

St. Norbert Urban Design Guidelines

June 8, 2010

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.

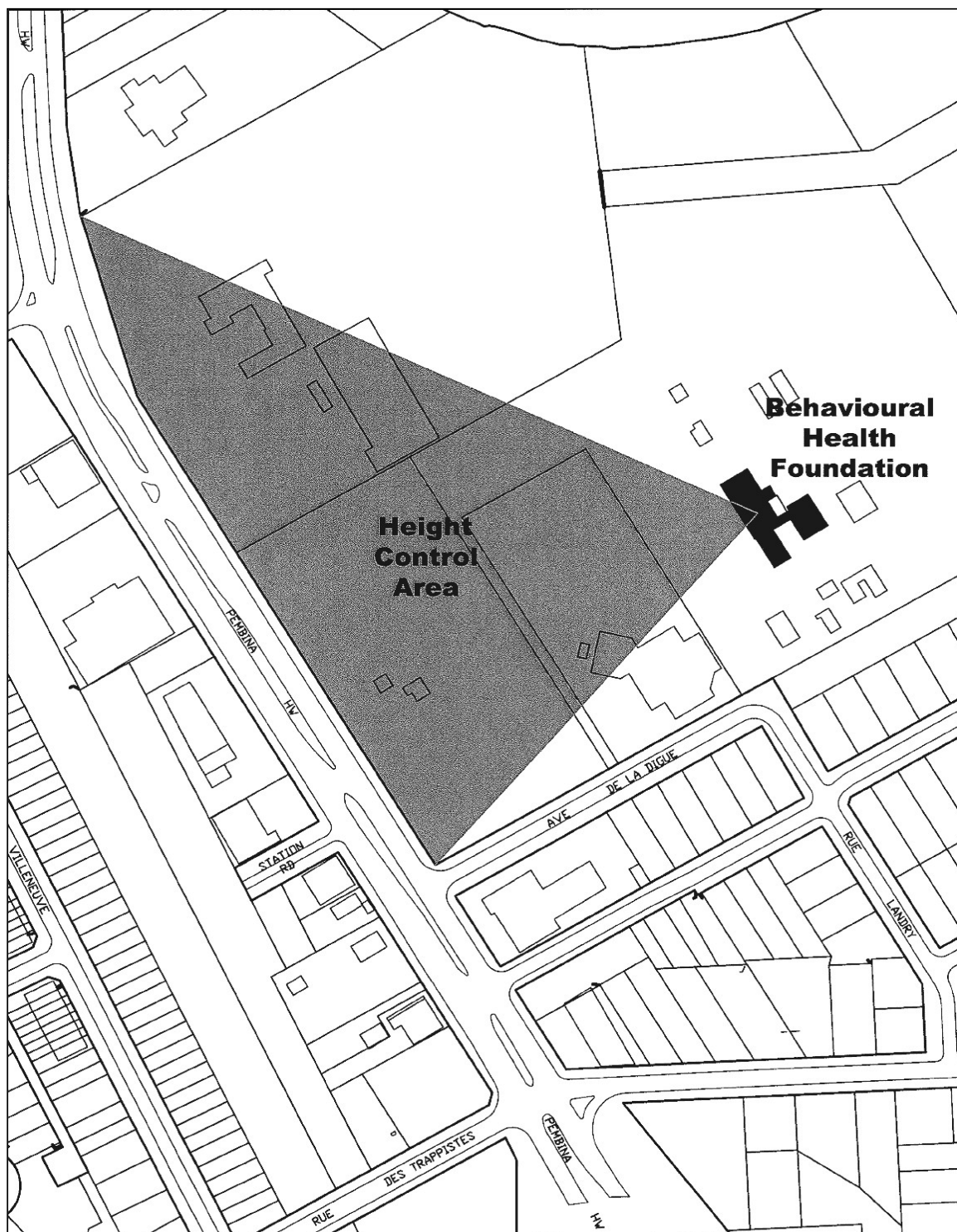
The area of the city affected by these guidelines will coincide with the boundaries of the St. Norbert Planned Development Overlay District.

Dimensional Standards

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

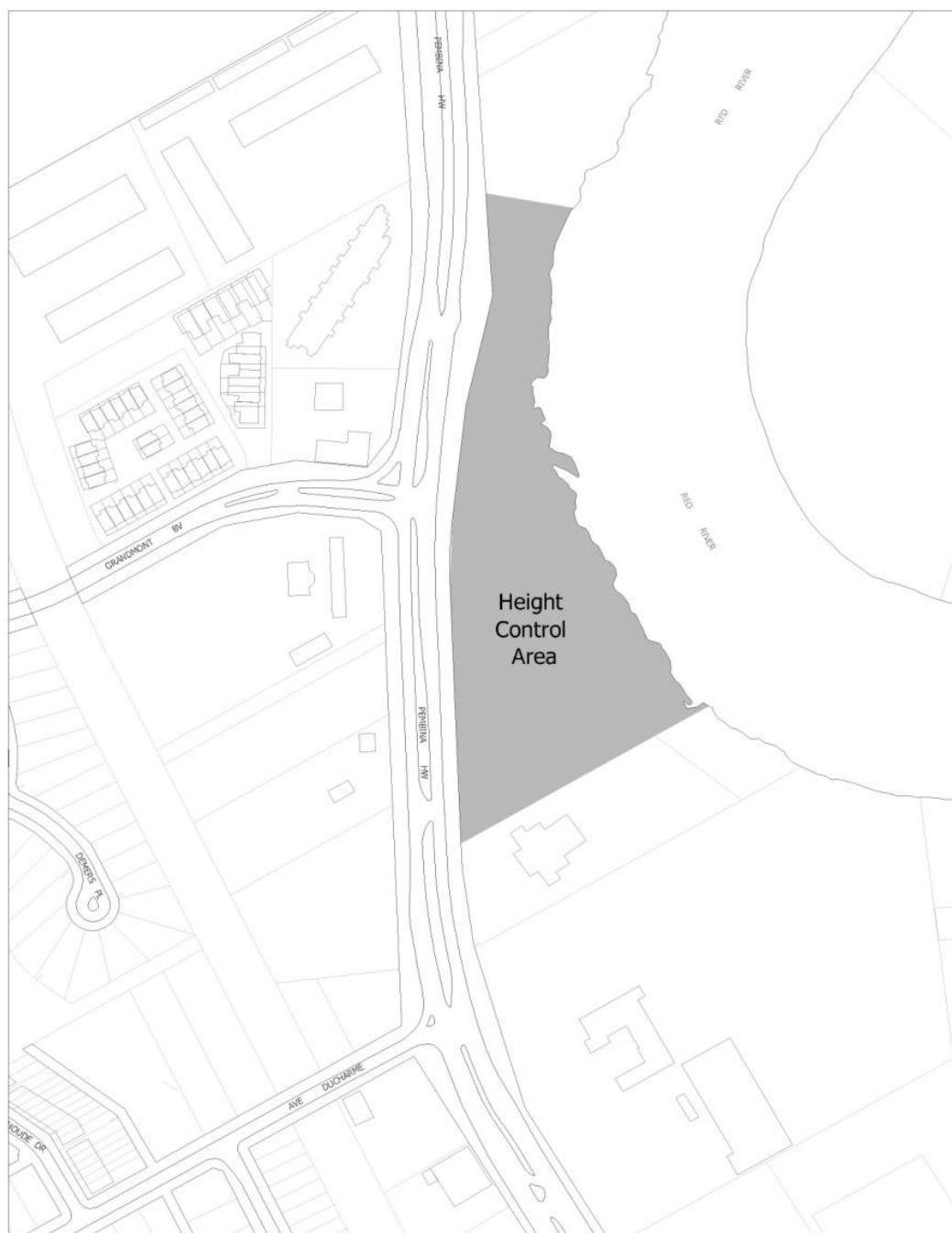
Height of Buildings

- (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.

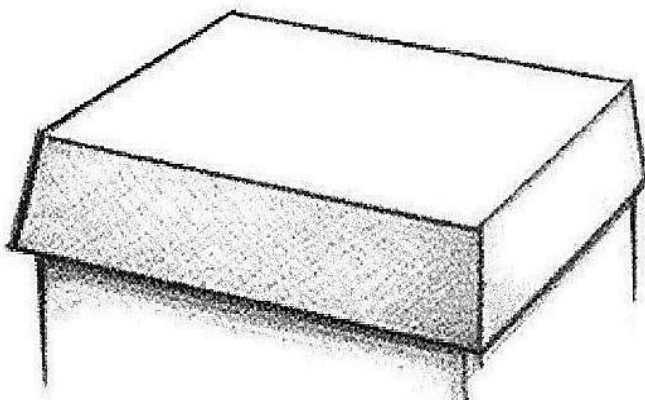


Illustration 1

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

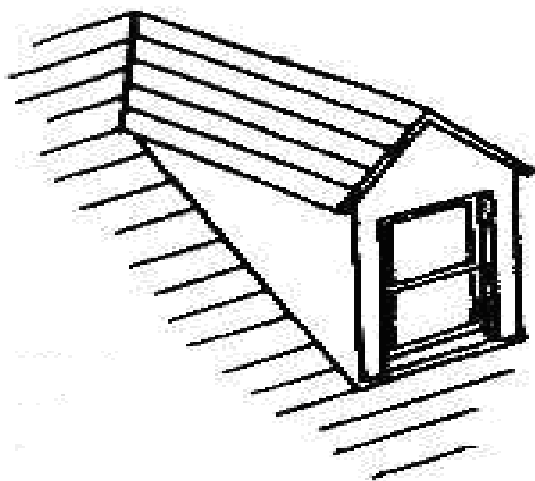


Illustration 2

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

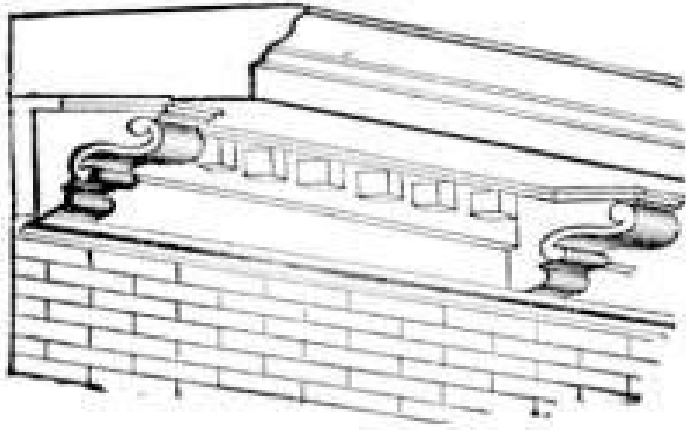


Illustration 3

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

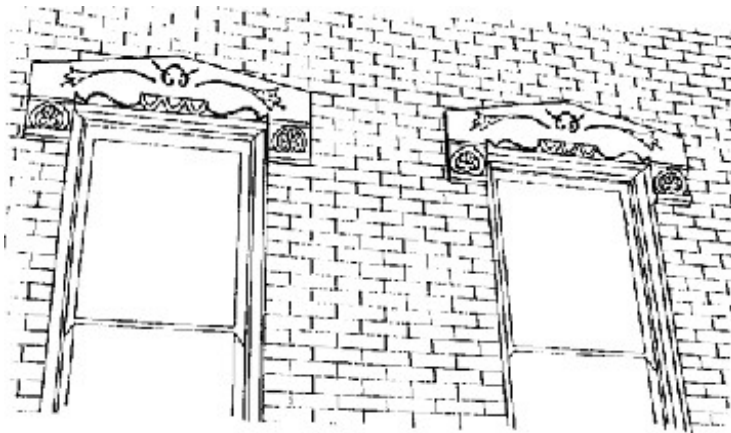


Illustration 4

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

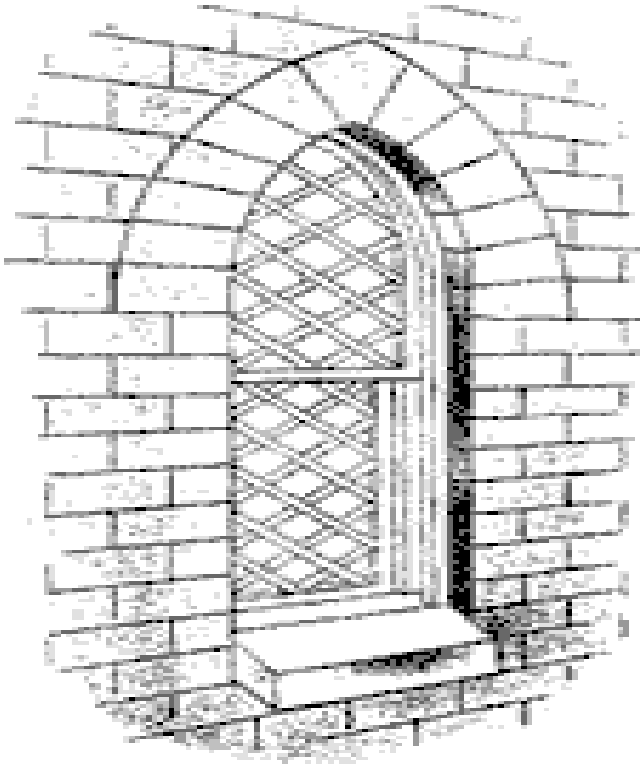


Illustration 5

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

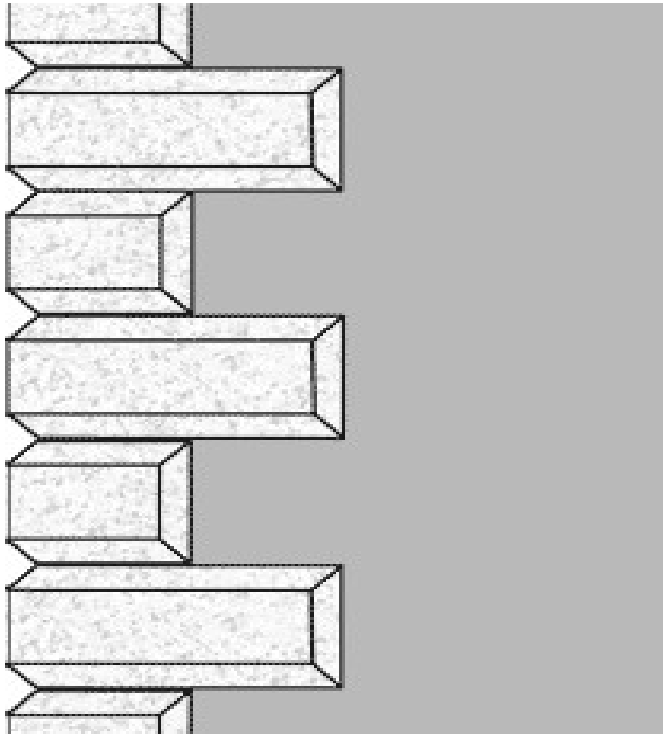


Illustration 6