



Royal Street Bus Garage Ad hoc Advisory Committee

April 30, 2014



Meeting Agenda

- Welcome
 - Recap of Draft Design Principles
- Staff Presentation
 - Floor Area Ratio – Q&A
 - Building Heights
- Discussion of Remaining Design Principles
- Opportunity for Questions and Comments
- Wrap Up and Next Steps
 - Planning Commission Work Session
 - Outreach



Draft Design Principles Recap of 4/2 Meeting

Floor Area Ratio

Floor Area Ratio (FAR)

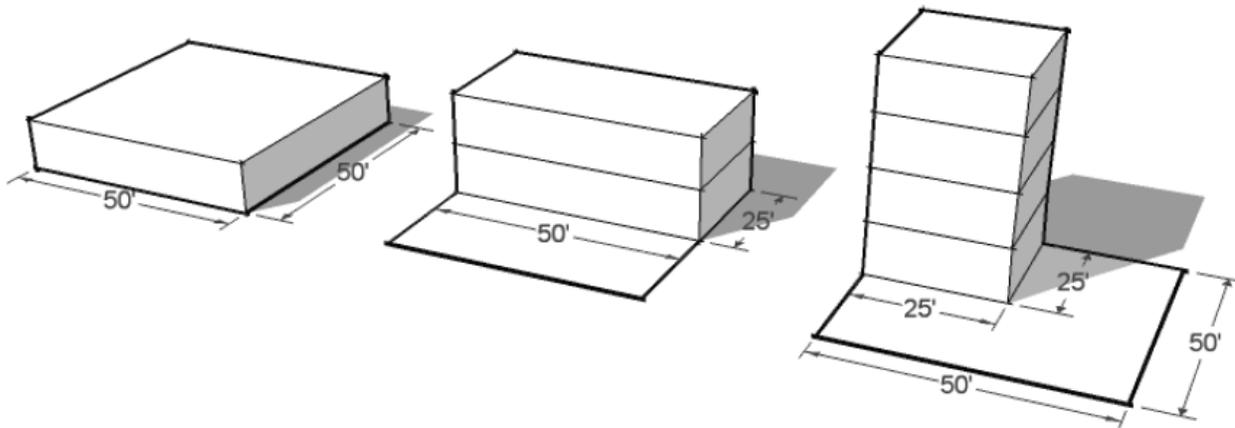
Floor Area

The sum of all horizontal floor space (with a ceiling height equal to 7'-6" or greater) in a building.

Areas which are not usable for storage or occupancy, such as elevators, areas for mechanical equipment, stairs and basements are typically not counted in floor area calculations.

Floor Area Ratio (FAR)

The floor area ratio of a building on a parcel of land is the total floor area of that building divided by the area of that parcel of land (see below). FAR is used as a way of establishing a limit on the total permitted building mass on a parcel



http://www.winnipeg.ca/ppd/bylaws/Bylaw200/images/1-9/Illustration_2.gif

1.0 FAR
Land: 50'x50' = 2500 sf
Building: 50'x50' = 2500 sf
2500 sf / 2500 sf = 1.0 FAR

1.0 FAR
Land: 50'x50' = 2500 sf
Building: 50'x25'x 2 floors = 2500 sf
2500 sf / 2500 sf = 1.0 FAR

1.0 FAR
Land: 50'x50' = 2500 sf
Building: 25'x25'x 4 floors = 2500 sf
2500 sf / 2500 sf = 1.0 FAR



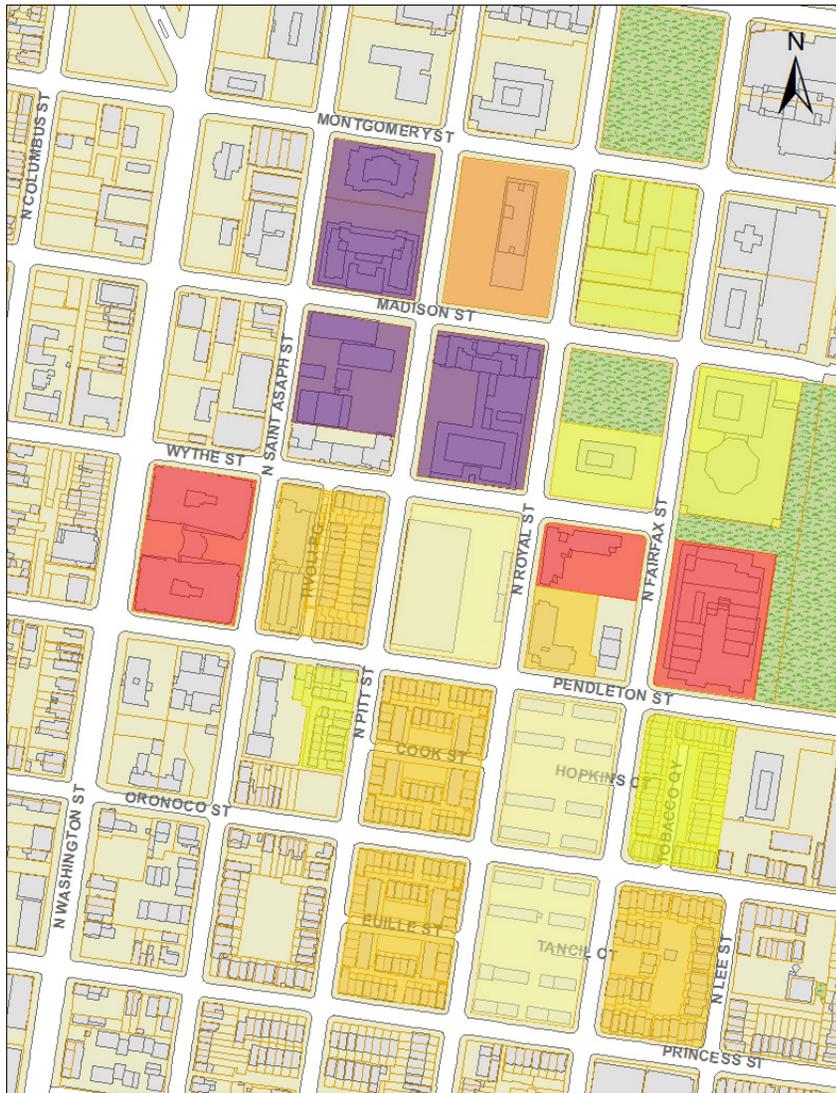
Floor Area Ratio (FAR)



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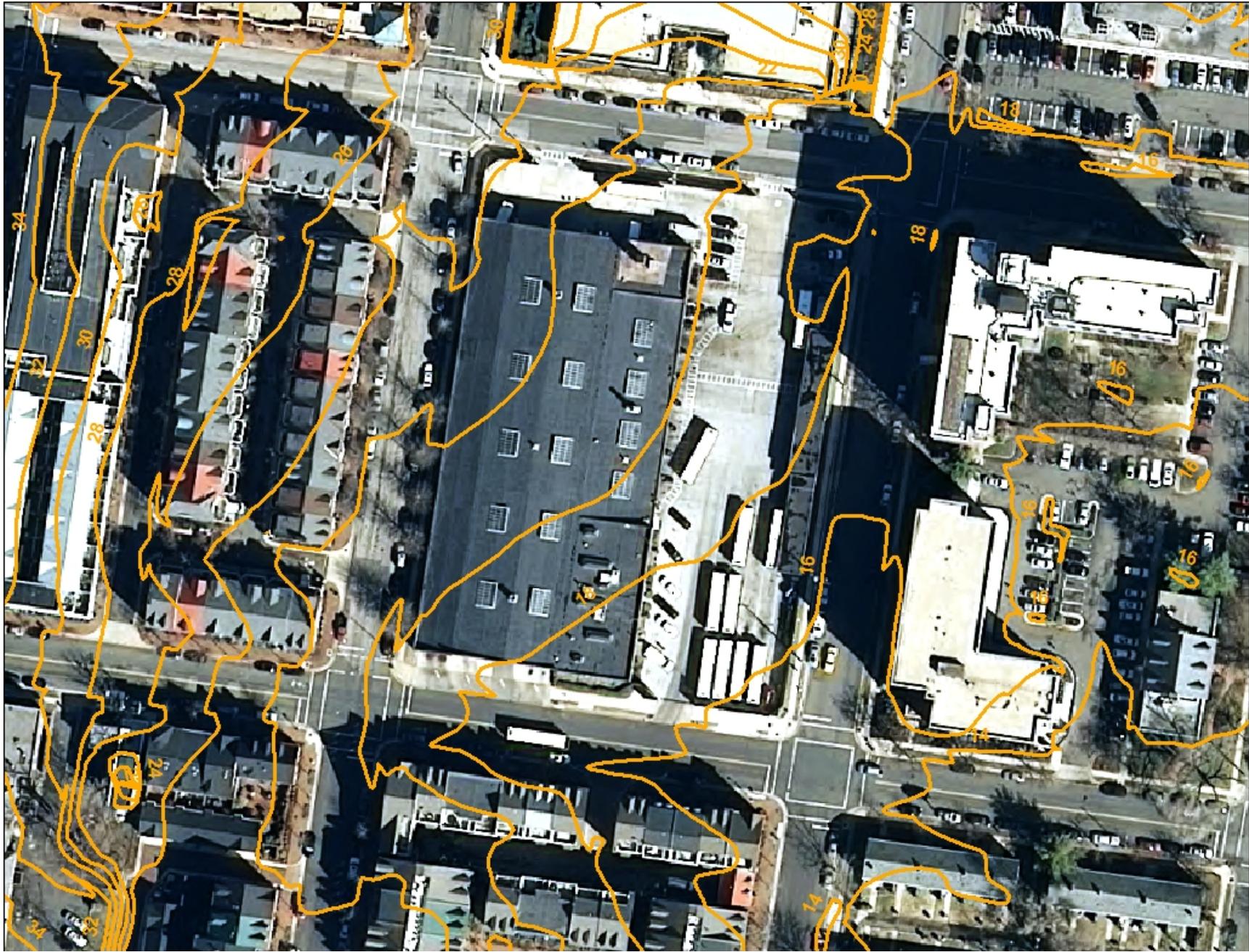
Neighborhood Context - FAR



- FAR = Floor Area Ratio
 - Building volume as related to site area



Building Heights



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Building Height



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Recommended Principle

- The 60 foot height limit may be increased to a maximum of 70 feet, subject to the requirements herein and the following standards, which shall be determined as part of the development review process:
 - The height is required due to the proposed building type and floor to floor heights;
 - The height enables significant additional variety of height within the block, and
 - The height enables significant enhancements to the massing and architectural design.



Design Principles Discussion

Wrap-Up and Next Steps

Wrap-Up and Next Steps

- Wrap-Up
 - Are there other topic areas which should be considered in the design principles?
- Next Steps
 - May 6, 2014 – Planning Commission Work Session
 - Outreach



Outreach

- Process to Date



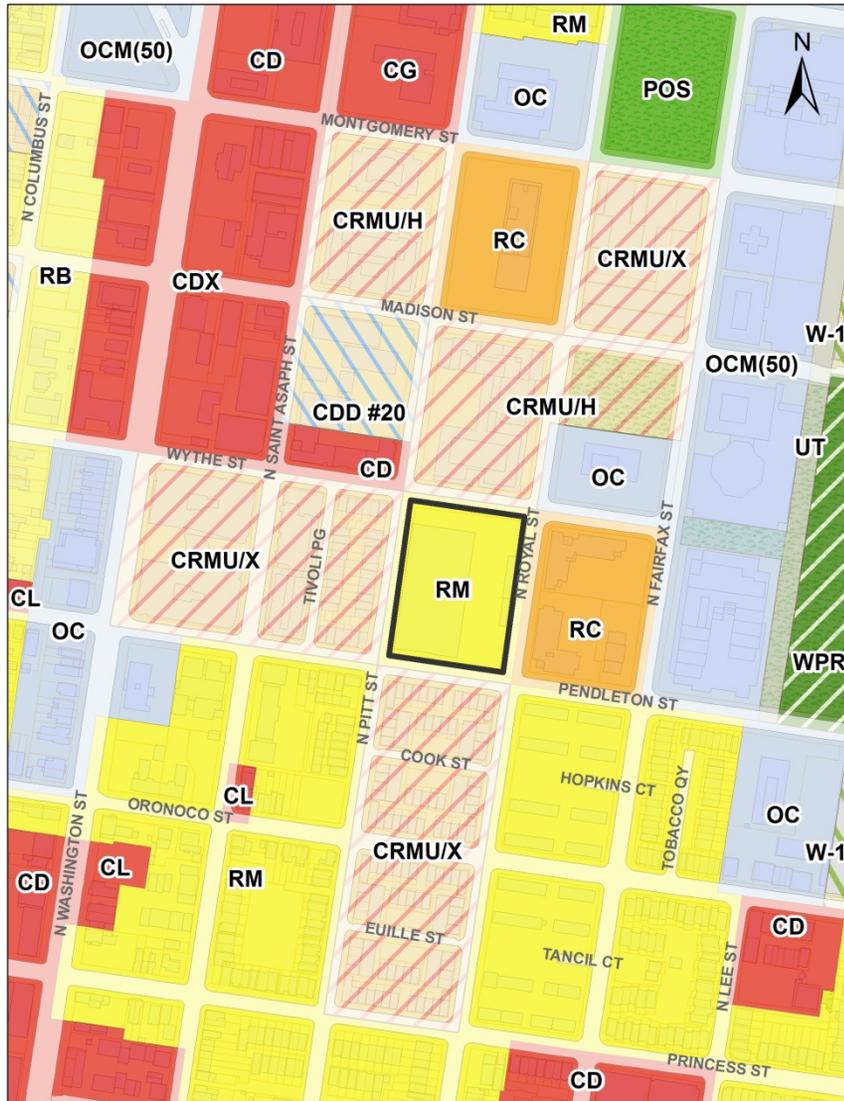
- Next Steps

- Meet with respective organizations to discuss design principles
- Draft a letter with opinion on design principles
- Report back to Committee on feedback received from organizations



Zoning

Neighborhood Context - Zoning

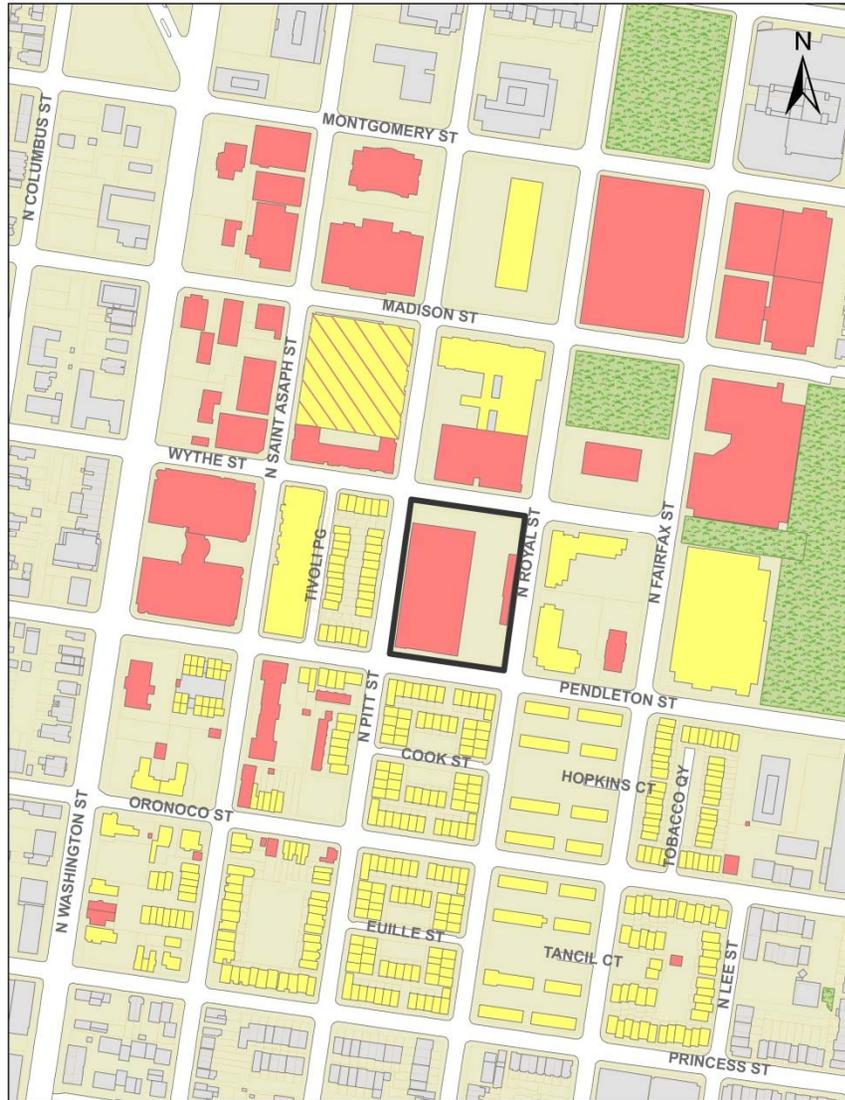


- Variety of zoning classifications throughout planning area.
- North of Pendleton, mixed-use zoning, commercial and office zoning, and higher density residential zoning; except for site.
- South of Pendleton, primarily zoned for residential uses; light commercial zoning.

Legend



Neighborhood Context - Uses

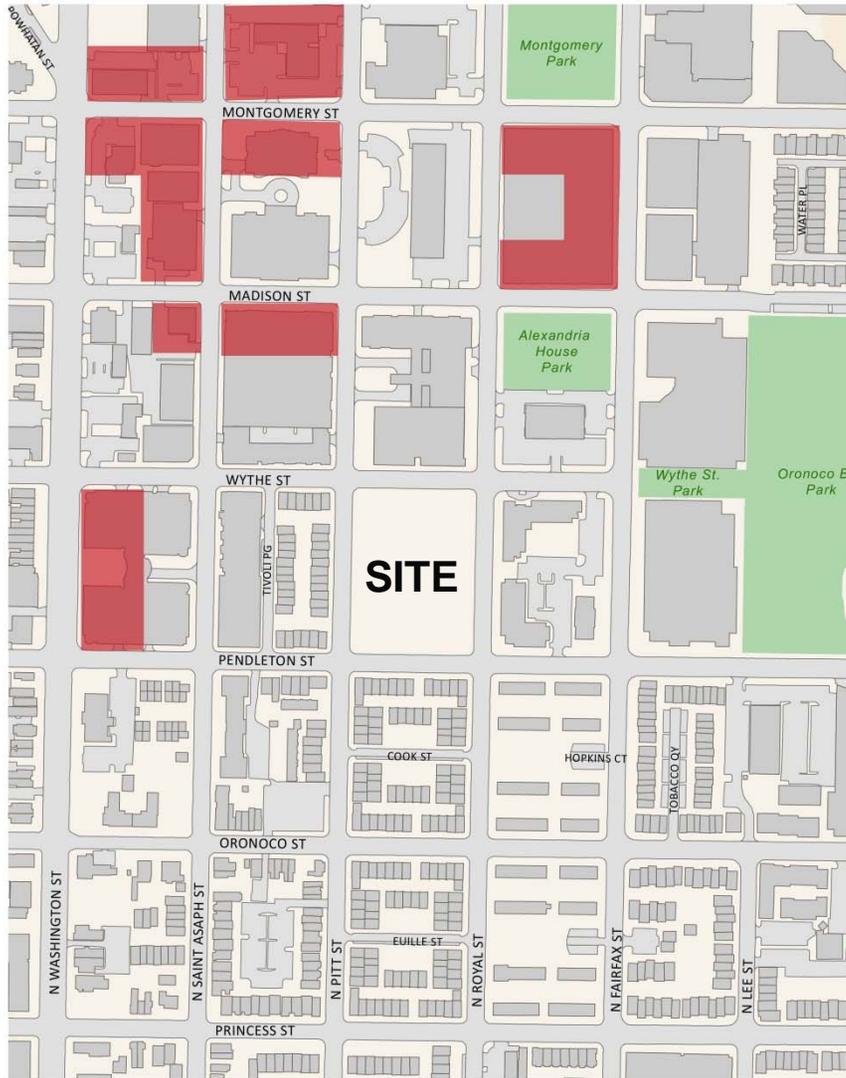


- Office, Commercial, and other non-residential uses along N. Washington St.
- Primarily residential south of Pendleton St.
- Primarily non-residential north of Pendleton St, with intermittent retail.
- Residential located north of Pendleton St. primarily multi-family except for Portners Townhomes.

Building use classification

-  Residential
-  Mixed-use/Residential
-  Non-Residential

Retail Focus Areas



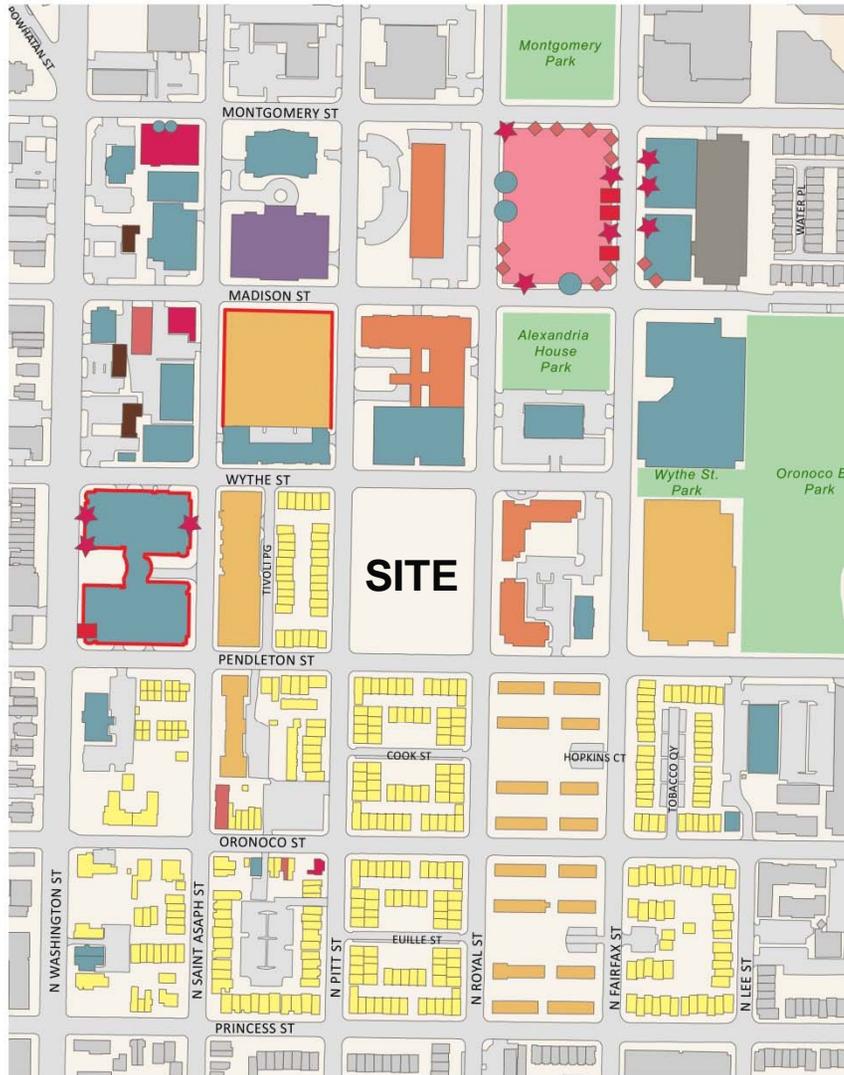
Plan seeks to reinforce the viability of existing retail activity and add additional retail and other service uses to the mix of uses to provide a more urban flavor and enhanced pedestrian activity.

“A retail focus area (RFA) is a location where retail and personal service uses are viewed as vital to the neighborhood.”

“...All retail focus uses are to be at ground floor locations and are required to provide street front, sidewalk-access entrances.”



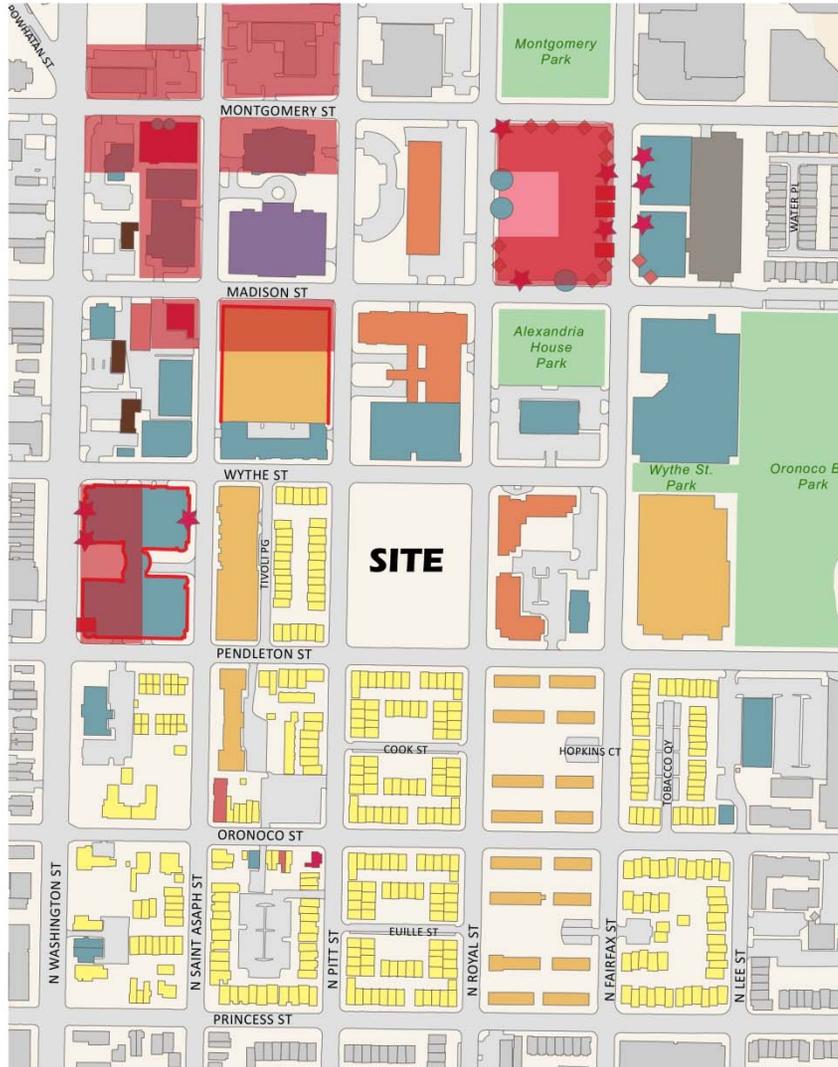
Existing Land Use



- Predominantly residential South of Pendleton Street.
- Varied mix of uses North of Pendleton with retail, service, office and hotel uses.



Existing Land Use / Retail Areas



- Generally, the location of existing retail uses align with those identified by the 1992 RFA strategy.

Architecture

Bus Garage - Existing Conditions



From SE Corner of N. Royal Street and Pendleton St looking NW



Panoramic View from Wythe Street

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Retention of Existing Building



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Retention of Existing Building



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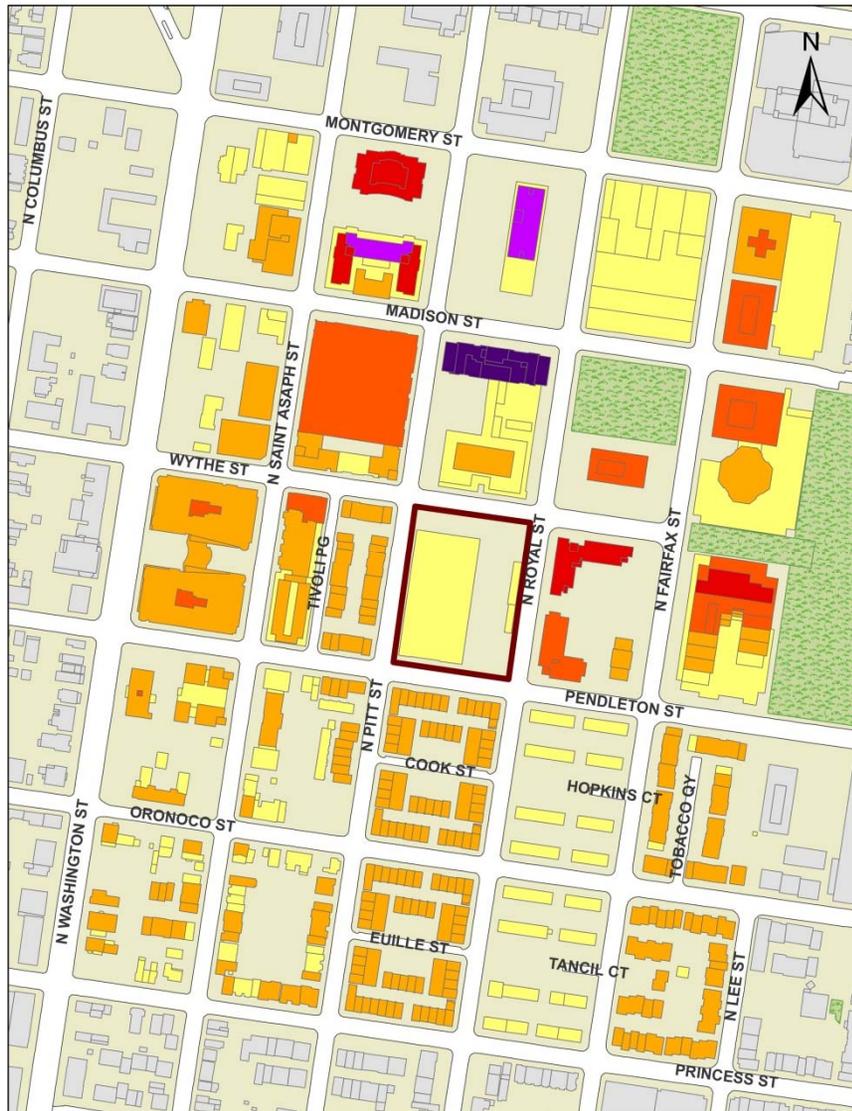
Public Benefits

Public Benefits

- Community Space
- Improvements to adjacent open space / parks (contribution or physical work completed)
- Other?



Neighborhood Context - Heights



Building Heights (Feet)

