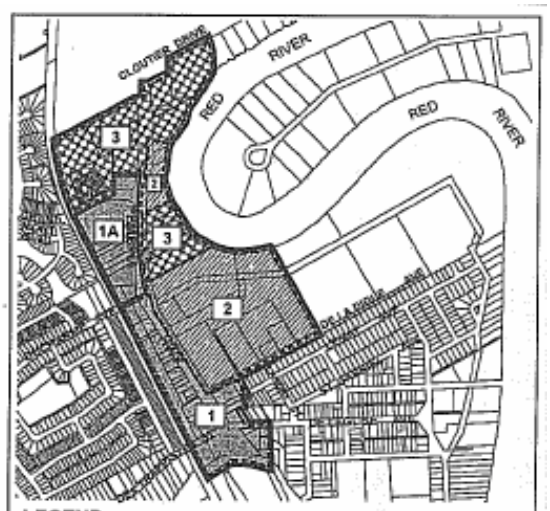
1. The Riel Community Committee agreed with the administrative comments contained in the report of the Planning and Land Use Division dated June 8, 2010.

2. It has been a good process with lots of community engagement.

PUBLIC HEARING SUMMARY

File:	DAZ 207/2010
Before:	Riel Community Committee Councillor Vandal, Chairperson Councillor Steeves Councillor Swandel
Public Hearing:	June 15, 2010 Council Chamber Council Building, 510 Main Street
Applicant:	The Director of Planning, Property and Development

Subject:



LEGEND

- AREA - St. Norbert Neighbourhood Main Street Planned Development Overlay-1
- 1 AREA 1 - Village Centre Area
- 1A AREA 1A - Sub-Area of Area 1
- 2 AREA 2 - Community Cultural Centre Area
- 3 AREA 3 - Residential Area

N

RIEL
COMMUNITY COMMITTEE
PUBLIC HEARING

APPLICANT: Director, Planning Property and Development Department
FILE: DAZ 207/2010
PROPOSAL: Winnipeg Zoning By-law No. 200/2006 regulates the use and development of land in the City of Winnipeg with the exception of the area of the City regulated by the Downtown Winnipeg Zoning By-law No. 100/2004. The Director, Planning Property and Development Department proposes to amend the text of Winnipeg Zoning By-law 200/06 by adding Schedule N, the St. Norbert Neighbourhood Main Street Planned Development Overlay-1.

A copy of the proposed amendment to Winnipeg Zoning By-law No. 200/2006 and supporting materials and a description of the procedure to be followed at the hearing may be inspected at the City Clerk's Office, Council Building, 510 Main Street during normal office hours (8:30 AM-4:30 PM), Monday-Friday, excluding holidays.

The purpose of the public hearing is to allow interested persons to make submissions, ask questions, or register objections in respect of the Proposal. Persons wanting to make representation at the Public Hearing should notify Mr. C. Gameiro, Senior Committee Clerk at 986-6831, Council Building, 510 Main Street, Winnipeg, MB, R3B 1B9.

For information contact Ms V. Buckley, MCIP at 986-5161 or view the project information on the City of Winnipeg website at www.winnipeg.ca/ppd.

Demandeur : Directeur du Service de l'urbanisme, des biens et de l'aménagement
Dossier : DAZ 207/2010
Projet : Le Règlement sur le zonage no 200/2006 de la ville de Winnipeg régit l'utilisation et l'aménagement des sols dans la ville de Winnipeg, sauf dans la région de la ville que régit le Règlement sur le zonage du centre-ville de Winnipeg no 100/2004. Le directeur du Service de l'urbanisme, des biens et de l'aménagement propose que le libellé du Règlement sur le zonage no 200/2006 de la ville de Winnipeg soit modifié par l'adjonction de l'annexe N, Développement organisé de la rue principale du quartier de Saint-Norbert.

La modification proposée au Règlement sur le zonage no 200/2006 de la ville de Winnipeg, les documents à l'appui et la marche à suivre à l'audience peuvent être examinés au Bureau du greffier, Immeuble du Conseil, 510, rue Main, pendant les heures normales d'ouverture, soit de 8 h 30 à 16 h 30, du lundi au vendredi, sauf les jours fériés.

Cette audience publique a pour but de permettre aux personnes intéressées de présenter des mémoires, de poser des questions ou de soulever des objections relativement à la modification proposée. Les personnes qui désirent se faire entendre à l'audience publique doivent en informer M. C. Gameiro, secrétaire principal du Comité, au 986-6831, Immeuble du Conseil, 510, rue Main, Winnipeg (Manitoba) R3B 1B9.

Pour obtenir des renseignements, communiquez avec Mme V. Buckley, MCIP, au 986-5161 ou jetez un coup d'œil aux renseignements sur le projet sur le site Web de la ville de Winnipeg à www.winnipeg.ca/ppd

Exhibits Filed:

1. Statutory Public Notice (newspaper Advertisements)
2. Report from the Planning and Land Use Division dated June 8, 2010
3. PowerPoint Presentation submitted by Valdene Buckley and Jacquie East at the Public Hearing
4. Audio Recording of representations

REPRESENTATIONS:

In Support:

Valdene Buckley, Manager of Regulatory Reform, Planning, Property and Development Department
Jacqueline East, Dillon Consulting
Normand Gousseau

In Opposition

Cathie Edgar
Louise May

For Information:

Paulette Bessette
Elaine Boisjoli
Joan Irvine
Todd McNaughton
Judy and Garwood Robb

Exhibit “2” referred to in File DAZ 207/2010

ADMINISTRATIVE REPORT

Title: **DAZ 207/2010 – St. Norbert Planned Development Overlay**

Issue: **For consideration at the public hearing for a Zoning By-law text amendment – DAZ 207/2010**

Critical Path: **Riel Community Committee – Standing Policy**
Committee on Property and Development – Executive Policy Committee
-
Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*

AUTHORIZATION

Author	Department Head	CFO	CAO
P Regan	N/A	N/A	

RECOMMENDATIONS

1. That Winnipeg Zoning By-law No. 200/2006 be amended in accordance with Appendix "B" to add Schedule N, the St. Norbert Neighbourhood Main Street Planned Development Overlay 1.
2. That the St. Norbert Urban Design Guidelines be approved by the Riel Community Committee and the Standing Policy Committee on Property and Development, attached as Appendix “C”.
3. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

Under subsection 4(2.01) of the Development Procedures By-law, a proposed Zoning By-law which would establish or amend the text of a Zoning By-law (including establishing or amending a planned development overlay district) without changing the zoning classification of any land and would affect land in only one community shall be referred to the community committee for the community in which the land is located to conduct the public hearing. This report proposes to amend the text of the Winnipeg Zoning By-law to create a Planned Development Overlay specific to the St. Norbert area.

IMPLICATIONS OF THE RECOMMENDATIONS

- Policy implications – The proposed Planned Development Overlay is consistent with the intent of policies in Plan Winnipeg 2020 Vision to encourage compact urban form and mixed use development and promotes the creation of a safe, attractive and vibrant neighbourhood.
- Regulatory implications – Creates a new set of customized development rules for the St. Norbert neighbourhood main street area. Existing uses that do not comply with the new rules will maintain a non-conforming right to continue, but will be subject to application of the new rules upon redevelopment, renovation, expansion or change of use.
- General implications – All new development within the PDO area will be subject to customized development and design standards to respect the unique character of the area. Adoption of a Planned Development Overlay will make the City's expectations for development more transparent and predictable.

HISTORY

On March 25 2008, the Standing Policy Committee on Property and Development requested that the Winnipeg Public Service initiate a preliminary review, analysis and recommendations with respect to a Secondary Plan for the South St. Norbert area bounded by the south Perimeter Highway, west of the Red River, east of the westerly City boundaries and out to the southern City boundaries. The Winnipeg Public Service responded to this request by undertaking a Background Study for the subject area in 2009. One of the conclusions and recommendations from the Background Study was that a Planned Development Overlay (PDO) District be established for St. Norbert's main street area. The PDO will create a set of customized design and development standards for the St. Norbert area. (See further discussion about PDOs and the history of the project in Appendix "A").

The PDO proposes to establish an enabling framework to respect and reinforce the character of St. Norbert as a village centre. To accomplish this, new regulations in the PDO will be implemented to shape how buildings and spaces in the St. Norbert PDO area can be developed. Different sets of regulations will be applied in each precinct specifically designed to reflect the unique character and vision for that area. The following design elements are addressed:

- building height and form
- parking and access
- building placement
- building and site design
- signage
- land use
- compatibility with adjacent properties
- streetscape design

As new development applications are received by the Winnipeg Public Service, they will be reviewed in the context of the PDO. The PDO is not retroactive and does not apply to existing development or applications in process prior to adoption of the PDO.

Following is a summary of the key changes that will generally result from adoption of the proposed PDO (Please refer to the map at the end of Appendix "B" for an illustration of the boundaries of each area):

All Areas:

- Signage should be bilingual.
- Mobile signs will not be permitted.
- All new development, except for single and two family dwellings, will be subject to design review by the Director or the Riel Community Committee.

In Areas 1 and 1A:

- Advertising signs will be changed from a Conditional use to a Prohibited use.
- The maximum height of buildings will be 35 feet. For buildings exceeding 25 feet, the upper portion of the building must be set back 10 feet from the front wall. In Area 1A, taller buildings may be allowed up to 60 feet.
- The minimum front yard in Area 1 is 10 feet and the maximum front yard is 20 feet to accommodate pedestrian amenities, outdoor patios, etc. The minimum front yard in Area 1A is 40 feet.
- The minimum side yard (interior or corner) is 4 feet for lots greater than 50 feet wide.
- Accessory parking, loading and service areas must be located underground, behind or beside buildings.
- The front yard is required to be landscaped with a minimum of one shade tree and three shrubs every 125 square feet. In Area 1A, the front yard must be landscaped with a minimum of one evergreen tree and five shrubs every 250 square feet.
- A choice of menu options is available for facade design on commercial buildings (eg, canopy, arch, peak roof, patio, display window).
- A minimum of 30% of each street façade must be composed of transparent materials.

In Area 3:

- Advertising signs will be changed from a Conditional use to a Prohibited use.
- Accessory parking, loading and service areas must be located underground, behind or beside buildings.
- The front yard is required to be landscaped with a minimum of one shade tree and three shrubs every 125 square feet.

Urban design guidelines will be included as a supplement to the PDO to 'raise the bar' on neighbourhood aesthetics and achieve a higher level of building design (See Appendix "C"). The guidelines will include details on: site design, building height, preservation of important view corridors, building design incorporating Franco-Manitoban architectural elements, landscaping and buffering, and signage. Building height will be restricted in two defined areas to ensure that view corridors are protected for the Behavioural Health Foundation building and the portions of the Red River than can be seen from Pembina Highway.

Other development issues were identified by the stakeholders and participants during the consultation process. Some of these issues complement the introduction of the PDO and support the objective of promoting a vibrant village centre for St. Norbert. However, all of them fall outside the scope and capacity of a PDO and must be managed through other channels. The consulting team recommended that the following items (in bold text) be brought forward for consideration. The Winnipeg Public Service response is provided below:

Issue 1: Assemble the various community desires, initiatives and issues into a planning framework for St. Norbert.

There remains a need for a neighbourhood planning framework to integrate the various considerations. All issues impacting the right-of-way, from the public and private realm, should be addressed in concert. Otherwise each initiative is considered in isolation of the other. Zoning, street furniture and lighting, naturalization of landscaping, use of the right-of-way, and multiple modes of transportation all impact

Pembina as a neighbourhood main street. Independent consideration of each item tends to diminish the possibilities of an overall planning effort.
Response: The Winnipeg Public Service supports an integrated planning approach for Winnipeg's neighbourhoods. The draft OurWinnipeg municipal development plan and Direction Strategies are just in the process of being released and will provide further direction on local area planning and an integrated response to neighbourhood issues including the best tools to use and complementary programs or initiatives. However, the conclusion of the St. Norbert Background Study was that a Secondary Plan was not warranted and a PDO would address at least some of the outstanding planning issues.

Issue 2: The sidewalks on both sides of Pembina Highway should be transformed into a multi-use pathway with direct connection to existing Active Transportation routes to the north and to parks and heritage sites to the south.
Pembina Highway through St. Norbert still functions as a highway commercial strip and the community expressed some fear that, over time, it could take on the character of Pembina north of the Perimeter. Installation of pedestrian and active transportation facilities in the right-of-way early will help to ensure Pembina south of the Perimeter enjoys a different future.
Response: If and when a significant redesign of Pembina Highway is initiated, possibly with the opportunity presented by introduction of the Highway 75 by-pass, this issue could be revisited and potentially considered. Pembina Highway is also identified as a proposed future active transportation route under the draft Sustainable Transportation Direction Strategy for Our Winnipeg.

Issue 3: In the context of adopting a planning framework for St. Norbert, neighbourhood design guidelines should be formulated and adopted in order to provide guidance and transparency for future development.
Design formed a large part of the discussion during the PDO project. The community believes design guidelines are important in preserving the heritage value of the built environment. But, at the same time, they also expressed a desire to retain the rural, country living character of St. Norbert.
Response: An urban design guidelines document has been prepared to complement the PDO. Design guidelines are not static and can be enhanced over time as concepts evolve and details become more clear. The City is prepared to work with stakeholder groups to adjust and improve the Guidelines as required. A public hearing is not required to amend the Guidelines as they are contained in a separate document and therefore the amendment process is streamlined.

Issue 4: The Winnipeg Parking Authority may be able to provide the St. Norbert community, and the Farmers' Market, in particular, with an approach to undertaking a more comprehensive look at transportation to the Market and parking in the neighbourhood.
The community and stakeholders identified parking issues with the St. Norbert Farmers' Market as an important concern for safety as well as a growing nuisance along residential streets. In particular, automobiles parked along Pembina Highway in order to access the Farmers' Market, often block views adjacent to the pedestrian crosswalk. Alternatively, automobiles park along adjacent streets causing lack of parking access for residents.
Response: The St. Norbert Background Study recommended that a Parking Management Study be completed for the St. Norbert Farmers' Market, and potentially for the entire Pembina Highway commercial area. Local businesses and the St. Norbert Farmers' Market Co-op should be encouraged to work with the Winnipeg Parking Authority to determine if a parking management study is required and feasible. Early completion of a study would provide a good baseline for future measurement and identification of change.

FINANCIAL IMPACT

N/A

CONSULTATION

In preparing this report there was consultation with:

- Legal Services
- Group Action St. Norbert

SUBMITTED BY

Department: Planning Property and Development Department
Division: Planning and Land Use
Prepared by: Valdene Buckley, MCIP
Date: June 8, 2010
File No. DAZ 207/10

Attachments:
Appendix A: Planning Discussion
Appendix B: Draft Amending By-law and Schedule N – St. Norbert Planned Development Overlay-1
Appendix C: St. Norbert Urban Design Guidelines

O:\Reports Directive\Planning and Land Use\Long Range Planning\St. Norbert PDO RIS rpt CC.doc

Planning Discussion

The Winnipeg Zoning By-law provides for the creation of Planned Development Overlays (PDOs). A PDO allows zoning rules to be customized for a unique or special area to achieve local planning objectives. The Overlay modifies the bundle of development standards applied to each property. Guidance in drafting the rules typically flows from a small area or Secondary Plan adopted in the area.

The proposed St. Norbert Main Street PDO was initiated following completion of the St. Norbert Background Study in 2009. The Background Study was undertaken in response to a request from the community expressed through Group Action St. Norbert (GAS) to determine if a Secondary Plan was warranted for the area. The Standing Policy Committee on Property and Development passed a motion in March 2008 to initiate the Study.

The purpose of the Background Study was to “help ensure future planning interventions and land use decisions are based on accurate information and community concerns”. Results of the Background Study revealed that “based on the absence of substantive land use conflicts and development pressures in the St. Norbert area, and the lack of indications of neighbourhood decline, a secondary planning process is not warranted for the St. Norbert study area at this time. There are a number of discrete interventions that can provide guidance for St. Norbert, and address the area’s localized land use and planning issues”. One of the recommended courses of action was to create a PDO for Pembina Highway between the Perimeter Highway and Rue des Trappistes to:

- address zoning incongruencies
- allow for redevelopment of vacant commercial sites to accommodate multiple-family residential or mixed uses
- support cultural heritage through signage
- encourage pedestrian oriented urban form, a mix of land uses, quality urban design and streetscaping

In January 2010, the City contracted with a consulting team consisting of Dillon Consulting and McGowan Russell Design Group to commence a community consultation process and prepare a PDO for the St. Norbert area. The team held a series of facilitated sessions and open houses with residents, business owners, property owners and key stakeholder groups in the community to develop a vision for the area. As part of these exercises, the study area was divided into three precincts based on the unique character and existing land uses in each area. The three precincts are described below. The boundaries of each precinct are defined on the map attached with the draft PDO in Appendix “B”:

- *Village Centre Area*
  The Village Centre Area is intended to be a vibrant commercial and mixed use focal point in the community and distinguish Pembina Highway as St. Norbert’s main street.
- *Community Cultural Centre Area*
  The Community Cultural Centre Area is intended to complement the commercial activity in the Village Centre Area and maintain the prominent role of recreational and cultural uses in St. Norbert.
- *Residential Area*
  The Residential Area is intended to maintain the residential character of the area while creating a greater sense of place by enhancing building and site design elements.

The purpose of the St. Norbert Main Street PDO is to respect and reinforce the character of St. Norbert’s neighbourhood main street. Regulations were drafted for each of the St. Norbert precincts to form the PDO. Public response to the PDO was generally positive and the community desire was to move forward to a public hearing and approval by Council.

Non-conforming rights

Existing uses that do not comply with the new PDO rules will maintain a non-conforming right to continue, but will be subject to application of the new rules upon redevelopment, renovation, expansion or change of use. The administrative sections of the Zoning By-law related to non-conforming rights or the Zoning and Permits Branch should be consulted in this regard, but generally the following principles apply:

- Any use within the PDO area which complies at the time of adoption of the PDO may continue as a non-conforming use. Where a non-conforming use is discontinued for 12 consecutive months, the land or building may not be used unless it is brought into conformity with the by-law.
- In general, the expansion of a non-conforming use is not allowed.
- Expansion of a non-conforming structure must be in compliance with the Zoning By-law and the new PDO regulations.

Appendix “B”

THE CITY OF WINNIPEG

BY-LAW NO. /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 th day of , 2010.

_____
Mayor

_____
City Clerk

Approved as to planning details:

_____ _____
for Director of Planning, Property and Development

Approved as to form:

_____ _____
James Carter
for Director of Legal Services and City Solicitor

SCHEDULE N

added TBD

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.

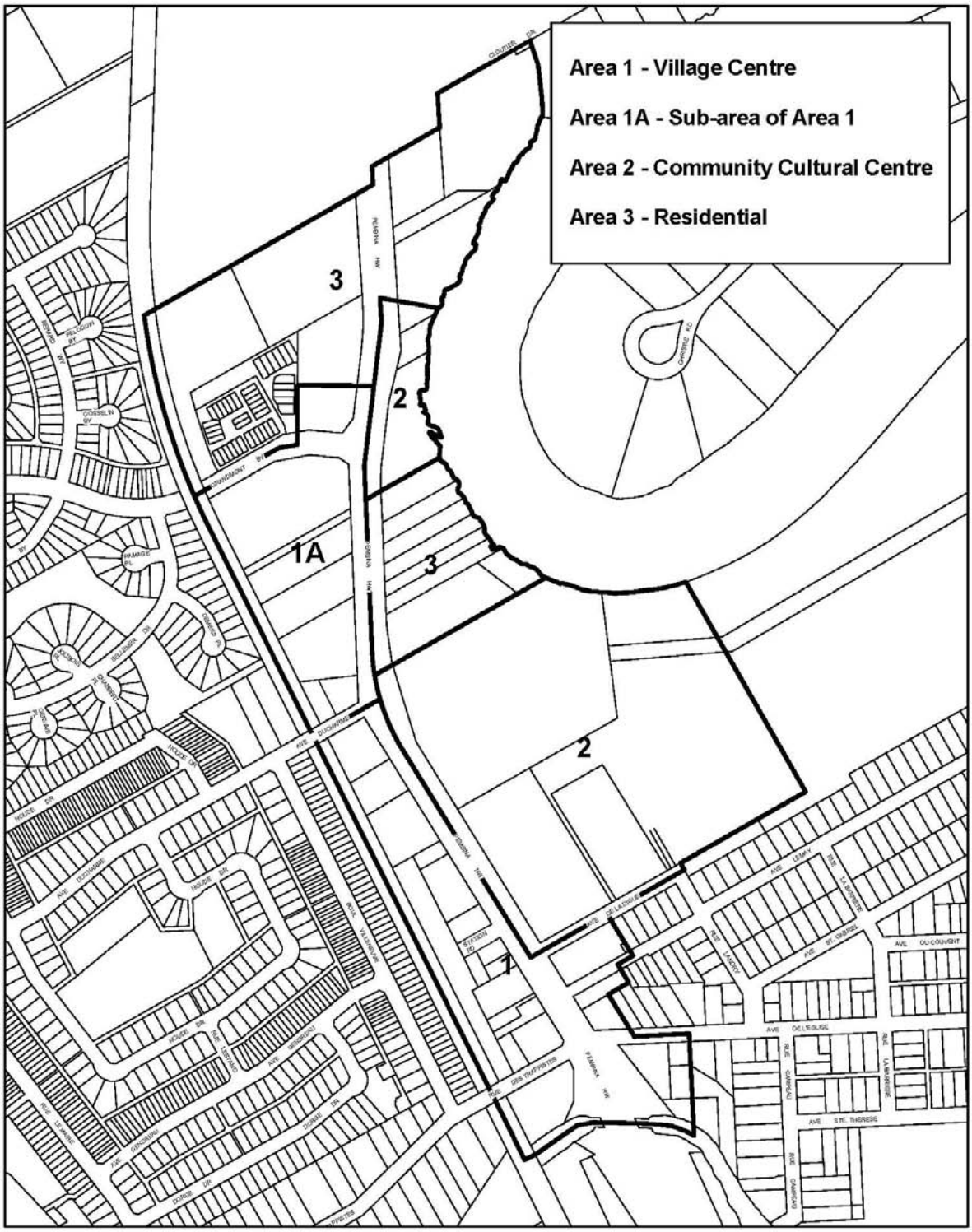
(5) In making decisions on urban design review applications, the Riel Community Committee and Director must consider any requirements in this section and any urban design guidelines, standards or criteria approved by the Standing Policy Committee on Property and Development.

(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

ST. NORBERT URBAN DESIGN GUIDELINES

June 8, 2010

ST. NORBERT
URBAN DESIGN GUIDELINES

Introduction

The St. Norbert Urban Design Guidelines are intended to assist developers, architects, landscape architects, urban designers and professional planners in making informed decisions when developing or reviewing site and building plans. The guidelines establish criteria for the consistent review of applications for development with the St. Norbert area.

The criteria outlined in this document should be taken as the minimum standard to support design excellence. It will be left to the skill and creativity of design professionals and builders to determine and demonstrate how these criteria are to be achieved or exceeded.

Alternatives

An owner may propose an alternative that meets the spirit and intent of the guidelines. Alternatives will be considered to provide flexibility to respond to unique site conditions or adjacent and surrounding land uses, and must not result in reductions in the amount or quality of landscaping, buffering, fencing, screening, lighting or design provided. The proposed alternative will be reviewed to determine if the following criteria have been satisfied:

- The proposed alternative design achieves the intent of the design standards to the same or better degree;
- The proposed alternative design results in benefits to the community that are equivalent to or better than strict compliance with the relevant design standard;
- The proposed alternative imposes no greater impacts on adjacent properties than would occur through strict compliance with the design standard.

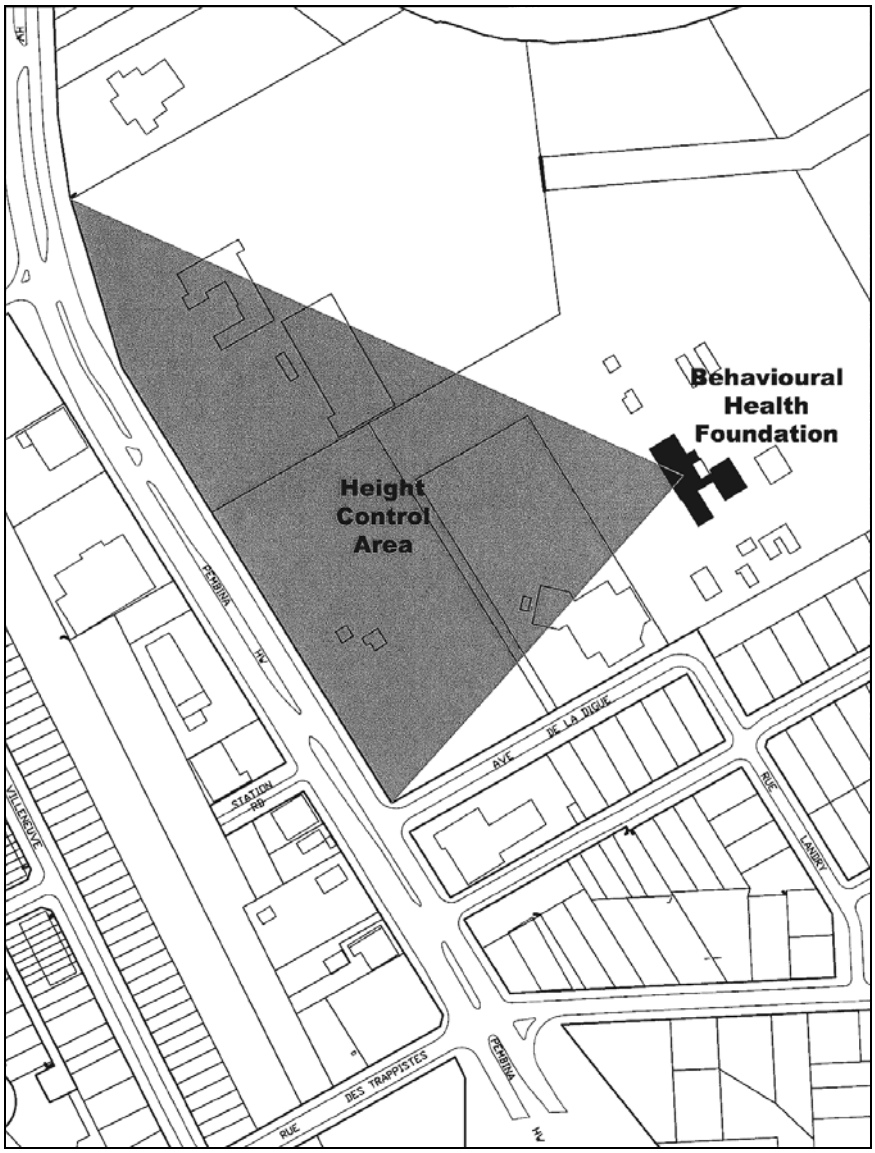
The area of the city affected by these guidelines will coincide with the boundaries of the St. Norbert Planned Development Overlay District.

Dimensional Standards

1. In the Community Cultural Centre Area and Residential Area, development must comply with the dimensional standards in this subsection.

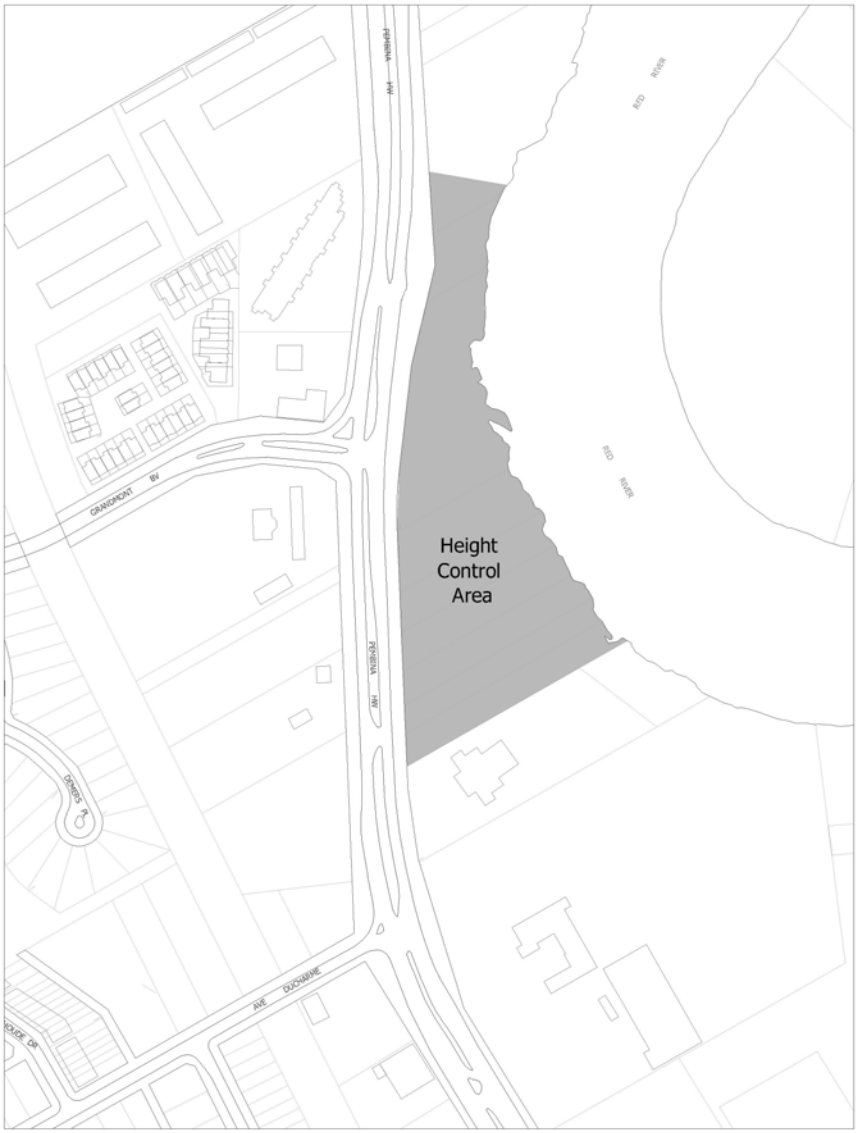
Height of Buildings

(1) Buildings, signs, landscaping and fencing located within the area identified as Height Control Area on Map 1: Building Height Control Area 1 must respect the view corridor, from the west and east sides of Pembina Highway between Avenue de la Digue and Grandmont Avenue, of the dome on top of the Behavioural Health Foundation Building located at 35 Avenue de la Digue by not projecting into the angular plane measured from a point 6 feet above the east boundary of the Pembina Highway right-of-way to the bottom of the dome (geodetic elevation 247.75m) and to the highest point on the proposed building.



Map 1: Building Height Control Area 1

(2) Buildings, signs, landscaping and fencing located within the area on Map 2: Building Height Control Area 2, must respect the views of the Red River, from the east and west sides of Pembina Highway between the south and north limits of Building Height Control Area 2 by not exceeding 35 feet in height.



Map 2: Building Height Control Area 2

Landscaping and Buffering

2. In Area 1A, the owner is required to landscape the front yard using native plant species of the Prairie Ecozone of Manitoba as described in Naturescape Manitoba, 2006.

Building Design Standards

3. All buildings in PDO-1 St. Norbert must incorporate at least three of the following six elements of Franco-Manitoban Architecture:

    (1) Mansard roof;

    (2) Dormers;

    (3) Cornices;

    (4) Hooded windows or doors;

    (5) Lancet windows;

    (6) Quoins.

Definitions

"Mansard Roof" means a roof with two slopes, the lower almost vertical to allow extra roof space for the attic rooms, as depicted in Illustration 1.

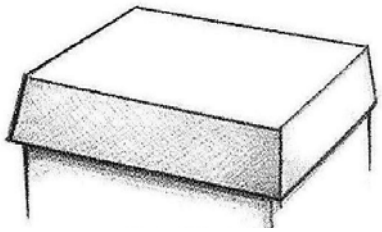


Illustration 1

"Dormers" means a window in a sloping roof as depicted in Illustration 2.

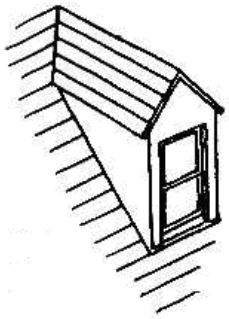


Illustration 2

"Cornices" means a crowning projection from the top of the front wall of a building as depicted in Illustration 3.

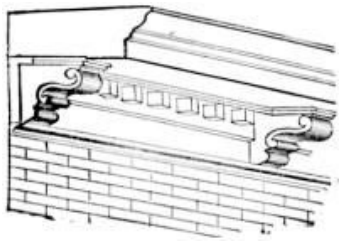


Illustration 3

"Hooded Windows or Doors" means a projecting molding above a door, window and archway to throw off rain as depicted in Illustration 4.

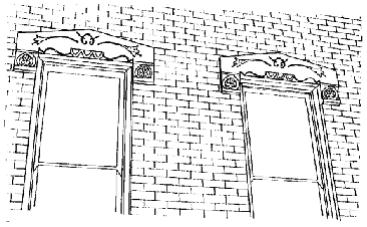


Illustration 4

"Lancet Windows" means a narrow window with a sharp pointed arch as depicted in Illustration 5.

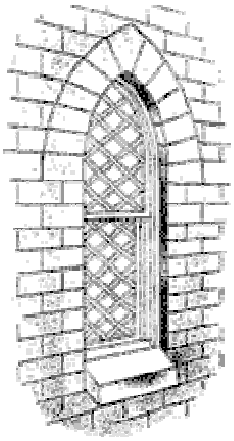


Illustration 5

"Quoins" means dressed stones at the corners of buildings as depicted in Illustration 6.

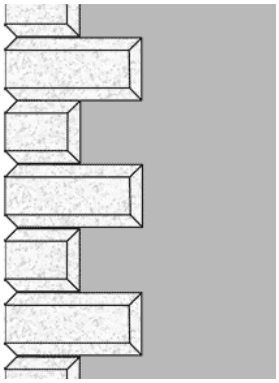


Illustration 6