

Building Elevations

Description	A technical document that the exterior view of a building for each building face, indicating height and exterior finishes.
When Required	Building elevations are often required for development applications and for plan approval.
Rationale	<p>The <i>Complete Communities</i> Direction Strategy is the City of Winnipeg guide to land use and planning. <i>Complete Communities</i> contains numerous policies that support context sensitive development. These policies enable the Urban Planning Division to request additional materials, including building elevations that assist in conducting analysis of a proposed development project, to ensure it aligns with the City’s long-term vision for growth and development. Some key policies include:</p> <ul style="list-style-type: none"> • In Chapter 4 <i>Areas of Stability</i>, under Direction 1, <i>Complete Communities</i> commits to “promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.” • Chapter 12 – Urban Design in <i>Complete Communities</i> says “the City will encourage a consistent, design led approach in order to build or reinforce unique neighbourhood character by promoting well designed buildings, high quality streetscapes and attractive parks and public spaces.” • Further, Urban Design policies in <i>Complete Communities</i> commit to “promote design solutions that contribute to high quality living environments” and to “recognize and appreciate Winnipeg’s unique physical attributes in order to respectfully integrate new development into the existing urban fabric.”
Required Contents	<p>Building elevations are required to assist in the analysis and decision-making process. When proposed massing has been agreed upon, final elevations submitted must be prepared to the following standards and prepared by a design professional such as an architect or engineer:</p> <ul style="list-style-type: none"> • Drawings must contain a title block with information such as: address and legal description (plan; block; lot) uses, project name

- Elevations must be drawn to scale and show all elevations of the proposed development (dimensioned & in context) taken along the property lines
- Drawings must show development in context of adjacent properties and right-of-way(s)
- Elevations will identify floor levels on each storey, as well as heights of the proposed buildings in both metric and imperial measurements
- Drawings will show labeled exterior building design features and materials, including window type, entrances, canopies, balconies, roof line, rooftop equipment etc
- A sample board of select exterior materials may be requested
- Colour elevations may be required
- Clear and legible drawings submitted must be on the same sized paper and contained on each page (one elevation should not span two pages)
- Drawings must be sorted into 5 paper sets: sets should be folded to a size no larger than 8-1/2" x 14" (21.5 x 35.5 cm) each set must be stapled or taped together sets may be accordion-pleated
- One digital copy of building elevations must be submitted