

Downtown Transcona Urban Design Guidelines

May 18, 2010

Introduction

The Downtown Transcona Urban Design Guidelines ("the Guidelines") establish criteria for development in the PDO-1 Downtown Transcona overlay district. The Guidelines are intended to assist developers, architects, landscape architects, urban designers and professional planners to make informed decisions when formulating site and building plans.

The City considers the Guidelines the minimum standard to support design excellence. Design professionals and builders, using skill and creativity, are responsible for achieving or exceeding these criteria.

Alternatives

An owner may propose alternatives which satisfy the Guidelines in intent and spirit. The City will consider alternatives in order to provide flexibility to respond to unique site conditions or adjacent and surrounding land uses. Such alternatives must not reduce the amount or quality of landscaping, buffering, fencing, screening, lighting or design provided. The City will review proposed alternatives to determine if they satisfy the following criteria:

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

Building Form and Design

- 1 All development must have design elements that are consistent with the Old English Hometown character and theme of Downtown Transcona, as follows:

- (1) **Materials:** New materials shall relate to the historic materials of Downtown Transcona in terms of texture, scale, colour and composition. New buildings and renovations should utilize the same materials as those used on historic structures. Wood siding (including fibre cement 'wood' siding), brick and indigenous Manitoba stone (including indigenous stone veneers) are examples of appropriate materials.



Examples of inappropriate materials are plywood, composite metal panel, plastic, sheet metal, corrugated metal and dryvit.

(2) **Composition:** Development must incorporate the following:

- (a) **Downtown Transcona Main Street Area:** New buildings shall define the following basic divisions of a commercial façade:

Single Storey:

A bottom which is transparent and has the elements of a storefront including an entranceway, large display windows, a bulkhead and transom.

A top which is typically a flat roof with a parapet and decorative cornice.

Two Or More Storeys:

A bottom which is transparent and has the elements of a storefront including an entranceway, large display windows, a bulkhead and transom.

A middle area defined by the upper storey windows which are vertical and regularly placed.

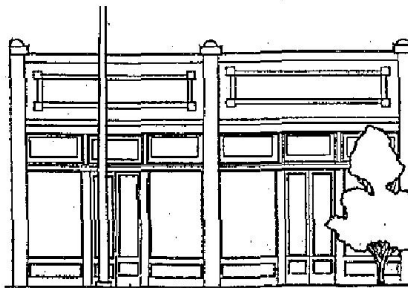
A top which is typically a flat roof with a parapet and decorative cornice.



- (b) **Downtown Transcona Living Area:** Encourage building design that reinforces activity and vitality at the ground level through use of architectural elements and features to create interest on the street and reduce the appearance of building height and mass.



- (3) **Style:** New designs shall creatively draw on the important characteristics of historic Downtown Transcona buildings. New construction shall continue the visual continuity of horizontal elements.



- a. **Scale:** New buildings should be built in scale with existing buildings. The front façade should not be appreciably taller, shorter, wider or narrower than adjacent buildings. The scale of key elements and details should refer to nearby buildings.



- b. **Rhythm of Openings:** The existing design, scale and placement of building openings (doors and windows), which provide a visual rhythm along the street, should be continued. New construction and renovations should avoid creating long, unrelieved expanses of wall along the street. All sides of a building that face a public street should have windows with transparent glass; spandrel (opaque) glass is not appropriate.

Building Height

- 2 In the Downtown Transcona Main Street Area, the height of development must respect the use of alternative energy sources and the street level pedestrian environment by adhering to the following considerations:
 - (1) If a building in a proposed development on the south side of Regent Avenue will exceed 25 feet in height and will negatively impact any streetscape solar panels, the proposed development must accommodate alternate solar energy sources to replace the function of negatively impacted solar panels. A solar panel is negatively impacted if it no longer has potential to receive a minimum of two hours of sunlight between 9:00 a.m. and 3:00 p.m. on December 21 (the shortest day of the year), as determined by a solar impact study submitted under section 4(8)(b) of Schedule M to the Winnipeg Zoning By-law (Downtown Transcona Planned Development Overlay 1).

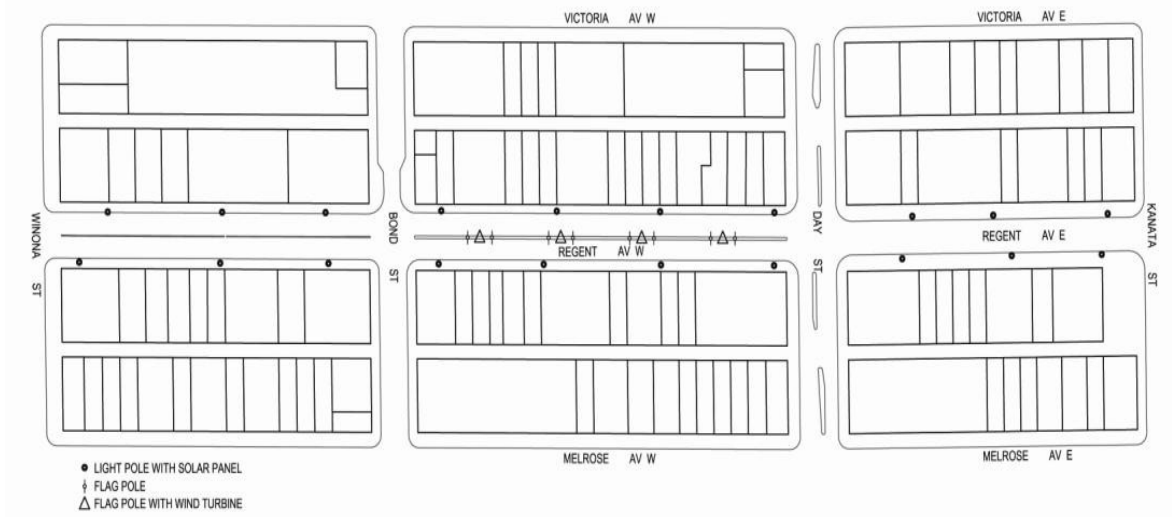


Illustration 1: Location of Solar Panels

Building Placement

- 3 In the Downtown Transcona Living Area, the site location of all buildings must respect adjacent and surrounding properties in the following manner:
- (1) Where a proposed infill building does not exceed the maximum allowable height for the adjacent zoning district, maintain the minimum (or greater) allowable side yard setback for that adjacent zoning district, as depicted in Illustration 2.

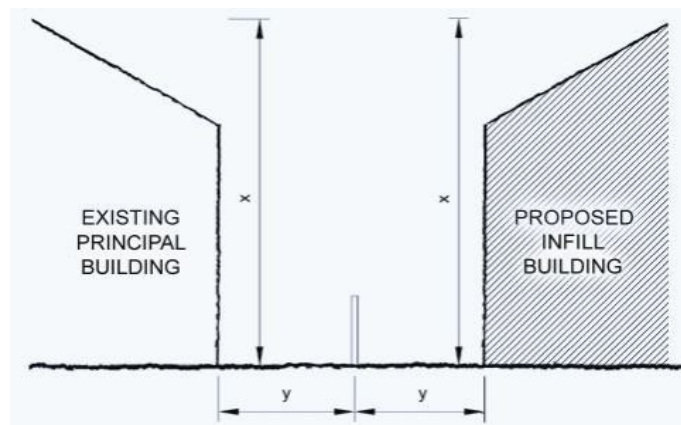


Illustration 2

- (2) Where a proposed infill building exceeds the maximum allowable height for the adjacent zoning district, achieve an appropriate side yard setback to adjacent (defined as shared property line) residential property by setting the building back so that it does not project into a 60° angular plane measured from the adjacent residential property line (starting at a six ft. height above grade) to the top of the proposed infill building, as depicted in Illustration 3.

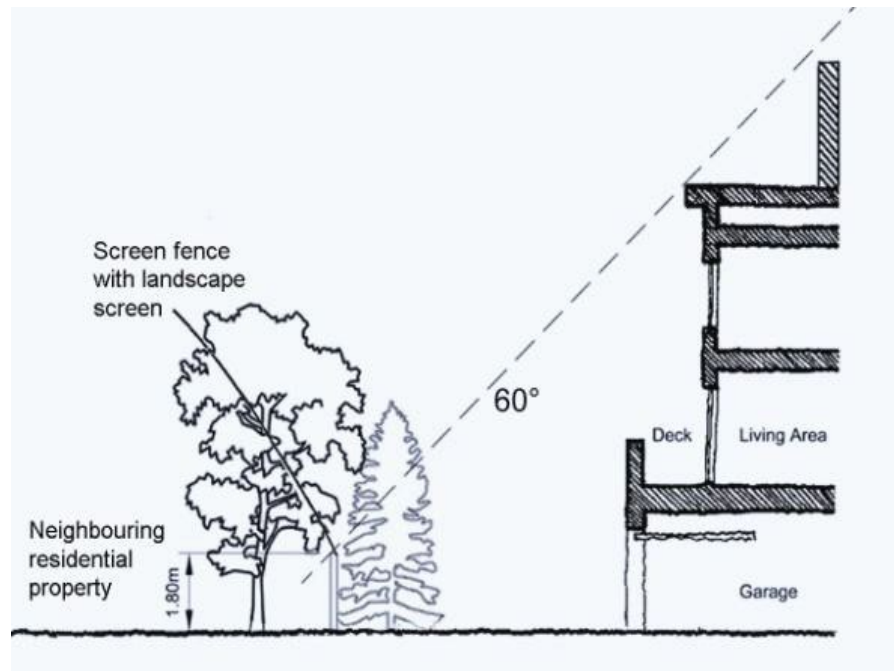


Illustration 3

- (3) For principal buildings, establish rear yard setbacks which are consistent with the average rear yard setback for the street.

Site Design

- 4 This section applies to all development in the Downtown Transcona Living Area except for single-family residential development:
- (1) All development must minimize the impact of the paved areas, service areas, building walls and exterior lighting on adjacent properties.
 - (2) Parking areas must be located behind or between buildings and must be landscaped to buffer the visual impact on adjacent properties. Where possible, parking areas should be incorporated into building and site design or located in multiple small clusters on the same site.
 - (3) Where possible, vehicular access and egress for commercial developments and medium- and high-density multiple-family housing shall be located on Bond Street, Day Street, Victoria Avenue (between Day Street and Bond Street) or Pandora Avenue, or on a back lane directly accessible to one of the above streets.
 - (4) Service areas (garbage and loading areas, vents, air conditioning compressors, meters and transformers, etc.) shall be incorporated into the building design and/or integrated into the landscaped areas (screened with fencing and/or landscaping) behind or between buildings.
 - (5) Landscaping must be provided as an integral part of the development. Landscaping shall define the development's pedestrian and vehicle entry ways, walkways, and driveways and break-up or buffer the visual impacts on adjacent properties of the development's paved areas, service areas, and secondary building walls.
 - (6) Exterior lighting must have a unified design to promote visual interest as well as security for safe vehicular and pedestrian access and circulation.
 - (7) The negative impacts of light spillover and glare on adjacent properties must be minimized by ensuring that the light intensity at every property line does not exceed 0.1 foot candles.

Signs

5 All development shall incorporate signage that is designed, as follows, primarily for pedestrians rather than vehicular traffic:

- (a) In the Downtown Transcona Main Street Area, all signs shall be mounted on buildings as fascia, canopy, awning, or projecting signs or located as window signs.
- (b) In the Downtown Transcona Living Area, all signs shall be mounted on buildings as fascia, canopy, awning, or projecting signs or located as monument signs.
- (c) Backlit signs must have a non-reflective background surface (the surface on which the light shines).



The subtle glow around the backlit letters provides enhanced readability without creating glare on this halo-illuminated sign.

- (d) Internally illuminated signs must have white or light-coloured lettering and a dark background colour.