

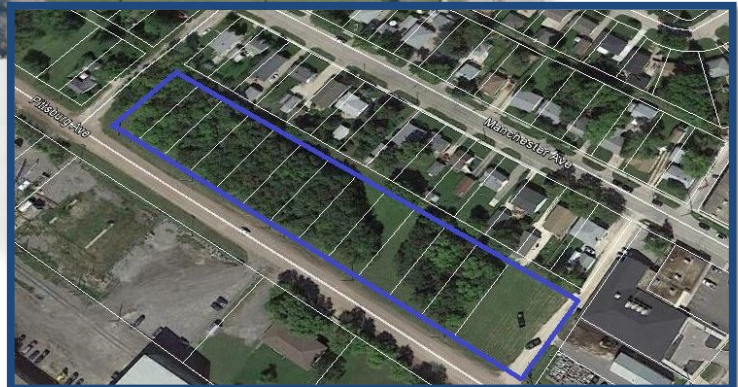
Pittsburg Avenue Development

The Land

The City of Selkirk will consider proposals from qualified developers and companies to purchase and develop a parcel of land, 400 Pittsburg Ave, located on the border of industrial and residential lands in the south end of the City.

This 2.09 acres (700.5 feet frontage by 125 feet depth) of bare land is fully serviced by a new asphalt road with the ability to connect to the City's water and wastewater systems and all utilities. This parcel of land has been identified to serve as a transition and barrier between the heavy industrial use to the south and the single family residential use to the north. The proposal should reflect the intention to offer a development that thoroughly uses the available land for a purpose that is not overly disruptive and provides a buffer for the residential property behind it.

Subject Site



The subject property is situated at 400 Pittsburg Avenue between Main and Sophia Streets, and legally described as Lot 20/33, Block 16, Plan 2331. This 2.09-acre parcel has a frontage of 700.5 feet and a depth of 125 feet. This land is already registered in the Winnipeg Land Title Office (WLTO) as 13 individual lots comprise of approximately 50 feet frontage each for 12 lots and 100 feet frontage for one lot. These individual titles on the land are owned by the City of Selkirk with the possibility of various forms of consolidation through the WLTO to suit different types of development proposals.

The land is serviced with all major utilities in place, i.e. water, sewer, hydro, natural gas, cable and phone. The road was asphalt paved in 2016 to the City of Selkirk standards.

The land is designated Urban Neighbourhood (UN) on the Red River Planning District's Development Plan and Strip Commercial (C3) on the City of Selkirk Zoning Bylaw No. 4968. (See attached Schedule for the Pittsburg Avenue Design Guidelines on page 5/19 for zone requirements)

Local Improvement Plan (LIP)

A Local Improvement District #35 was created for the install of the asphalt paving on the 400 Block of Pittsburg Avenue. The City has paid the portion of the LIP associated with the subject property and this cost has been included in the City's value of the property.

Utilities

The 400 block of Pittsburg Avenue is serviced with hydro, sewer/ water and natural gas. The costs for the install of the city water, wastewater sewer and land drainage system are included in the City's value of the property.

At the time of obtaining a building permit for construction on the land, additional development charges will be applicable and will be dependent on the form of development being built. These charges do not include any application or building permit fees required by any other agency.

Preferred Property Use

This parcel of land has been identified to serve as a transition and barrier between the heavy industrial use to the south and the single family residential use to the north. Any potential development must, as a key priority, continue to offer a buffer between these two existing land uses.

The City is open to consider all valid proposals for commercial uses including, but not limited to multi-unit for retail, business or professional offices.

The City encourages and will give preference for development of all of the land in entirety, however may consider proposals on a portion of the property or individual lots.

NO FORM OF RESIDENTIAL DEVELOPMENT WILL BE CONSIDERED.

Price

The City currently values each lot at \$59,900 with the exception of the single larger lot valued at \$120,000.

Details of the Proposed Use

Prior to the City approving any offer to purchase the proponent must provide:

- A high level description of the project including details such as, type of development, intensity of use (number of units, estimated building size, etc.), construction types, landscaping choices, styles, etc. using Schedule "B" Design Guidelines as the framework for design at a planning level;
- Architectural and elevation conceptual drawings ;
- A site plan and construction timeline;
- How green infrastructure and sustainable design have been considered and incorporated into the design; and
- How the loss of forested area will be compensated.

The proposal should clearly demonstrate how disturbances to the residential properties to the north will be minimized including the implementation of a buffer using the standards as per the attached Pittsburg Avenue Design Standards.

No Warranties and No Representations

Prospective proponent/purchaser/developer must rely entirely upon their own investigation and due diligence in order to satisfy themselves as to the suitability of the property for their needs.

Property Disclosure

As this parcel of land is located adjacent to heavy industrial use, proponents and any future owners shall be aware that they may be exposed to noise, dust, vibration and odour nuisances generated from that use. Submission of a proposal to the RFP is acceptance of understanding that there will be no remedy to those nuisances by the City or any other agency.

Key Contact

Tim Feduniw
Director
Sustainable Economic Development Department
City of Selkirk

Email: tfeduniw@cityofselkirk.com
Phone: 204-785-4953

PITTSBURG AVENUE DESIGN GUIDELINES

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INTRODUCTION

Purpose of the guidelines

The purpose of these guidelines is to provide clear direction and design recommendations for the development of lands adjacent to Pittsburg Avenue, a critical edge area marking the transition between Industrial and Residential land use zones. These guidelines aim to promote quality design and development that enhances the existing character of the City of Selkirk. It is expected that this document may be amended as required, to reflect updated requirements, current trends and best practices. The guidelines contained within this document shall in no way limit the legal liability of the applicant with respect to any act, statute, or by-law.

These guidelines will assist Developers, the City of Selkirk, and the community by:

- (1) providing an effective review and approval process;
- (2) highlighting existing landscape features as a vital part of the community to be preserved, where possible;
- (3) ensuring Developers are held to a high standard of design;
- (4) promoting thoughtful new development that blends cohesively with the existing urban fabric of the City of Selkirk; and,
- (5) encouraging new and creative designs that respect the adjacent land uses.

Implementation

In addition to the provisions outlined in the City of Selkirk Zoning By-law and all other applicable policies, legislation, and guidelines, the Developer will be required to comply with these guidelines throughout the design and construction process.

Development proposals will be reviewed for full compliance by the City of Selkirk. Innovative designs that do not necessarily follow the guidelines prescribed herein may be considered on a case-by-case basis. The Developer shall also comply with all other pertinent approval agencies.

BACKGROUND

The Site

These guidelines have been created specifically for future development along Pittsburg Avenue.

Pertinent documents

Where recommendations presented in this document differ from the following documents, the following documents shall take precedent.

- *The City of Selkirk Zoning By-law No. 4968*
- *The Selkirk and District Development Plan By-law 190/08*
- *The City of Selkirk Strategic Plan 2014*

Pittsburg Avenue

Pittsburg Avenue is designated a Local Street (Development Plan By-Law 190/08 – Map 18). Pittsburg Avenue is truncated by Railway Street and adjacent land uses. In 2016, the City of Selkirk upgraded the 400 block of Pittsburg Avenue to an asphalt-surfaced road between Main Street and Sophia Street as part of the City's Local Improvement District (LID) Process.

Future development along Pittsburg Avenue may require upgrading the remaining gravel road to City of Selkirk standards, to match the newly constructed asphalt-surfaced section between Main Street and Sophia Street.

Adjacent Railway & Rail Setbacks

The rail line running parallel to Railway Street is classified as a freight spur line. The track is part of the Winnipeg Beach rail line subdivision. According to the updated Guidelines for New Development in Proximity to Railway Operations (2013), a 15 meter (50 feet) setback from the edge of a rail right-of-way (spur line) to habitable dwellings is required.



NOTE: Railway setbacks may not apply to all future development along Pittsburg Avenue. Railway setbacks do not apply to 400 Pittsburg Avenue.

Additional information regarding the CP Rail line can be found by contacting CP CANADA Community Connect Line at 1-800-766-7912. <https://rac.jmaponline.net/canadianrailatlas/>

Adjacent Land Use(s)

3/19

Pittsburg Avenue is positioned at the boundary of two distinct land use designations – Urban Neighbourhood and Heavy Industrial (Development Plan By-Law 190/08 – Map 1). Lands south of Pittsburg Avenue are zoned Heavy Industrial; lands north of Pittsburg Avenue are zoned Residential General.

The existing conditions along Pittsburg Avenue require careful consideration when planning for future development. A considerable portion of the land north of Pittsburg Avenue is densely planted with trees and an understorey of shrubs and forbs, providing the residents with an effective landscape buffer and transition to industrial uses directly south of Pittsburg Avenue. Any future development must take this into account when positioning buildings and parking areas on the site – **a significant loss of vegetation will create real and perceived loss of habitat, protection and privacy from adjacent land uses for the residents.**

Rear lane access for several houses fronting Manchester Avenue, between Mercy Street and Sophia Street should be considered when planning new development along Pittsburg Avenue. Future development plans should ensure parking access is maintained or provided for existing residents.

PERTINENT PLANNING DOCUMENTS

Selkirk and District Development Plan By-Law No. 190/08

4/19

The Site is located in an area designated Urban Neighbourhood (UN) in the Selkirk and District Development Plan By-Law No. 190/08

There are six (6) Objectives of the Urban Neighbourhood (UN). For this Site, only Objective 6 of the Urban Neighbourhood (UN) applies:

6. To provide for neighbourhood commercial development that does not conflict with adjacent residential development.

NO RESIDENTIAL USES WILL BE CONSIDERED OR PERMITTED ALONG PITTSBURG AVENUE.

City of Selkirk Zoning By-law No. 4968

In 2016, the 400 Block site was re-zoned to Strip Commercial (C3). According to the City of Selkirk Zoning By-law 4968 (2017):

7.2.2 “C3” Strip Commercial

This zone provides sites for linear single or multi-tenant sites for multi-functional uses such as retail business, recreational, social, cultural and administrative land uses along major collector or arterial streets. Uses primarily serve local clientele.

The following table [Table 1] lists the development requirements for 400 Pittsburg Avenue.

Table 1: Commercial Bulk Table [adapted from Zoning By-law 4968 (2017)]

	FRONT YARD	SIDE YARD	SIDE YARD CORNER	REAR YARD	MAX. HEIGHT	MAX. SITE COVERAGE	SITE WIDTH	SITE AREA
	(ft.)	(ft.)	(ft.)	(ft.)	(ft.)	(%)	(ft.)	(sq.ft.)
(C3) STRIP COMMERCIAL	40	0	0	10	30	60	50	5,000

ENGAGING PROFESSIONALS

When preparing a development documents for Pittsburg Avenue, applicants shall ensure the appropriate professionals are engaged in the project from the start.



- Site plans and landscape drawings should be prepared by a registered Landscape Architect in good standing with the Manitoba Association of Landscape Architects, or equivalent provincial regulatory body.
- Architectural plans and design drawings must be prepared by a registered Architect in good standing with the Manitoba Association of Architects, or equivalent provincial regulatory body.
- Engineering drawings, as required, must be prepared by a registered Engineer in good standing with Engineers Geoscientists Manitoba, or equivalent provincial regulatory body.

DESIGN GUIDELINES

1 Public realm that places people first

5/19

Designing for people means that communities and neighbourhoods should be designed with consideration as to how people experience space. This will include, but not be limited to the following:

- Providing sidewalks on arterial streets, collector roads and certain local roads to strengthen connectivity;
- Providing green spaces that connect people within the neighbourhood to school(s), green space amenities, bus stops and commercial amenities;
- Providing public realm elements (e.g. lighting, street furniture, public art, and plantings that are pedestrian in scale) which contribute to an inviting environment and add visual interest at the street edge; and,
- Providing designs that are barrier free and accessible for all people.

2 Active frontages

Buildings have the ability to enliven and positively contribute to the public realm by orientating them to the street and creating high quality pedestrian environments. To promote a comfortable and safe neighbourhood environment encourage the development of active frontages where:

- Building entrances are prominent from the street;
- Doors and windows are closely spaced;
- Blank walls and tall opaque fencing are avoided;
- Location of 'back-of-house' functions (utilities, garbage enclosures, fire exits, etc.) should be carefully considered, integrating the use of screening or other means of visual/physical delineation;
- Front façades include attractive architectural details (e.g. bay windows, porches, etc.); and
- Plazas, patios and other seating areas are provided.

3 Consistent setbacks and minimal variations in building frontage

Long buildings should be broken up, visually and/or physically, into pedestrian-scaled proportions. Consistent building lines with significant variation in setbacks creates a more intimate and comfortable pedestrian environment while also creating a clear definition between public and private space. Architectural details can aid in creating visual interest. Breaks for vehicular access and green space amenities are permitted, but should be kept to a minimum to preserve the integrity of the pedestrian environment.

4 Strong corners

Corner lots at intersections are visually prominent and important sites. They should have, where possible, two active frontages that provide opportunities to have entrances on both sides. Corner buildings also act as landmarks and represent a transition between neighbourhood blocks.

5 Foster places for people to gather

6/19

Successful public spaces are places that encourage social interaction. This can include, but not be limited to the following design considerations:

- Determining nodes of activity;
- Movement patterns and connectivity;
- Visibility and lighting; and
- Seating and landscaping.

6 Sustainable landscapes

All future development in the City of Selkirk should be mindful of the priorities detailed in The City of Selkirk Strategic Plan (2014), particularly "... encouraging more environmentally responsible development" (p.5). Even with simple gestures – such as a conscious effort to provide quality landscaping – development along Pittsburg Avenue can effectively contribute to the City of Selkirk by promoting a sustainable relationship between human activity and the environment.

7 Built form compatibility

Massing of multiple storey buildings must be respectful of the neighbourhood, especially if adjoining neighbourhoods are composed of one or two storey residences. This can include, but not be limited to, the following design considerations:

- Set/step-backs of upper floors being more than those of lower floors;
- Yard set-backs; and
- Landscaped buffer areas.

8 Visual and physical connections

Integrating new development along Pittsburg Avenue, within the existing community, requires a visual and physical connection with adjoining land uses to ensure a compatible fit. Integration can be facilitated by creating a pedestrian scale streetscape and addressing the challenges of proposed development in an edge condition area with two diverging land uses.

9 Sustainable development

Ensuring that development of today will not negatively impact the residents of Selkirk in the future, the sustainable development guidelines are meant to push applicants to put their best development plans forward – taking into account how the proposed development will influence the natural, physical, socio-cultural, and economic fabric of the City of Selkirk.

RECOMMENDED COLOUR PALETTES

NOTE: For the purposes of this document, the names of the colour palettes shown are part of a naming convention only and are not part of a requirement for specific architectural design of the principal structure(s). Colour trends are continually evolving; both traditional and modern colour schemes are encouraged, subject to City approval.

7/19

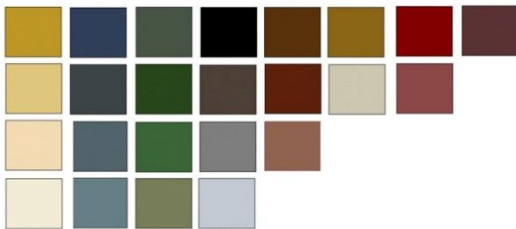
The colour palettes shown are intended to serve as examples of complementary colour schemes that should be carefully selected to blend harmoniously within the greater context of the City of Selkirk. Other colour schemes may be considered on a case-by-case basis.



Arts and Craftsman Colour Palette



Prairie-Style Colour Palette



Colonial Colour Palette

Neutral, earthy shades.



Deep, rich colours – perfect for accents.



Complementary colours that work well with unpainted, natural materials and/or metals.



BUILT FORM - DESIGN GUIDELINES + MINIMUM REQUIREMENTS

The following indicates the minimum building requirements for all principal structures proposed at 400 Pittsburg Avenue. It is the responsibility of the Developer to ensure that all architectural and site plans satisfy the minimum requirements. 8/19

Architectural Style

Future development along Pittsburg Avenue should be consistent, with architectural details that enhance the visual appeal of not only the building, but the street as a whole. The overall style of the building(s) should be a cohesive, modern blend of the adjacent structures and land uses.

LEED Certification

Sustainable and environmentally conscious design is encouraged for all future development along Pittsburg Avenue. LEED certification – or equivalent – is not a requirement but is strongly encouraged.

Accessory Structures

Accessory structures are subject to the same Architectural Guidelines and Site Standards as the principal and main structures and should appear to be unified and not an afterthought.

Building Height

To ensure compatibility and fit with the adjoining single family residences fronting Manchester Avenue, development along Pittsburg Avenue shall allow for a maximum building height of 2 storeys, or a maximum of 30 feet.



A shadow study is strongly recommended to ensure proposed built forms do not eclipse the existing single-family dwellings. Proposed buildings are encouraged to be oriented on the site in such a way as to minimize shadows cast on single family lots.

Angular Planes

- Angular planes are permitted on corner lots, provided all public entrances are visible from the street and are not concealed in any way.

Visual Prominence

- All above-grade footprints must be consistent with the general architectural design and proportions on the main floor.
- All buildings are encouraged to be positioned in such a way as to enhance the streetscape.
- All building volumes must incorporate intermittent variations in plan and elevation to encourage shadow lines on the building and to assist in breaking down the apparent mass and scale into well-proportioned volumes. This includes building elevations that are adjacent to or visible from public streets, public parks, and adjacent developments.
- Buildings should be constructed to define the edges of, and to face onto, any public park and/or accessible open spaces.

Elevation Design

NOTE: For primary and secondary structures visible from more than one public street (Pittsburg Avenue 9/19 Main Street, Sophia Street) any materials used on the front elevation must wrap around to the sides and rear of the building in a continuous and consistent manner. Any materials used on the front elevation of all other structures must wrap around to the sides of the building for a minimum of 2.0 ft. or to a point where the material can logically end in accordance with the building's design. All material cladding shall adhere to the most recent version of the National Building Code.

Front Elevations

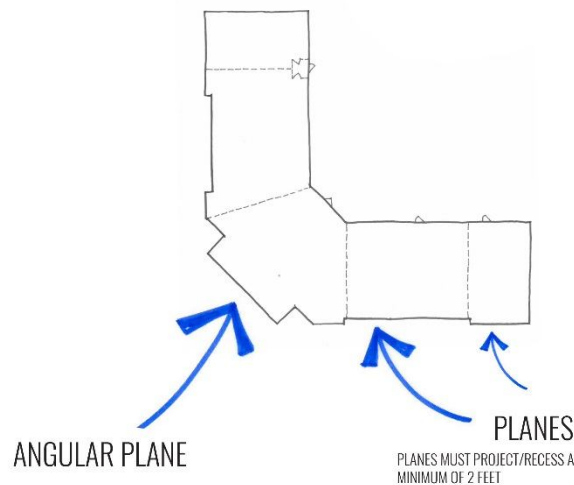
- “Break up the box”: At least three (3) planes are required for principal structures.
- The City of Selkirk may approve designs with less than three (3) planes, on a case-by-case basis.
- Each plane must project a minimum of 2 feet (2 ft.) from adjacent planes.
- Planes must not be cantilevered.

Side Elevations

- All materials must carry from the full height of the front elevation to the full height of both side elevations and wrap around a minimum distance of 2.0 ft. or to a point where the material can logically end in accordance with the building's design.
- For structure(s) visible from both Pittsburg Avenue and Sophia Street, and/or Pittsburg Avenue and Main Street, all materials must carry the full height of the front elevation to the full height of the side elevation(s) that front on a main street, and wrap around to the rear of the structure in a continuous and consistent manner.

Rear Elevations

- The design of the rear elevation must be integral to the design of the rest of the building structure, not an afterthought.
- Window trim colours must be identical for all windows located in the same elevation.



Façade Articulation

- Facades at the ground level are recommended to have arcades, display windows, entry areas, awnings, or other such features along at least 60 percent of their horizontal length.
- Principal structures that have a façade greater than 30 feet in length abutting Pittsburg Avenue, measured horizontally, should incorporate architectural features such as wall plane projections or recesses to visually interrupt the façade.
- No uninterrupted length of any building façade should exceed 30 horizontal feet.

10/19

Pedestrian Entrances

Front doors should be located in plain view from Pittsburg Avenue and should be directly accessible from a public sidewalk or appropriately designed public entrance. All entrances should be universally accessible and well-lit.

Windows

- Windows must be of a consistent design on front and side elevations of the building.
- Trim-less windows are not permitted.
- Stucco build-outs and pre-finished wood trims are permitted.
- Shutters and other architectural detailing is encouraged, where appropriate.
- The top edge of exterior window frame on all elevations must be a minimum of 6 in. below the underside of the soffit or any other feature.

Exterior Finishes

The intention of providing recommendations and requirements for the exterior finishes of proposed structures is to ensure thoughtful consideration of the overall aesthetic impact that the proposed development will have on the community. Where architectural plans and material/colour palettes diverge from the recommendations included herein, special consideration may be granted by the City of Selkirk. All material and colour proposals are subject to City approval.

High Quality Wall Finish: higher quality wall finishes including clay brick, cultured stone, stone, wood, Hardie board or equivalent material as approved by the City of Selkirk.

Secondary Wall Finish: less quality wall finishes including vinyl siding, coloured stucco, and acrylic stucco.

- **Glazing & Transparency**
 - Ground level facades facing Pittsburg Avenue should have a minimum transparency of 40%. This can be achieved through windows and/or glazing.
 - Faux glazing is discouraged.
 - Reflective glass is not permitted.
- Required architectural detailing applies equally to all building elevations where the side and rear of a principal building or an accessory building is adjacent to or visible from, any public street.
- The use of vinyl siding is not encouraged and is subject to City of Selkirk Approval.
- Each principal structure must have at least two (2) types of exterior wall finishes, one of which must be a High Quality Wall Finish.
- Walls clad in a single material are not permitted.
- A High Quality Wall Finish that covers 50% of the front elevation is encouraged. Designs incorporating High Quality Wall Finishes below the 50% coverage recommendation, but not less than a minimum of 30% of the front elevation, may be approved by the City of Selkirk on a case-by-case basis. 11/19
- Stucco finishes must be selected with care and must complement the overall architectural style of the principal and accessory structure. Decorative finishes such as California, Monterey, Santa Barbara, and Travertine are not appropriate.
- Jumbo/giant brick or 'boulder' style cultured stone is NOT permitted.

Exterior Detailing

- Trim and fascia are integral to the appearance of the principal structure. Provide appropriate contrast when selecting colours.
- Perforated/ventilated aluminum soffits and fascia are permitted. Continuous 2-inch strip venting in soffits is preferred.
- Fascia boards and trim are to be made of aluminum or wood, which is painted/stained to be consistent with the exterior colour palette.
- Vinyl fascia, trim, and eaves are NOT permitted.
- Parging height must be a maximum of 2 ft.
- Blank walls without fenestration at street level or upper levels will not be permitted on facades adjacent to or visible from public streets, public parks, or adjacent development.
- Developments are encouraged to have main entrances which face Pittsburg Avenue.

Treatment of Blank Walls

Blank walls shall not be permitted. Use architectural details –including windows –and/or public art installations to provide visual interest.

Signs

Signage is typically erected/constructed for the purpose of identifying specific business(es). Signs are an important part of the visual landscape within cities, but it is important to ensure that signage does not dominate the built form.

Signage is permitted for the strip commercial development to be located along Pittsburg Avenue. For a detailed breakdown of all signage by-laws, please refer to the City of Selkirk Zoning By-law - 4968 (2017).

- Permits are required for all signage.
- All signs shall ensure compliance with current City of Selkirk Zoning By-laws and regulations
- Sign design should be submitted for consideration.
- All signage must be designed with a similar height, form, colour palette, and theme that blends with the overall architectural style of the built form. Signs shall not obscure the building's primary architectural features.
- All business signs should align horizontally across the front façade.
- Signage that is incorporated on the building façade is preferred over free-standing signage.
- Permanent free standing signs are to have a stone base or be constructed of heavy timber framing and be supported by strong landscaping features. These signs should complement the character of the building, the scale of the area and the pedestrian environment. 12/19
- Signs shall not impede existing pedestrian circulation along Pittsburg Avenue, rear lanes, sidewalks, or to residential dwellings.
- Jumbotrons, LED video displays, and moving signs are not permitted.
- Signage located within the control zone of any Provincial Road or Provincial Trunk Highway require special approval from the appropriate authority.

Roof Articulation & Design

- Roofs should be designed to form an integral part of any project and complement the overall architectural design. Where exposed roof surface areas are large, it is mandatory to incorporate sensitive design elements that break down perceived proportion, scale and massing of the roof to create human-scaled surfaces.
- Flat roofs are permitted, subject to City of Selkirk approval.
- Principal structures are encouraged to have at least one interruption in the roofline every 20 feet such as a gable or other break in the horizontal line of the roof ridgeline.
- Roof articulation is recommended for buildings with at least 50 feet of street frontage. A roof articulation should at least consist of either:
 - A change in elevation of the roof line of at least 4 feet and visible from the street; or
 - A sloped or gabled roofline segment of at least 20 feet in width and with a minimum slope of 4:12.
- The modulation of rooflines along the street should coincide with changes in uses, building tenants or building entries.
- The exposed roof area when calculated perpendicular to a vertical viewing plane should not exceed 40% of the total projected wall and roof area. Alternatively, large roof areas should be broken down into smaller volumes by varying the roof planes, or by introducing sensitive design elements such as dormer windows.
- Sloped roofs should have a minimum overhang of 450 mm or 18 inches. Fascia boards should be a minimum 150 mm or 6 inches in width. Permitted claddings for sloped roofs include pre-finished steel standing seam roofs complete with snow and ice stops, asphalt shingles, cedar shingles/shakes, granular faced aluminum shingles, clay or concrete tile roofing and glazing.

- While roof pitch is not prescribed, special consideration must be given to the integration of the roof with the building architecture.

SITE + LANDSCAPE – DESIGN GUIDELINES

Site Planning

Site planning refers to the overall design and layout of the site. A holistic, environmentally conscious approach that values human and environmental interaction with the site is encouraged. When planning development along Pittsburg Avenue, the following factors – at a minimum – should be considered:

13/19

- Physical & natural features of the site
- Specific building placement on the site
- Vehicular access, circulation, and parking
- Pedestrian movement including boulevard sidewalks
- Preservation of landscape buffer(s)
- Buffering of views
- Adjacent land uses
- Existing site grades & drainage patterns
- Overall community character
- Safety – the City of Selkirk may require the proposed development to be reviewed by a qualified CPTED consultant

Site Furnishings

As part of an overall landscape and site plan, site furnishings (benches and garbage receptacles) can perform specific functions while enhancing the pedestrian experience and adding visual interest. Site furnishings must be included and should be selected to blend harmoniously with the overall site design.

Retaining Existing Landscape Features

Established vegetation [tree-stands, for example] provide habitats for wildlife, shade and visual interest for residents, and help to moderate microclimates. Applicants are encouraged to retain existing landscape features wherever possible.

- During construction, proper tree protection for existing trees to be retained is critical to ensure continued health of the tree(s):

- Where significant areas of land have been devoted to the preservation of existing landscape features, the City of Selkirk may reduce the overall site landscape requirements for new development:
 - Reductions will be proportional to the land area reserved for landscape preservation, to be established by the City of Selkirk on a case-by-case basis.

Lighting

- Lighting plans must adhere to all Zoning By-laws and applicable requirements; lighting plans are subject to City of Selkirk approval.
- LED lights are encouraged.
- Wall-mounted building front lights must have fully shielded luminaries to direct all light down.
- No light source shall be directed outward toward front, side property boundaries or adjacent street rights-of-way.
- Architectural, landscape, and decorative lighting may be directed upward to illuminate flags, building facades, landscape, or any other objects, but must use a narrowly directed light whose light source is not visible from public streets.
- All light sources must be shielded to prevent glare and spillover.

14/19

Protection from the Elements

- Buildings should be designed with the regional climate in mind. Pedestrian-friendly entrances that offer protection from the elements should be included in the architectural design of the building(s).
- Awnings are permitted.

Buffers and Transitions to Residential Zones

Pittsburg Avenue is bounded by residential and industrial land uses. An appropriate buffer is required between these diverging land uses.

- Buffers must address and minimize potential impacts of light, sound, and dust.
- Buffers must be effective year-round to be considered for approval.
- A minimum landscaped buffer of 10.0 feet is required from the rear lot line. The landscaped buffer should include some or all of the following, subject to City approval:
 - Privacy fencing
 - Tree planting
 - Shrub planting
 - Retain existing trees where possible

Access and Sidewalk Relationship

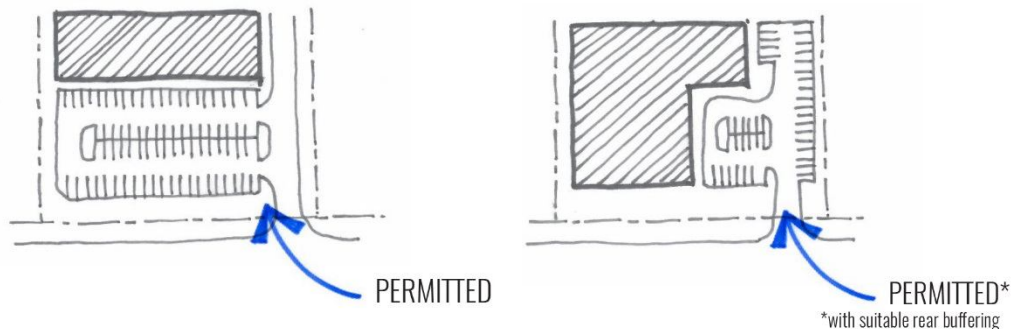
- Where there is more than one (1) building on the site, buildings must be connected via pedestrian sidewalks in such a way to create appropriate common space for gathering. Consistent landscaping is encouraged as a means of unifying multiple buildings on the site.
- Sidewalk depths should be maximized along storefronts.
- For multi-tenant buildings, grouped or paired entrances are encouraged.
- Truck/loading access should be grouped and separate from active pedestrian routes.

Vehicular Access and Servicing

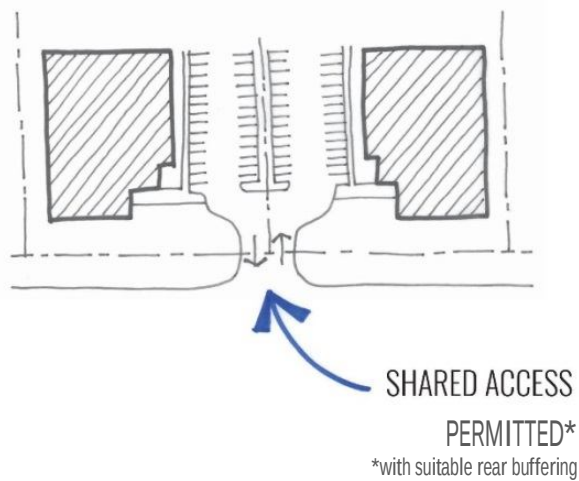
- Main vehicular access to 400 Pittsburg Avenue shall be directly from Pittsburg Avenue. Access from the residential public lane (parallel to Manchester Avenue) and/or Sophia Street is not permitted. Secondary access to the site may be permitted from the public lane parallel to Main Street.
- Where multiple buildings of differing uses/tenants are proposed, a consolidated site access is recommended.
- Truck/loading access should be grouped and separate from active pedestrian routes.

Parking

- The Developer must provide all required accessory off-street standard and accessible parking spaces and parking driveways. 15/19
- All required parking areas must conform to current and applicable Zoning By-Laws and universal accessibility design standards.
- Off-street parking lots that front on to Pittsburg Avenue are recommended; all parking shall be provided along the side or front of the building(s). No rear parking shall be permitted.



- Parking areas must be designed to avoid the creation of isolated parking spaces in which an automobile cannot be seen.
- Parking areas must incorporate pedestrian connections and must be designed to minimize the need for pedestrians to cross parking aisles or to walk behind parked cars on the parking surface.
- All off-street parking should be surfaced according to City of Selkirk standards.
- All off-street parking areas should be drained in such a way that avoids surface pooling and/or draining onto adjacent residential properties or public sidewalks and points of access.
- Shared parking is encouraged to reduce unnecessary duplication.



Parking Lot Screening and Landscaping

The following landscaping of areas internal to parking lots is required for all parking areas that contain more than 20 automobile parking spaces: 16/19

- in addition to landscaping installed to meet any other requirements of this section, 5 percent of the gross parking lot area must be landscaped;
- one tree must be provided for each 300 square feet of parking lot interior landscape area within the area required in subsection above; and one shrub must be installed for each 100 square feet of parking lot interior landscape area within the area required in subsection above;
- internal landscape areas must be dispersed on the site so as to break up the expanse of pavement;
- where landscaping is provided within landscape islands, those islands must be a minimum of 5 feet wide; and,
- required trees and shrubs within a required landscaped area may be clustered to create visual interest.

Fencing & Screening

To ensure proper screening of commercial uses for existing residents adjacent to, or abutting, Pittsburg Avenue, opaque fencing along the rear – in addition to landscaped buffering – is required.

- Per City of Selkirk Zoning By-law requirements, a minimum fence height of 6.5 feet is required. Maximum fence height along the rear lot line is 8 feet.
- All fencing should be consistent (materials, construction) such that it adds to the overall, cohesive design of the site. Fence designs will be subject to City of Selkirk approval.
- One tree should be planted for every 30 linear feet and three (3) shrubs for every 20 linear feet of rear and side lot line(s), where abutting occurs.

Utility/Storage Screening

- Rooftop mechanical equipment and appurtenances must be screened so they are not visible from adjacent public streets, or adjacent properties less than 200 ft. away, when viewed from 5 ft. above grade.
- Screening enclosures must be constructed of a material similar in appearance to at least one of the materials used in the facades of the principal building and one of the same colours used in the principal building.
- Air conditioning compressors and units must be completely screened or appropriately positioned with City of Selkirk Approval.
- Any rooftop equipment generating noise that can be heard outside the boundaries of the lot must be buffered or attenuated to direct unavoidable noise upward.

Trash Receptacles

Trash receptacles should be selected/designed to reflect the overall design of the site. Larger garbage receptacles should be concealed using a garbage enclosure designed in concert with the main structure(s).

- Garbage enclosures are subject to City approvals.

Snow Clearing

Effective snow clearing routes and storage, where necessary, should be considered when planning the layout of the site.

17/19

- Piling snow along the rear lot line, directly adjacent to existing single family homes that back onto Pittsburg Avenue, is not permitted.
- Snowmelt runoff must be retained on-site and drained back-to-front, connecting to the storm water/sewer system along Pittsburg Avenue.

LANDSCAPE REQUIREMENTS

Overall Landscape Objectives

Appropriate, high-quality landscape design for all buildings along Pittsburg Avenue shall reinforce the following objectives:

- Provide balance to and complement architectural style;
- Provide shade, texture, colour, and visual interest;
- Increase the quality of the outdoor environment;
- Provide a physiological connection with natural environment;
- Make use of native plant species, where available and appropriate; and
- Manageable and affordable landscape maintenance.

Site Landscape & General Requirements

- Landscaping and buffering is required for the following areas:
 - Street edge
 - Building perimeter
 - Parking lot interior
- At least 50% of the landscaped area should consist of living materials, as opposed to bark, gravel or any other non-living materials.
 - Orange/red mulch is prohibited.
- All plant material to be No. 1 Grade Nursery Stock, supplied and installed in conformance with the latest edition of Canadian Nursery Landscape Association "Canadian Standards for Nursery Stock".
- Plant material must be able to withstand local climatic conditions.
- Plant materials located within 20 feet of a public street must be of a salt-tolerant species.
- Native plant species are encouraged.

Shrubs & Perennials

Planting shrubs and perennials is encouraged as part of a cohesive landscape composition that strikes a balance with the architectural features of the building(s). Plants that are **not permitted** include:

Baby's Breath - Gypsophila paniculata
Bishop's Goutweed - Aegopodium podagraria
Burdock, Great - Arctium lappa
Burdock, Common - Arctium minus
Canary Reed Grass - Phalaris arundinacea
Daisy, Ox-eye - Chrysanthemum leucanthemum
Downy Brome - Bromus tectorum
Foxtail, Green - Setaria viridis
Foxtail, Yellow - Setaria glauca
Foxtail Barley - Hordeum jubatum

Loosestrife species - Lythrum spp.
Milkweed, Showy - Asclepias speciosa
Nettle, Stinging - Urtica dioica
Quackgrass - Agropyron repens
Ragweed, Common - Ambrosia artemisiifolia
Ragweed, False - Iva xanthifolia
Ragweed, Giant - Ambrosia trifida
Russian Thistle - Salsola kali
Sage, Pasture - Artemisia frigida
Thistle, Canada - Cirsium arvense

Tree Planting

- The size of the tree planted does not necessarily guarantee successful growth. It is recommended to plant trees with a minimum caliper (trunk circumference) of 65 mm (2.6 inches).
- With the presence of Dutch Elm Disease and the threat of the Emerald Ash Borer, it is recommended that: Elm trees (*Ulmus americana*) be planted sparingly using varieties which are more resistant to Dutch Elm Disease.
- Ash trees should not be planted.

Pittsburg Avenue Development

The Land

The City of Selkirk will consider proposals from qualified developers and companies to purchase and develop a parcel of land, 400 Pittsburg Ave, located on the border of industrial and residential lands in the south end of the City.

This 2.09 acres (700.5 feet frontage by 125 feet depth) of bare land is fully serviced by a new asphalt road with the ability to connect to the City's water and wastewater systems and all utilities. This parcel of land has been identified to serve as a transition and barrier between the heavy industrial use to the south and the single family residential use to the north. The proposal should reflect the intention to offer a development that thoroughly uses the available land for a purpose that is not overly disruptive and provides a buffer for the residential property behind it.

Subject Site



The subject property is situated at 400 Pittsburg Avenue between Main and Sophia Streets, and legally described as Lot 20/33, Block 16, Plan 2331. This 2.09-acre parcel has a frontage of 700.5 feet and a depth of 125 feet. This land is already registered in the Winnipeg Land Title Office (WLTO) as 13 individual lots comprise of approximately 50 feet frontage each for 12 lots and 100 feet frontage for one lot. These individual titles on the land are owned by the City of Selkirk with the possibility of various forms of consolidation through the WLTO to suit different types of development proposals.

The land is serviced with all major utilities in place, i.e. water, sewer, hydro, natural gas, cable and phone. The road was asphalt paved in 2016 to the City of Selkirk standards.

The land is designated Urban Neighbourhood (UN) on the Red River Planning District's Development Plan and Strip Commercial (C3) on the City of Selkirk Zoning Bylaw No. 4968. (See attached Schedule for the Pittsburg Avenue Design Guidelines on page 5/19 for zone requirements)

Local Improvement Plan (LIP)

A Local Improvement District #35 was created for the install of the asphalt paving on the 400 Block of Pittsburg Avenue. The City has paid the portion of the LIP associated with the subject property and this cost has been included in the City's value of the property.

Utilities

The 400 block of Pittsburg Avenue is serviced with hydro, sewer/ water and natural gas. The costs for the install of the city water, wastewater sewer and land drainage system are included in the City's value of the property.

At the time of obtaining a building permit for construction on the land, additional development charges will be applicable and will be dependent on the form of development being built. These charges do not include any application or building permit fees required by any other agency.

Preferred Property Use

This parcel of land has been identified to serve as a transition and barrier between the heavy industrial use to the south and the single family residential use to the north. Any potential development must, as a key priority, continue to offer a buffer between these two existing land uses.

The City is open to consider all valid proposals for commercial uses including, but not limited to multi-unit for retail, business or professional offices.

The City encourages and will give preference for development of all of the land in entirety, however may consider proposals on a portion of the property or individual lots.

NO FORM OF RESIDENTIAL DEVELOPMENT WILL BE CONSIDERED.

Price

The City currently values each lot at \$59,900 with the exception of the single larger lot valued at \$120,000.

Details of the Proposed Use

Prior to the City approving any offer to purchase the proponent must provide:

- A high level description of the project including details such as, type of development, intensity of use (number of units, estimated building size, etc.), construction types, landscaping choices, styles, etc. using Schedule "B" Design Guidelines as the framework for design at a planning level;
- Architectural and elevation conceptual drawings ;
- A site plan and construction timeline;
- How green infrastructure and sustainable design have been considered and incorporated into the design; and
- How the loss of forested area will be compensated.

The proposal should clearly demonstrate how disturbances to the residential properties to the north will be minimized including the implementation of a buffer using the standards as per the attached Pittsburg Avenue Design Standards.

No Warranties and No Representations

Prospective proponent/purchaser/developer must rely entirely upon their own investigation and due diligence in order to satisfy themselves as to the suitability of the property for their needs.

Property Disclosure

As this parcel of land is located adjacent to heavy industrial use, proponents and any future owners shall be aware that they may be exposed to noise, dust, vibration and odour nuisances generated from that use. Submission of a proposal to the RFP is acceptance of understanding that there will be no remedy to those nuisances by the City or any other agency.

Key Contact

Tim Feduniw
Director
Sustainable Economic Development Department
City of Selkirk

Email: tfeduniw@cityofselkirk.com
Phone: 204-785-4953

PITTSBURG AVENUE DESIGN GUIDELINES

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INTRODUCTION

Purpose of the guidelines

The purpose of these guidelines is to provide clear direction and design recommendations for the development of lands adjacent to Pittsburg Avenue, a critical edge area marking the transition between Industrial and Residential land use zones. These guidelines aim to promote quality design and development that enhances the existing character of the City of Selkirk. It is expected that this document may be amended as required, to reflect updated requirements, current trends and best practices. The guidelines contained within this document shall in no way limit the legal liability of the applicant with respect to any act, statute, or by-law.

These guidelines will assist Developers, the City of Selkirk, and the community by:

- (1) providing an effective review and approval process;
- (2) highlighting existing landscape features as a vital part of the community to be preserved, where possible;
- (3) ensuring Developers are held to a high standard of design;
- (4) promoting thoughtful new development that blends cohesively with the existing urban fabric of the City of Selkirk; and,
- (5) encouraging new and creative designs that respect the adjacent land uses.

Implementation

In addition to the provisions outlined in the City of Selkirk Zoning By-law and all other applicable policies, legislation, and guidelines, the Developer will be required to comply with these guidelines throughout the design and construction process.

Development proposals will be reviewed for full compliance by the City of Selkirk. Innovative designs that do not necessarily follow the guidelines prescribed herein may be considered on a case-by-case basis. The Developer shall also comply with all other pertinent approval agencies.

BACKGROUND

The Site

These guidelines have been created specifically for future development along Pittsburg Avenue.

Pertinent documents

Where recommendations presented in this document differ from the following documents, the following documents shall take precedent.

- *The City of Selkirk Zoning By-law No. 4968*
- *The Selkirk and District Development Plan By-law 190/08*
- *The City of Selkirk Strategic Plan 2014*

Pittsburg Avenue

Pittsburg Avenue is designated a Local Street (Development Plan By-Law 190/08 – Map 18). Pittsburg Avenue is truncated by Railway Street and adjacent land uses. In 2016, the City of Selkirk upgraded the 400 block of Pittsburg Avenue to an asphalt-surfaced road between Main Street and Sophia Street as part of the City's Local Improvement District (LID) Process.

Future development along Pittsburg Avenue may require upgrading the remaining gravel road to City of Selkirk standards, to match the newly constructed asphalt-surfaced section between Main Street and Sophia Street.

Adjacent Railway & Rail Setbacks

The rail line running parallel to Railway Street is classified as a freight spur line. The track is part of the Winnipeg Beach rail line subdivision. According to the updated Guidelines for New Development in Proximity to Railway Operations (2013), a 15 meter (50 feet) setback from the edge of a rail right-of-way (spur line) to habitable dwellings is required.



NOTE: Railway setbacks may not apply to all future development along Pittsburg Avenue. Railway setbacks do not apply to 400 Pittsburg Avenue.

Additional information regarding the CP Rail line can be found by contacting CP CANADA Community Connect Line at 1-800-766-7912. <https://rac.jmaponline.net/canadianrailatlas/>

Adjacent Land Use(s)

3/19

Pittsburg Avenue is positioned at the boundary of two distinct land use designations – Urban Neighbourhood and Heavy Industrial (Development Plan By-Law 190/08 – Map 1). Lands south of Pittsburg Avenue are zoned Heavy Industrial; lands north of Pittsburg Avenue are zoned Residential General.

The existing conditions along Pittsburg Avenue require careful consideration when planning for future development. A considerable portion of the land north of Pittsburg Avenue is densely planted with trees and an understorey of shrubs and forbs, providing the residents with an effective landscape buffer and transition to industrial uses directly south of Pittsburg Avenue. Any future development must take this into account when positioning buildings and parking areas on the site – **a significant loss of vegetation will create real and perceived loss of habitat, protection and privacy from adjacent land uses for the residents.**

Rear lane access for several houses fronting Manchester Avenue, between Mercy Street and Sophia Street should be considered when planning new development along Pittsburg Avenue. Future development plans should ensure parking access is maintained or provided for existing residents.

PERTINENT PLANNING DOCUMENTS

Selkirk and District Development Plan By-Law No. 190/08

4/19

The Site is located in an area designated Urban Neighbourhood (UN) in the Selkirk and District Development Plan By-Law No. 190/08

There are six (6) Objectives of the Urban Neighbourhood (UN). For this Site, only Objective 6 of the Urban Neighbourhood (UN) applies:

6. To provide for neighbourhood commercial development that does not conflict with adjacent residential development.

NO RESIDENTIAL USES WILL BE CONSIDERED OR PERMITTED ALONG PITTSBURG AVENUE.

City of Selkirk Zoning By-law No. 4968

In 2016, the 400 Block site was re-zoned to Strip Commercial (C3). According to the City of Selkirk Zoning By-law 4968 (2017):

7.2.2 “C3” Strip Commercial

This zone provides sites for linear single or multi-tenant sites for multi-functional uses such as retail business, recreational, social, cultural and administrative land uses along major collector or arterial streets. Uses primarily serve local clientele.

The following table [Table 1] lists the development requirements for 400 Pittsburg Avenue.

Table 1: Commercial Bulk Table [adapted from Zoning By-law 4968 (2017)]

	FRONT YARD	SIDE YARD	SIDE YARD CORNER	REAR YARD	MAX. HEIGHT	MAX. SITE COVERAGE	SITE WIDTH	SITE AREA
	(ft.)	(ft.)	(ft.)	(ft.)	(ft.)	(%)	(ft.)	(sq.ft.)
(C3) STRIP COMMERCIAL	40	0	0	10	30	60	50	5,000

ENGAGING PROFESSIONALS

When preparing a development documents for Pittsburg Avenue, applicants shall ensure the appropriate professionals are engaged in the project from the start.



- Site plans and landscape drawings should be prepared by a registered Landscape Architect in good standing with the Manitoba Association of Landscape Architects, or equivalent provincial regulatory body.
- Architectural plans and design drawings must be prepared by a registered Architect in good standing with the Manitoba Association of Architects, or equivalent provincial regulatory body.
- Engineering drawings, as required, must be prepared by a registered Engineer in good standing with Engineers Geoscientists Manitoba, or equivalent provincial regulatory body.

DESIGN GUIDELINES

1 Public realm that places people first

5/19

Designing for people means that communities and neighbourhoods should be designed with consideration as to how people experience space. This will include, but not be limited to the following:

- Providing sidewalks on arterial streets, collector roads and certain local roads to strengthen connectivity;
- Providing green spaces that connect people within the neighbourhood to school(s), green space amenities, bus stops and commercial amenities;
- Providing public realm elements (e.g. lighting, street furniture, public art, and plantings that are pedestrian in scale) which contribute to an inviting environment and add visual interest at the street edge; and,
- Providing designs that are barrier free and accessible for all people.

2 Active frontages

Buildings have the ability to enliven and positively contribute to the public realm by orientating them to the street and creating high quality pedestrian environments. To promote a comfortable and safe neighbourhood environment encourage the development of active frontages where:

- Building entrances are prominent from the street;
- Doors and windows are closely spaced;
- Blank walls and tall opaque fencing are avoided;
- Location of 'back-of-house' functions (utilities, garbage enclosures, fire exits, etc.) should be carefully considered, integrating the use of screening or other means of visual/physical delineation;
- Front façades include attractive architectural details (e.g. bay windows, porches, etc.); and
- Plazas, patios and other seating areas are provided.

3 Consistent setbacks and minimal variations in building frontage

Long buildings should be broken up, visually and/or physically, into pedestrian-scaled proportions. Consistent building lines with significant variation in setbacks creates a more intimate and comfortable pedestrian environment while also creating a clear definition between public and private space. Architectural details can aid in creating visual interest. Breaks for vehicular access and green space amenities are permitted, but should be kept to a minimum to preserve the integrity of the pedestrian environment.

4 Strong corners

Corner lots at intersections are visually prominent and important sites. They should have, where possible, two active frontages that provide opportunities to have entrances on both sides. Corner buildings also act as landmarks and represent a transition between neighbourhood blocks.

5 Foster places for people to gather

6/19

Successful public spaces are places that encourage social interaction. This can include, but not be limited to the following design considerations:

- Determining nodes of activity;
- Movement patterns and connectivity;
- Visibility and lighting; and
- Seating and landscaping.

6 Sustainable landscapes

All future development in the City of Selkirk should be mindful of the priorities detailed in The City of Selkirk Strategic Plan (2014), particularly "... encouraging more environmentally responsible development" (p.5). Even with simple gestures – such as a conscious effort to provide quality landscaping – development along Pittsburg Avenue can effectively contribute to the City of Selkirk by promoting a sustainable relationship between human activity and the environment.

7 Built form compatibility

Massing of multiple storey buildings must be respectful of the neighbourhood, especially if adjoining neighbourhoods are composed of one or two storey residences. This can include, but not be limited to, the following design considerations:

- Set/step-backs of upper floors being more than those of lower floors;
- Yard set-backs; and
- Landscaped buffer areas.

8 Visual and physical connections

Integrating new development along Pittsburg Avenue, within the existing community, requires a visual and physical connection with adjoining land uses to ensure a compatible fit. Integration can be facilitated by creating a pedestrian scale streetscape and addressing the challenges of proposed development in an edge condition area with two diverging land uses.

9 Sustainable development

Ensuring that development of today will not negatively impact the residents of Selkirk in the future, the sustainable development guidelines are meant to push applicants to put their best development plans forward – taking into account how the proposed development will influence the natural, physical, socio-cultural, and economic fabric of the City of Selkirk.

RECOMMENDED COLOUR PALETTES

NOTE: For the purposes of this document, the names of the colour palettes shown are part of a naming convention only and are not part of a requirement for specific architectural design of the principal structure(s). Colour trends are continually evolving; both traditional and modern colour schemes are encouraged, subject to City approval.

7/19

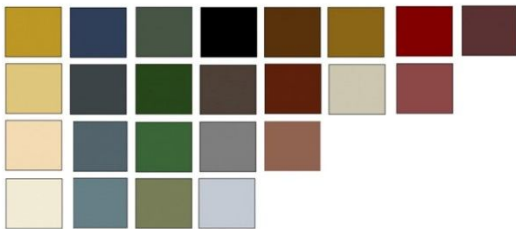
The colour palettes shown are intended to serve as examples of complementary colour schemes that should be carefully selected to blend harmoniously within the greater context of the City of Selkirk. Other colour schemes may be considered on a case-by-case basis.



Arts and Craftsman Colour Palette



Prairie-Style Colour Palette



Colonial Colour Palette

Neutral, earthy shades.



Deep, rich colours – perfect for accents.



Complementary colours that work well with unpainted, natural materials and/or metals.



BUILT FORM - DESIGN GUIDELINES + MINIMUM REQUIREMENTS

The following indicates the minimum building requirements for all principal structures proposed at 400 Pittsburg Avenue. It is the responsibility of the Developer to ensure that all architectural and site plans satisfy the minimum requirements. 8/19

Architectural Style

Future development along Pittsburg Avenue should be consistent, with architectural details that enhance the visual appeal of not only the building, but the street as a whole. The overall style of the building(s) should be a cohesive, modern blend of the adjacent structures and land uses.

LEED Certification

Sustainable and environmentally conscious design is encouraged for all future development along Pittsburg Avenue. LEED certification – or equivalent – is not a requirement but is strongly encouraged.

Accessory Structures

Accessory structures are subject to the same Architectural Guidelines and Site Standards as the principal and main structures and should appear to be unified and not an afterthought.

Building Height

To ensure compatibility and fit with the adjoining single family residences fronting Manchester Avenue, development along Pittsburg Avenue shall allow for a maximum building height of 2 storeys, or a maximum of 30 feet.



A shadow study is strongly recommended to ensure proposed built forms do not eclipse the existing single-family dwellings. Proposed buildings are encouraged to be oriented on the site in such a way as to minimize shadows cast on single family lots.

Angular Planes

- Angular planes are permitted on corner lots, provided all public entrances are visible from the street and are not concealed in any way.

Visual Prominence

- All above-grade footprints must be consistent with the general architectural design and proportions on the main floor.
- All buildings are encouraged to be positioned in such a way as to enhance the streetscape.
- All building volumes must incorporate intermittent variations in plan and elevation to encourage shadow lines on the building and to assist in breaking down the apparent mass and scale into well-proportioned volumes. This includes building elevations that are adjacent to or visible from public streets, public parks, and adjacent developments.
- Buildings should be constructed to define the edges of, and to face onto, any public park and/or accessible open spaces.

Elevation Design

NOTE: For primary and secondary structures visible from more than one public street (Pittsburg Avenue 9/19 Main Street, Sophia Street) any materials used on the front elevation must wrap around to the sides and rear of the building in a continuous and consistent manner. Any materials used on the front elevation of all other structures must wrap around to the sides of the building for a minimum of 2.0 ft. or to a point where the material can logically end in accordance with the building's design. All material cladding shall adhere to the most recent version of the National Building Code.

Front Elevations

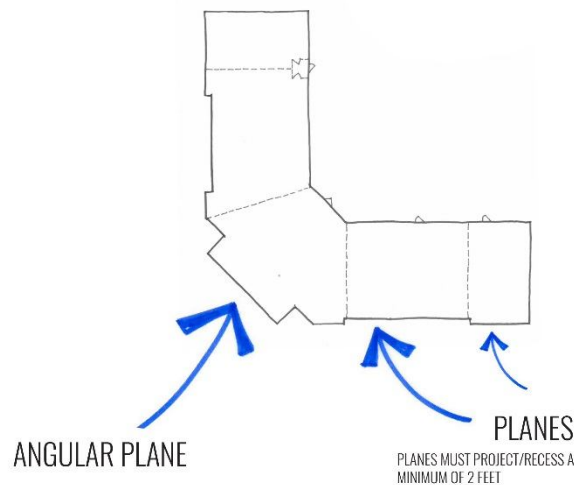
- “Break up the box”: At least three (3) planes are required for principal structures.
- The City of Selkirk may approve designs with less than three (3) planes, on a case-by-case basis.
- Each plane must project a minimum of 2 feet (2 ft.) from adjacent planes.
- Planes must not be cantilevered.

Side Elevations

- All materials must carry from the full height of the front elevation to the full height of both side elevations and wrap around a minimum distance of 2.0 ft. or to a point where the material can logically end in accordance with the building's design.
- For structure(s) visible from both Pittsburg Avenue and Sophia Street, and/or Pittsburg Avenue and Main Street, all materials must carry the full height of the front elevation to the full height of the side elevation(s) that front on a main street, and wrap around to the rear of the structure in a continuous and consistent manner.

Rear Elevations

- The design of the rear elevation must be integral to the design of the rest of the building structure, not an afterthought.
- Window trim colours must be identical for all windows located in the same elevation.



Façade Articulation

- Facades at the ground level are recommended to have arcades, display windows, entry areas, awnings, or other such features along at least 60 percent of their horizontal length.
- Principal structures that have a façade greater than 30 feet in length abutting Pittsburg Avenue, measured horizontally, should incorporate architectural features such as wall plane projections or recesses to visually interrupt the façade.
- No uninterrupted length of any building façade should exceed 30 horizontal feet.

10/19

Pedestrian Entrances

Front doors should be located in plain view from Pittsburg Avenue and should be directly accessible from a public sidewalk or appropriately designed public entrance. All entrances should be universally accessible and well-lit.

Windows

- Windows must be of a consistent design on front and side elevations of the building.
- Trim-less windows are not permitted.
- Stucco build-outs and pre-finished wood trims are permitted.
- Shutters and other architectural detailing is encouraged, where appropriate.
- The top edge of exterior window frame on all elevations must be a minimum of 6 in. below the underside of the soffit or any other feature.

Exterior Finishes

The intention of providing recommendations and requirements for the exterior finishes of proposed structures is to ensure thoughtful consideration of the overall aesthetic impact that the proposed development will have on the community. Where architectural plans and material/colour palettes diverge from the recommendations included herein, special consideration may be granted by the City of Selkirk. All material and colour proposals are subject to City approval.

High Quality Wall Finish: higher quality wall finishes including clay brick, cultured stone, stone, wood, Hardie board or equivalent material as approved by the City of Selkirk.

Secondary Wall Finish: less quality wall finishes including vinyl siding, coloured stucco, and acrylic stucco.

- **Glazing & Transparency**
 - Ground level facades facing Pittsburg Avenue should have a minimum transparency of 40%. This can be achieved through windows and/or glazing.
 - Faux glazing is discouraged.
 - Reflective glass is not permitted.
- Required architectural detailing applies equally to all building elevations where the side and rear of a principal building or an accessory building is adjacent to or visible from, any public street.
- The use of vinyl siding is not encouraged and is subject to City of Selkirk Approval.
- Each principal structure must have at least two (2) types of exterior wall finishes, one of which must be a High Quality Wall Finish.
- Walls clad in a single material are not permitted.
- A High Quality Wall Finish that covers 50% of the front elevation is encouraged. Designs incorporating High Quality Wall Finishes below the 50% coverage recommendation, but not less than a minimum of 30% of the front elevation, may be approved by the City of Selkirk on a case-by-case basis. 11/19
- Stucco finishes must be selected with care and must complement the overall architectural style of the principal and accessory structure. Decorative finishes such as California, Monterey, Santa Barbara, and Travertine are not appropriate.
- Jumbo/giant brick or 'boulder' style cultured stone is NOT permitted.

Exterior Detailing

- Trim and fascia are integral to the appearance of the principal structure. Provide appropriate contrast when selecting colours.
- Perforated/ventilated aluminum soffits and fascia are permitted. Continuous 2-inch strip venting in soffits is preferred.
- Fascia boards and trim are to be made of aluminum or wood, which is painted/stained to be consistent with the exterior colour palette.
- Vinyl fascia, trim, and eaves are NOT permitted.
- Parging height must be a maximum of 2 ft.
- Blank walls without fenestration at street level or upper levels will not be permitted on facades adjacent to or visible from public streets, public parks, or adjacent development.
- Developments are encouraged to have main entrances which face Pittsburg Avenue.

Treatment of Blank Walls

Blank walls shall not be permitted. Use architectural details –including windows –and/or public art installations to provide visual interest.

Signs

Signage is typically erected/constructed for the purpose of identifying specific business(es). Signs are an important part of the visual landscape within cities, but it is important to ensure that signage does not dominate the built form.

Signage is permitted for the strip commercial development to be located along Pittsburg Avenue. For a detailed breakdown of all signage by-laws, please refer to the City of Selkirk Zoning By-law - 4968 (2017).

- Permits are required for all signage.
- All signs shall ensure compliance with current City of Selkirk Zoning By-laws and regulations
- Sign design should be submitted for consideration.
- All signage must be designed with a similar height, form, colour palette, and theme that blends with the overall architectural style of the built form. Signs shall not obscure the building's primary architectural features.
- All business signs should align horizontally across the front façade.
- Signage that is incorporated on the building façade is preferred over free-standing signage.
- Permanent free standing signs are to have a stone base or be constructed of heavy timber framing and be supported by strong landscaping features. These signs should complement the character of the building, the scale of the area and the pedestrian environment. 12/19
- Signs shall not impede existing pedestrian circulation along Pittsburg Avenue, rear lanes, sidewalks, or to residential dwellings.
- Jumbotrons, LED video displays, and moving signs are not permitted.
- Signage located within the control zone of any Provincial Road or Provincial Trunk Highway require special approval from the appropriate authority.

Roof Articulation & Design

- Roofs should be designed to form an integral part of any project and complement the overall architectural design. Where exposed roof surface areas are large, it is mandatory to incorporate sensitive design elements that break down perceived proportion, scale and massing of the roof to create human-scaled surfaces.
- Flat roofs are permitted, subject to City of Selkirk approval.
- Principal structures are encouraged to have at least one interruption in the roofline every 20 feet such as a gable or other break in the horizontal line of the roof ridgeline.
- Roof articulation is recommended for buildings with at least 50 feet of street frontage. A roof articulation should at least consist of either:
 - A change in elevation of the roof line of at least 4 feet and visible from the street; or
 - A sloped or gabled roofline segment of at least 20 feet in width and with a minimum slope of 4:12.
- The modulation of rooflines along the street should coincide with changes in uses, building tenants or building entries.
- The exposed roof area when calculated perpendicular to a vertical viewing plane should not exceed 40% of the total projected wall and roof area. Alternatively, large roof areas should be broken down into smaller volumes by varying the roof planes, or by introducing sensitive design elements such as dormer windows.
- Sloped roofs should have a minimum overhang of 450 mm or 18 inches. Fascia boards should be a minimum 150 mm or 6 inches in width. Permitted claddings for sloped roofs include pre-finished steel standing seam roofs complete with snow and ice stops, asphalt shingles, cedar shingles/shakes, granular faced aluminum shingles, clay or concrete tile roofing and glazing.

- While roof pitch is not prescribed, special consideration must be given to the integration of the roof with the building architecture.

SITE + LANDSCAPE – DESIGN GUIDELINES

Site Planning

Site planning refers to the overall design and layout of the site. A holistic, environmentally conscious approach that values human and environmental interaction with the site is encouraged. When planning development along Pittsburg Avenue, the following factors – at a minimum – should be considered:

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- Physical & natural features of the site
- Specific building placement on the site
- Vehicular access, circulation, and parking
- Pedestrian movement including boulevard sidewalks
- Preservation of landscape buffer(s)
- Buffering of views
- Adjacent land uses
- Existing site grades & drainage patterns
- Overall community character
- Safety – the City of Selkirk may require the proposed development to be reviewed by a qualified CPTED consultant

Site Furnishings

As part of an overall landscape and site plan, site furnishings (benches and garbage receptacles) can perform specific functions while enhancing the pedestrian experience and adding visual interest. Site furnishings must be included and should be selected to blend harmoniously with the overall site design.

Retaining Existing Landscape Features

Established vegetation [tree-stands, for example] provide habitats for wildlife, shade and visual interest for residents, and help to moderate microclimates. Applicants are encouraged to retain existing landscape features wherever possible.

- During construction, proper tree protection for existing trees to be retained is critical to ensure continued health of the tree(s):

- Where significant areas of land have been devoted to the preservation of existing landscape features, the City of Selkirk may reduce the overall site landscape requirements for new development:
 - Reductions will be proportional to the land area reserved for landscape preservation, to be established by the City of Selkirk on a case-by-case basis.

Lighting

- Lighting plans must adhere to all Zoning By-laws and applicable requirements; lighting plans are subject to City of Selkirk approval.
- LED lights are encouraged.
- Wall-mounted building front lights must have fully shielded luminaries to direct all light down.
- No light source shall be directed outward toward front, side property boundaries or adjacent street rights-of-way.
- Architectural, landscape, and decorative lighting may be directed upward to illuminate flags, building facades, landscape, or any other objects, but must use a narrowly directed light whose light source is not visible from public streets.
- All light sources must be shielded to prevent glare and spillover.

14/19

Protection from the Elements

- Buildings should be designed with the regional climate in mind. Pedestrian-friendly entrances that offer protection from the elements should be included in the architectural design of the building(s).
- Awnings are permitted.

Buffers and Transitions to Residential Zones

Pittsburg Avenue is bounded by residential and industrial land uses. An appropriate buffer is required between these diverging land uses.

- Buffers must address and minimize potential impacts of light, sound, and dust.
- Buffers must be effective year-round to be considered for approval.
- A minimum landscaped buffer of 10.0 feet is required from the rear lot line. The landscaped buffer should include some or all of the following, subject to City approval:
 - Privacy fencing
 - Tree planting
 - Shrub planting
 - Retain existing trees where possible

Access and Sidewalk Relationship

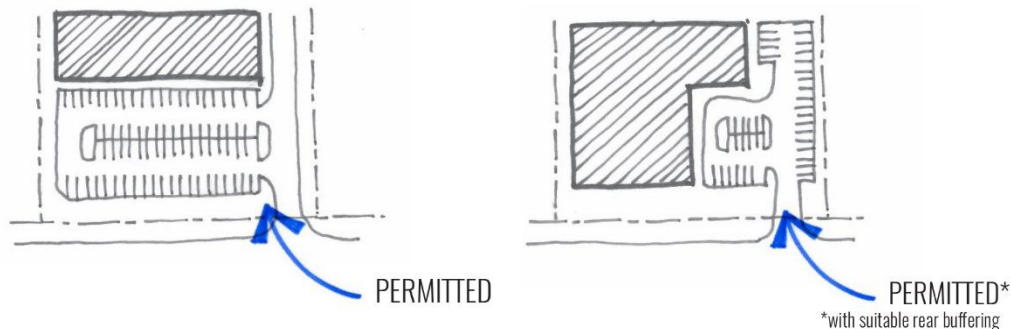
- Where there is more than one (1) building on the site, buildings must be connected via pedestrian sidewalks in such a way to create appropriate common space for gathering. Consistent landscaping is encouraged as a means of unifying multiple buildings on the site.
- Sidewalk depths should be maximized along storefronts.
- For multi-tenant buildings, grouped or paired entrances are encouraged.
- Truck/loading access should be grouped and separate from active pedestrian routes.

Vehicular Access and Servicing

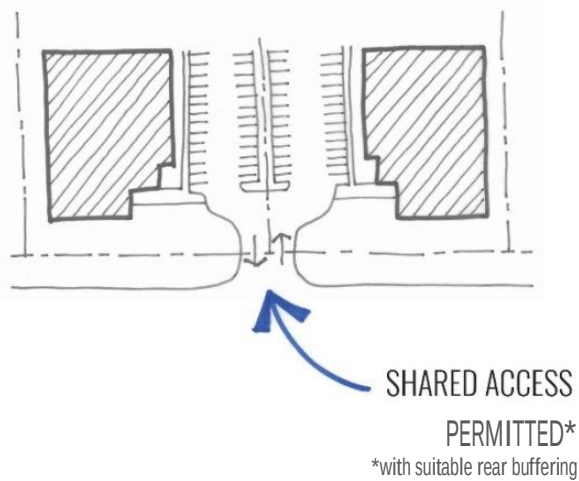
- Main vehicular access to 400 Pittsburg Avenue shall be directly from Pittsburg Avenue. Access from the residential public lane (parallel to Manchester Avenue) and/or Sophia Street is not permitted. Secondary access to the site may be permitted from the public lane parallel to Main Street.
- Where multiple buildings of differing uses/tenants are proposed, a consolidated site access is recommended.
- Truck/loading access should be grouped and separate from active pedestrian routes.

Parking

- The Developer must provide all required accessory off-street standard and accessible parking spaces and parking driveways. 15/19
- All required parking areas must conform to current and applicable Zoning By-Laws and universal accessibility design standards.
- Off-street parking lots that front on to Pittsburg Avenue are recommended; all parking shall be provided along the side or front of the building(s). No rear parking shall be permitted.



- Parking areas must be designed to avoid the creation of isolated parking spaces in which an automobile cannot be seen.
- Parking areas must incorporate pedestrian connections and must be designed to minimize the need for pedestrians to cross parking aisles or to walk behind parked cars on the parking surface.
- All off-street parking should be surfaced according to City of Selkirk standards.
- All off-street parking areas should be drained in such a way that avoids surface pooling and/or draining onto adjacent residential properties or public sidewalks and points of access.
- Shared parking is encouraged to reduce unnecessary duplication.



Parking Lot Screening and Landscaping

The following landscaping of areas internal to parking lots is required for all parking areas that contain more than 20 automobile parking spaces: 16/19

- in addition to landscaping installed to meet any other requirements of this section, 5 percent of the gross parking lot area must be landscaped;
- one tree must be provided for each 300 square feet of parking lot interior landscape area within the area required in subsection above; and one shrub must be installed for each 100 square feet of parking lot interior landscape area within the area required in subsection above;
- internal landscape areas must be dispersed on the site so as to break up the expanse of pavement;
- where landscaping is provided within landscape islands, those islands must be a minimum of 5 feet wide; and,
- required trees and shrubs within a required landscaped area may be clustered to create visual interest.

Fencing & Screening

To ensure proper screening of commercial uses for existing residents adjacent to, or abutting, Pittsburg Avenue, opaque fencing along the rear – in addition to landscaped buffering – is required.

- Per City of Selkirk Zoning By-law requirements, a minimum fence height of 6.5 feet is required. Maximum fence height along the rear lot line is 8 feet.
- All fencing should be consistent (materials, construction) such that it adds to the overall, cohesive design of the site. Fence designs will be subject to City of Selkirk approval.
- One tree should be planted for every 30 linear feet and three (3) shrubs for every 20 linear feet of rear and side lot line(s), where abutting occurs.

Utility/Storage Screening

- Rooftop mechanical equipment and appurtenances must be screened so they are not visible from adjacent public streets, or adjacent properties less than 200 ft. away, when viewed from 5 ft. above grade.
- Screening enclosures must be constructed of a material similar in appearance to at least one of the materials used in the facades of the principal building and one of the same colours used in the principal building.
- Air conditioning compressors and units must be completely screened or appropriately positioned with City of Selkirk Approval.
- Any rooftop equipment generating noise that can be heard outside the boundaries of the lot must be buffered or attenuated to direct unavoidable noise upward.

Trash Receptacles

Trash receptacles should be selected/designed to reflect the overall design of the site. Larger garbage receptacles should be concealed using a garbage enclosure designed in concert with the main structure(s).

- Garbage enclosures are subject to City approvals.

Snow Clearing

Effective snow clearing routes and storage, where necessary, should be considered when planning the layout of the site.

17/19

- Piling snow along the rear lot line, directly adjacent to existing single family homes that back onto Pittsburg Avenue, is not permitted.
- Snowmelt runoff must be retained on-site and drained back-to-front, connecting to the storm water/sewer system along Pittsburg Avenue.

LANDSCAPE REQUIREMENTS

Overall Landscape Objectives

Appropriate, high-quality landscape design for all buildings along Pittsburg Avenue shall reinforce the following objectives:

- Provide balance to and complement architectural style;
- Provide shade, texture, colour, and visual interest;
- Increase the quality of the outdoor environment;
- Provide a physiological connection with natural environment;
- Make use of native plant species, where available and appropriate; and
- Manageable and affordable landscape maintenance.

Site Landscape & General Requirements

- Landscaping and buffering is required for the following areas:
 - Street edge
 - Building perimeter
 - Parking lot interior
- At least 50% of the landscaped area should consist of living materials, as opposed to bark, gravel or any other non-living materials.
 - Orange/red mulch is prohibited.
- All plant material to be No. 1 Grade Nursery Stock, supplied and installed in conformance with the latest edition of Canadian Nursery Landscape Association "Canadian Standards for Nursery Stock".
- Plant material must be able to withstand local climatic conditions.
- Plant materials located within 20 feet of a public street must be of a salt-tolerant species.
- Native plant species are encouraged.

Shrubs & Perennials

Planting shrubs and perennials is encouraged as part of a cohesive landscape composition that strikes a balance with the architectural features of the building(s). Plants that are **not permitted** include:

Baby's Breath - *Gypsophila paniculata*
Bishop's Goutweed - *Aegopodium podagraria*
Burdock, Great - *Arctium lappa*
Burdock, Common - *Arctium minus*
Canary Reed Grass - *Phalaris arundinacea*
Daisy, Ox-eye - *Chrysanthemum leucanthemum*
Downy Brome - *Bromus tectorum*
Foxtail, Green - *Setaria viridis*
Foxtail, Yellow - *Setaria glauca*
Foxtail Barley - *Hordeum jubatum*

Loosestrife species - *Lythrum spp.*
Milkweed, Showy - *Asclepias speciosa*
Nettle, Stinging - *Urtica dioica*
Quackgrass - *Agropyron repens*
Ragweed, Common - *Ambrosia artemisiifolia*
Ragweed, False - *Iva xanthifolia*
Ragweed, Giant - *Ambrosia trifida*
Russian Thistle - *Salsola kali*
Sage, Pasture - *Artemisia frigida*
Thistle, Canada - *Cirsium arvense*

Tree Planting

- The size of the tree planted does not necessarily guarantee successful growth. It is recommended to plant trees with a minimum caliper (trunk circumference) of 65 mm (2.6 inches).
- With the presence of Dutch Elm Disease and the threat of the Emerald Ash Borer, it is recommended that: Elm trees (*Ulmus americana*) be planted sparingly using varieties which are more resistant to Dutch Elm Disease.
- Ash trees should not be planted.

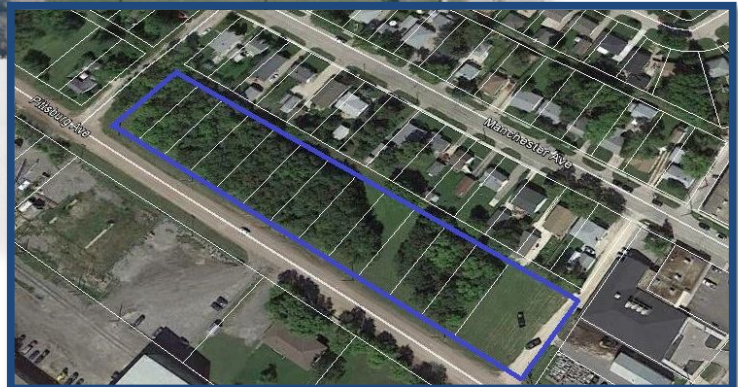
Pittsburg Avenue Development

The Land

The City of Selkirk will consider proposals from qualified developers and companies to purchase and develop a parcel of land, 400 Pittsburg Ave, located on the border of industrial and residential lands in the south end of the City.

This 2.09 acres (700.5 feet frontage by 125 feet depth) of bare land is fully serviced by a new asphalt road with the ability to connect to the City's water and wastewater systems and all utilities. This parcel of land has been identified to serve as a transition and barrier between the heavy industrial use to the south and the single family residential use to the north. The proposal should reflect the intention to offer a development that thoroughly uses the available land for a purpose that is not overly disruptive and provides a buffer for the residential property behind it.

Subject Site



The subject property is situated at 400 Pittsburg Avenue between Main and Sophia Streets, and legally described as Lot 20/33, Block 16, Plan 2331. This 2.09-acre parcel has a frontage of 700.5 feet and a depth of 125 feet. This land is already registered in the Winnipeg Land Title Office (WLTO) as 13 individual lots comprise of approximately 50 feet frontage each for 12 lots and 100 feet frontage for one lot. These individual titles on the land are owned by the City of Selkirk with the possibility of various forms of consolidation through the WLTO to suit different types of development proposals.

The land is serviced with all major utilities in place, i.e. water, sewer, hydro, natural gas, cable and phone. The road was asphalt paved in 2016 to the City of Selkirk standards.

The land is designated Urban Neighbourhood (UN) on the Red River Planning District's Development Plan and Strip Commercial (C3) on the City of Selkirk Zoning Bylaw No. 4968. (See attached Schedule for the Pittsburg Avenue Design Guidelines on page 5/19 for zone requirements)

Local Improvement Plan (LIP)

A Local Improvement District #35 was created for the install of the asphalt paving on the 400 Block of Pittsburg Avenue. The City has paid the portion of the LIP associated with the subject property and this cost has been included in the City's value of the property.

Utilities

The 400 block of Pittsburg Avenue is serviced with hydro, sewer/ water and natural gas. The costs for the install of the city water, wastewater sewer and land drainage system are included in the City's value of the property.

At the time of obtaining a building permit for construction on the land, additional development charges will be applicable and will be dependent on the form of development being built. These charges do not include any application or building permit fees required by any other agency.

Preferred Property Use

This parcel of land has been identified to serve as a transition and barrier between the heavy industrial use to the south and the single family residential use to the north. Any potential development must, as a key priority, continue to offer a buffer between these two existing land uses.

The City is open to consider all valid proposals for commercial uses including, but not limited to multi-unit for retail, business or professional offices.

The City encourages and will give preference for development of all of the land in entirety, however may consider proposals on a portion of the property or individual lots.

NO FORM OF RESIDENTIAL DEVELOPMENT WILL BE CONSIDERED.

Price

The City currently values each lot at \$59,900 with the exception of the single larger lot valued at \$120,000.

Details of the Proposed Use

Prior to the City approving any offer to purchase the proponent must provide:

- A high level description of the project including details such as, type of development, intensity of use (number of units, estimated building size, etc.), construction types, landscaping choices, styles, etc. using Schedule "B" Design Guidelines as the framework for design at a planning level;
- Architectural and elevation conceptual drawings ;
- A site plan and construction timeline;
- How green infrastructure and sustainable design have been considered and incorporated into the design; and
- How the loss of forested area will be compensated.

The proposal should clearly demonstrate how disturbances to the residential properties to the north will be minimized including the implementation of a buffer using the standards as per the attached Pittsburg Avenue Design Standards.

No Warranties and No Representations

Prospective proponent/purchaser/developer must rely entirely upon their own investigation and due diligence in order to satisfy themselves as to the suitability of the property for their needs.

Property Disclosure

As this parcel of land is located adjacent to heavy industrial use, proponents and any future owners shall be aware that they may be exposed to noise, dust, vibration and odour nuisances generated from that use. Submission of a proposal to the RFP is acceptance of understanding that there will be no remedy to those nuisances by the City or any other agency.

Key Contact

Tim Feduniw
Director
Sustainable Economic Development Department
City of Selkirk

Email: tfeduniw@cityofselkirk.com
Phone: 204-785-4953

PITTSBURG AVENUE DESIGN GUIDELINES

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INTRODUCTION

Purpose of the guidelines

The purpose of these guidelines is to provide clear direction and design recommendations for the development of lands adjacent to Pittsburg Avenue, a critical edge area marking the transition between Industrial and Residential land use zones. These guidelines aim to promote quality design and development that enhances the existing character of the City of Selkirk. It is expected that this document may be amended as required, to reflect updated requirements, current trends and best practices. The guidelines contained within this document shall in no way limit the legal liability of the applicant with respect to any act, statute, or by-law.

These guidelines will assist Developers, the City of Selkirk, and the community by:

- (1) providing an effective review and approval process;
- (2) highlighting existing landscape features as a vital part of the community to be preserved, where possible;
- (3) ensuring Developers are held to a high standard of design;
- (4) promoting thoughtful new development that blends cohesively with the existing urban fabric of the City of Selkirk; and,
- (5) encouraging new and creative designs that respect the adjacent land uses.

Implementation

In addition to the provisions outlined in the City of Selkirk Zoning By-law and all other applicable policies, legislation, and guidelines, the Developer will be required to comply with these guidelines throughout the design and construction process.

Development proposals will be reviewed for full compliance by the City of Selkirk. Innovative designs that do not necessarily follow the guidelines prescribed herein may be considered on a case-by-case basis. The Developer shall also comply with all other pertinent approval agencies.

BACKGROUND

The Site

These guidelines have been created specifically for future development along Pittsburg Avenue.

Pertinent documents

Where recommendations presented in this document differ from the following documents, the following documents shall take precedent.

- *The City of Selkirk Zoning By-law No. 4968*
- *The Selkirk and District Development Plan By-law 190/08*
- *The City of Selkirk Strategic Plan 2014*

Pittsburg Avenue

Pittsburg Avenue is designated a Local Street (Development Plan By-Law 190/08 – Map 18). Pittsburg Avenue is truncated by Railway Street and adjacent land uses. In 2016, the City of Selkirk upgraded the 400 block of Pittsburg Avenue to an asphalt-surfaced road between Main Street and Sophia Street as part of the City's Local Improvement District (LID) Process.

Future development along Pittsburg Avenue may require upgrading the remaining gravel road to City of Selkirk standards, to match the newly constructed asphalt-surfaced section between Main Street and Sophia Street.

Adjacent Railway & Rail Setbacks

The rail line running parallel to Railway Street is classified as a freight spur line. The track is part of the Winnipeg Beach rail line subdivision. According to the updated Guidelines for New Development in Proximity to Railway Operations (2013), a 15 meter (50 feet) setback from the edge of a rail right-of-way (spur line) to habitable dwellings is required.



NOTE: Railway setbacks may not apply to all future development along Pittsburg Avenue. Railway setbacks do not apply to 400 Pittsburg Avenue.

Additional information regarding the CP Rail line can be found by contacting CP CANADA Community Connect Line at 1-800-766-7912. <https://rac.jmaponline.net/canadianrailatlas/>

Adjacent Land Use(s)

3/19

Pittsburg Avenue is positioned at the boundary of two distinct land use designations – Urban Neighbourhood and Heavy Industrial (Development Plan By-Law 190/08 – Map 1). Lands south of Pittsburg Avenue are zoned Heavy Industrial; lands north of Pittsburg Avenue are zoned Residential General.

The existing conditions along Pittsburg Avenue require careful consideration when planning for future development. A considerable portion of the land north of Pittsburg Avenue is densely planted with trees and an understorey of shrubs and forbs, providing the residents with an effective landscape buffer and transition to industrial uses directly south of Pittsburg Avenue. Any future development must take this into account when positioning buildings and parking areas on the site – **a significant loss of vegetation will create real and perceived loss of habitat, protection and privacy from adjacent land uses for the residents.**

Rear lane access for several houses fronting Manchester Avenue, between Mercy Street and Sophia Street should be considered when planning new development along Pittsburg Avenue. Future development plans should ensure parking access is maintained or provided for existing residents.

PERTINENT PLANNING DOCUMENTS

Selkirk and District Development Plan By-Law No. 190/08

4/19

The Site is located in an area designated Urban Neighbourhood (UN) in the Selkirk and District Development Plan By-Law No. 190/08

There are six (6) Objectives of the Urban Neighbourhood (UN). For this Site, only Objective 6 of the Urban Neighbourhood (UN) applies:

6. To provide for neighbourhood commercial development that does not conflict with adjacent residential development.

NO RESIDENTIAL USES WILL BE CONSIDERED OR PERMITTED ALONG PITTSBURG AVENUE.

City of Selkirk Zoning By-law No. 4968

In 2016, the 400 Block site was re-zoned to Strip Commercial (C3). According to the City of Selkirk Zoning By-law 4968 (2017):

7.2.2 “C3” Strip Commercial

This zone provides sites for linear single or multi-tenant sites for multi-functional uses such as retail business, recreational, social, cultural and administrative land uses along major collector or arterial streets. Uses primarily serve local clientele.

The following table [Table 1] lists the development requirements for 400 Pittsburg Avenue.

Table 1: Commercial Bulk Table [adapted from Zoning By-law 4968 (2017)]

	FRONT YARD	SIDE YARD	SIDE YARD CORNER	REAR YARD	MAX. HEIGHT	MAX. SITE COVERAGE	SITE WIDTH	SITE AREA
	(ft.)	(ft.)	(ft.)	(ft.)	(ft.)	(%)	(ft.)	(sq.ft.)
(C3) STRIP COMMERCIAL	40	0	0	10	30	60	50	5,000

ENGAGING PROFESSIONALS

When preparing a development documents for Pittsburg Avenue, applicants shall ensure the appropriate professionals are engaged in the project from the start.



- Site plans and landscape drawings should be prepared by a registered Landscape Architect in good standing with the Manitoba Association of Landscape Architects, or equivalent provincial regulatory body.
- Architectural plans and design drawings must be prepared by a registered Architect in good standing with the Manitoba Association of Architects, or equivalent provincial regulatory body.
- Engineering drawings, as required, must be prepared by a registered Engineer in good standing with Engineers Geoscientists Manitoba, or equivalent provincial regulatory body.

DESIGN GUIDELINES

1 Public realm that places people first

5/19

Designing for people means that communities and neighbourhoods should be designed with consideration as to how people experience space. This will include, but not be limited to the following:

- Providing sidewalks on arterial streets, collector roads and certain local roads to strengthen connectivity;
- Providing green spaces that connect people within the neighbourhood to school(s), green space amenities, bus stops and commercial amenities;
- Providing public realm elements (e.g. lighting, street furniture, public art, and plantings that are pedestrian in scale) which contribute to an inviting environment and add visual interest at the street edge; and,
- Providing designs that are barrier free and accessible for all people.

2 Active frontages

Buildings have the ability to enliven and positively contribute to the public realm by orientating them to the street and creating high quality pedestrian environments. To promote a comfortable and safe neighbourhood environment encourage the development of active frontages where:

- Building entrances are prominent from the street;
- Doors and windows are closely spaced;
- Blank walls and tall opaque fencing are avoided;
- Location of 'back-of-house' functions (utilities, garbage enclosures, fire exits, etc.) should be carefully considered, integrating the use of screening or other means of visual/physical delineation;
- Front façades include attractive architectural details (e.g. bay windows, porches, etc.); and
- Plazas, patios and other seating areas are provided.

3 Consistent setbacks and minimal variations in building frontage

Long buildings should be broken up, visually and/or physically, into pedestrian-scaled proportions. Consistent building lines with significant variation in setbacks creates a more intimate and comfortable pedestrian environment while also creating a clear definition between public and private space. Architectural details can aid in creating visual interest. Breaks for vehicular access and green space amenities are permitted, but should be kept to a minimum to preserve the integrity of the pedestrian environment.

4 Strong corners

Corner lots at intersections are visually prominent and important sites. They should have, where possible, two active frontages that provide opportunities to have entrances on both sides. Corner buildings also act as landmarks and represent a transition between neighbourhood blocks.

5 Foster places for people to gather

6/19

Successful public spaces are places that encourage social interaction. This can include, but not be limited to the following design considerations:

- Determining nodes of activity;
- Movement patterns and connectivity;
- Visibility and lighting; and
- Seating and landscaping.

6 Sustainable landscapes

All future development in the City of Selkirk should be mindful of the priorities detailed in The City of Selkirk Strategic Plan (2014), particularly "... encouraging more environmentally responsible development" (p.5). Even with simple gestures – such as a conscious effort to provide quality landscaping – development along Pittsburg Avenue can effectively contribute to the City of Selkirk by promoting a sustainable relationship between human activity and the environment.

7 Built form compatibility

Massing of multiple storey buildings must be respectful of the neighbourhood, especially if adjoining neighbourhoods are composed of one or two storey residences. This can include, but not be limited to, the following design considerations:

- Set/step-backs of upper floors being more than those of lower floors;
- Yard set-backs; and
- Landscaped buffer areas.

8 Visual and physical connections

Integrating new development along Pittsburg Avenue, within the existing community, requires a visual and physical connection with adjoining land uses to ensure a compatible fit. Integration can be facilitated by creating a pedestrian scale streetscape and addressing the challenges of proposed development in an edge condition area with two diverging land uses.

9 Sustainable development

Ensuring that development of today will not negatively impact the residents of Selkirk in the future, the sustainable development guidelines are meant to push applicants to put their best development plans forward – taking into account how the proposed development will influence the natural, physical, socio-cultural, and economic fabric of the City of Selkirk.

RECOMMENDED COLOUR PALETTES

NOTE: For the purposes of this document, the names of the colour palettes shown are part of a naming convention only and are not part of a requirement for specific architectural design of the principal structure(s). Colour trends are continually evolving; both traditional and modern colour schemes are encouraged, subject to City approval.

7/19

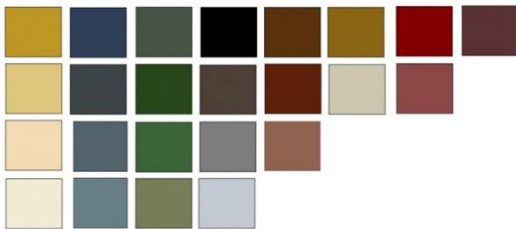
The colour palettes shown are intended to serve as examples of complementary colour schemes that should be carefully selected to blend harmoniously within the greater context of the City of Selkirk. Other colour schemes may be considered on a case-by-case basis.



Arts and Craftsman Colour Palette



Prairie-Style Colour Palette



Colonial Colour Palette

Neutral, earthy shades.



Deep, rich colours – perfect for accents.



Complementary colours that work well with unpainted, natural materials and/or metals.



BUILT FORM - DESIGN GUIDELINES + MINIMUM REQUIREMENTS

The following indicates the minimum building requirements for all principal structures proposed at 400 Pittsburg Avenue. It is the responsibility of the Developer to ensure that all architectural and site plans satisfy the minimum requirements. 8/19

Architectural Style

Future development along Pittsburg Avenue should be consistent, with architectural details that enhance the visual appeal of not only the building, but the street as a whole. The overall style of the building(s) should be a cohesive, modern blend of the adjacent structures and land uses.

LEED Certification

Sustainable and environmentally conscious design is encouraged for all future development along Pittsburg Avenue. LEED certification – or equivalent – is not a requirement but is strongly encouraged.

Accessory Structures

Accessory structures are subject to the same Architectural Guidelines and Site Standards as the principal and main structures and should appear to be unified and not an afterthought.

Building Height

To ensure compatibility and fit with the adjoining single family residences fronting Manchester Avenue, development along Pittsburg Avenue shall allow for a maximum building height of 2 storeys, or a maximum of 30 feet.



A shadow study is strongly recommended to ensure proposed built forms do not eclipse the existing single-family dwellings. Proposed buildings are encouraged to be oriented on the site in such a way as to minimize shadows cast on single family lots.

Angular Planes

- Angular planes are permitted on corner lots, provided all public entrances are visible from the street and are not concealed in any way.

Visual Prominence

- All above-grade footprints must be consistent with the general architectural design and proportions on the main floor.
- All buildings are encouraged to be positioned in such a way as to enhance the streetscape.
- All building volumes must incorporate intermittent variations in plan and elevation to encourage shadow lines on the building and to assist in breaking down the apparent mass and scale into well-proportioned volumes. This includes building elevations that are adjacent to or visible from public streets, public parks, and adjacent developments.
- Buildings should be constructed to define the edges of, and to face onto, any public park and/or accessible open spaces.

Elevation Design

NOTE: For primary and secondary structures visible from more than one public street (Pittsburg Avenue 9/19 Main Street, Sophia Street) any materials used on the front elevation must wrap around to the sides and rear of the building in a continuous and consistent manner. Any materials used on the front elevation of all other structures must wrap around to the sides of the building for a minimum of 2.0 ft. or to a point where the material can logically end in accordance with the building's design. All material cladding shall adhere to the most recent version of the National Building Code.

Front Elevations

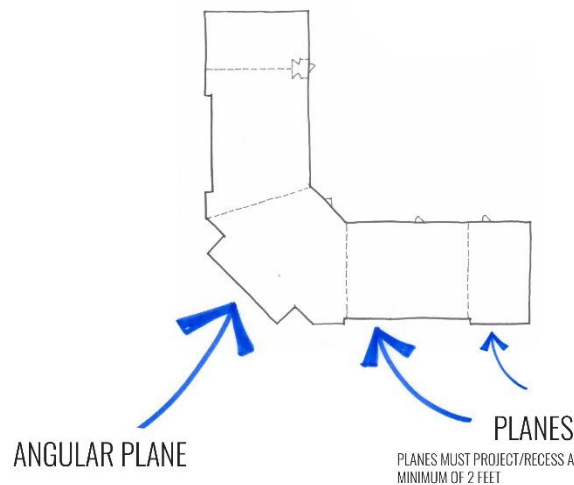
- “Break up the box”: At least three (3) planes are required for principal structures.
- The City of Selkirk may approve designs with less than three (3) planes, on a case-by-case basis.
- Each plane must project a minimum of 2 feet (2 ft.) from adjacent planes.
- Planes must not be cantilevered.

Side Elevations

- All materials must carry from the full height of the front elevation to the full height of both side elevations and wrap around a minimum distance of 2.0 ft. or to a point where the material can logically end in accordance with the building's design.
- For structure(s) visible from both Pittsburg Avenue and Sophia Street, and/or Pittsburg Avenue and Main Street, all materials must carry the full height of the front elevation to the full height of the side elevation(s) that front on a main street, and wrap around to the rear of the structure in a continuous and consistent manner.

Rear Elevations

- The design of the rear elevation must be integral to the design of the rest of the building structure, not an afterthought.
- Window trim colours must be identical for all windows located in the same elevation.



Façade Articulation

- Facades at the ground level are recommended to have arcades, display windows, entry areas, awnings, or other such features along at least 60 percent of their horizontal length.
- Principal structures that have a façade greater than 30 feet in length abutting Pittsburg Avenue, measured horizontally, should incorporate architectural features such as wall plane projections or recesses to visually interrupt the façade.
- No uninterrupted length of any building façade should exceed 30 horizontal feet.

10/19

Pedestrian Entrances

Front doors should be located in plain view from Pittsburg Avenue and should be directly accessible from a public sidewalk or appropriately designed public entrance. All entrances should be universally accessible and well-lit.

Windows

- Windows must be of a consistent design on front and side elevations of the building.
- Trim-less windows are not permitted.
- Stucco build-outs and pre-finished wood trims are permitted.
- Shutters and other architectural detailing is encouraged, where appropriate.
- The top edge of exterior window frame on all elevations must be a minimum of 6 in. below the underside of the soffit or any other feature.

Exterior Finishes

The intention of providing recommendations and requirements for the exterior finishes of proposed structures is to ensure thoughtful consideration of the overall aesthetic impact that the proposed development will have on the community. Where architectural plans and material/colour palettes diverge from the recommendations included herein, special consideration may be granted by the City of Selkirk. All material and colour proposals are subject to City approval.

High Quality Wall Finish: higher quality wall finishes including clay brick, cultured stone, stone, wood, Hardie board or equivalent material as approved by the City of Selkirk.

Secondary Wall Finish: less quality wall finishes including vinyl siding, coloured stucco, and acrylic stucco.

- **Glazing & Transparency**
 - Ground level facades facing Pittsburg Avenue should have a minimum transparency of 40%. This can be achieved through windows and/or glazing.
 - Faux glazing is discouraged.
 - Reflective glass is not permitted.
- Required architectural detailing applies equally to all building elevations where the side and rear of a principal building or an accessory building is adjacent to or visible from, any public street.
- The use of vinyl siding is not encouraged and is subject to City of Selkirk Approval.
- Each principal structure must have at least two (2) types of exterior wall finishes, one of which must be a High Quality Wall Finish.
- Walls clad in a single material are not permitted.
- A High Quality Wall Finish that covers 50% of the front elevation is encouraged. Designs incorporating High Quality Wall Finishes below the 50% coverage recommendation, but not less than a minimum of 30% of the front elevation, may be approved by the City of Selkirk on a case-by-case basis. 11/19
- Stucco finishes must be selected with care and must complement the overall architectural style of the principal and accessory structure. Decorative finishes such as California, Monterey, Santa Barbara, and Travertine are not appropriate.
- Jumbo/giant brick or 'boulder' style cultured stone is NOT permitted.

Exterior Detailing

- Trim and fascia are integral to the appearance of the principal structure. Provide appropriate contrast when selecting colours.
- Perforated/ventilated aluminum soffits and fascia are permitted. Continuous 2-inch strip venting in soffits is preferred.
- Fascia boards and trim are to be made of aluminum or wood, which is painted/stained to be consistent with the exterior colour palette.
- Vinyl fascia, trim, and eaves are NOT permitted.
- Parging height must be a maximum of 2 ft.
- Blank walls without fenestration at street level or upper levels will not be permitted on facades adjacent to or visible from public streets, public parks, or adjacent development.
- Developments are encouraged to have main entrances which face Pittsburg Avenue.

Treatment of Blank Walls

Blank walls shall not be permitted. Use architectural details –including windows –and/or public art installations to provide visual interest.

Signs

Signage is typically erected/constructed for the purpose of identifying specific business(es). Signs are an important part of the visual landscape within cities, but it is important to ensure that signage does not dominate the built form.

Signage is permitted for the strip commercial development to be located along Pittsburg Avenue. For a detailed breakdown of all signage by-laws, please refer to the City of Selkirk Zoning By-law - 4968 (2017).

- Permits are required for all signage.
- All signs shall ensure compliance with current City of Selkirk Zoning By-laws and regulations
- Sign design should be submitted for consideration.
- All signage must be designed with a similar height, form, colour palette, and theme that blends with the overall architectural style of the built form. Signs shall not obscure the building's primary architectural features.
- All business signs should align horizontally across the front façade.
- Signage that is incorporated on the building façade is preferred over free-standing signage.
- Permanent free standing signs are to have a stone base or be constructed of heavy timber framing and be supported by strong landscaping features. These signs should complement the character of the building, the scale of the area and the pedestrian environment. 12/19
- Signs shall not impede existing pedestrian circulation along Pittsburg Avenue, rear lanes, sidewalks, or to residential dwellings.
- Jumbotrons, LED video displays, and moving signs are not permitted.
- Signage located within the control zone of any Provincial Road or Provincial Trunk Highway require special approval from the appropriate authority.

Roof Articulation & Design

- Roofs should be designed to form an integral part of any project and complement the overall architectural design. Where exposed roof surface areas are large, it is mandatory to incorporate sensitive design elements that break down perceived proportion, scale and massing of the roof to create human-scaled surfaces.
- Flat roofs are permitted, subject to City of Selkirk approval.
- Principal structures are encouraged to have at least one interruption in the roofline every 20 feet such as a gable or other break in the horizontal line of the roof ridgeline.
- Roof articulation is recommended for buildings with at least 50 feet of street frontage. A roof articulation should at least consist of either:
 - A change in elevation of the roof line of at least 4 feet and visible from the street; or
 - A sloped or gabled roofline segment of at least 20 feet in width and with a minimum slope of 4:12.
- The modulation of rooflines along the street should coincide with changes in uses, building tenants or building entries.
- The exposed roof area when calculated perpendicular to a vertical viewing plane should not exceed 40% of the total projected wall and roof area. Alternatively, large roof areas should be broken down into smaller volumes by varying the roof planes, or by introducing sensitive design elements such as dormer windows.
- Sloped roofs should have a minimum overhang of 450 mm or 18 inches. Fascia boards should be a minimum 150 mm or 6 inches in width. Permitted claddings for sloped roofs include pre-finished steel standing seam roofs complete with snow and ice stops, asphalt shingles, cedar shingles/shakes, granular faced aluminum shingles, clay or concrete tile roofing and glazing.

- While roof pitch is not prescribed, special consideration must be given to the integration of the roof with the building architecture.

SITE + LANDSCAPE – DESIGN GUIDELINES

Site Planning

Site planning refers to the overall design and layout of the site. A holistic, environmentally conscious approach that values human and environmental interaction with the site is encouraged. When planning development along Pittsburg Avenue, the following factors – at a minimum – should be considered:

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- Physical & natural features of the site
- Specific building placement on the site
- Vehicular access, circulation, and parking
- Pedestrian movement including boulevard sidewalks
- Preservation of landscape buffer(s)
- Buffering of views
- Adjacent land uses
- Existing site grades & drainage patterns
- Overall community character
- Safety – the City of Selkirk may require the proposed development to be reviewed by a qualified CPTED consultant

Site Furnishings

As part of an overall landscape and site plan, site furnishings (benches and garbage receptacles) can perform specific functions while enhancing the pedestrian experience and adding visual interest. Site furnishings must be included and should be selected to blend harmoniously with the overall site design.

Retaining Existing Landscape Features

Established vegetation [tree-stands, for example] provide habitats for wildlife, shade and visual interest for residents, and help to moderate microclimates. Applicants are encouraged to retain existing landscape features wherever possible.

- During construction, proper tree protection for existing trees to be retained is critical to ensure continued health of the tree(s):

- Where significant areas of land have been devoted to the preservation of existing landscape features, the City of Selkirk may reduce the overall site landscape requirements for new development:
 - Reductions will be proportional to the land area reserved for landscape preservation, to be established by the City of Selkirk on a case-by-case basis.

Lighting

- Lighting plans must adhere to all Zoning By-laws and applicable requirements; lighting plans are subject to City of Selkirk approval.
- LED lights are encouraged.
- Wall-mounted building front lights must have fully shielded luminaires to direct all light down.
- No light source shall be directed outward toward front, side property boundaries or adjacent street rights-of-way.
- Architectural, landscape, and decorative lighting may be directed upward to illuminate flags, building facades, landscape, or any other objects, but must use a narrowly directed light whose light source is not visible from public streets.
- All light sources must be shielded to prevent glare and spillover.

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Protection from the Elements

- Buildings should be designed with the regional climate in mind. Pedestrian-friendly entrances that offer protection from the elements should be included in the architectural design of the building(s).
- Awnings are permitted.

Buffers and Transitions to Residential Zones

Pittsburg Avenue is bounded by residential and industrial land uses. An appropriate buffer is required between these diverging land uses.

- Buffers must address and minimize potential impacts of light, sound, and dust.
- Buffers must be effective year-round to be considered for approval.
- A minimum landscaped buffer of 10.0 feet is required from the rear lot line. The landscaped buffer should include some or all of the following, subject to City approval:
 - Privacy fencing
 - Tree planting
 - Shrub planting
 - Retain existing trees where possible

Access and Sidewalk Relationship

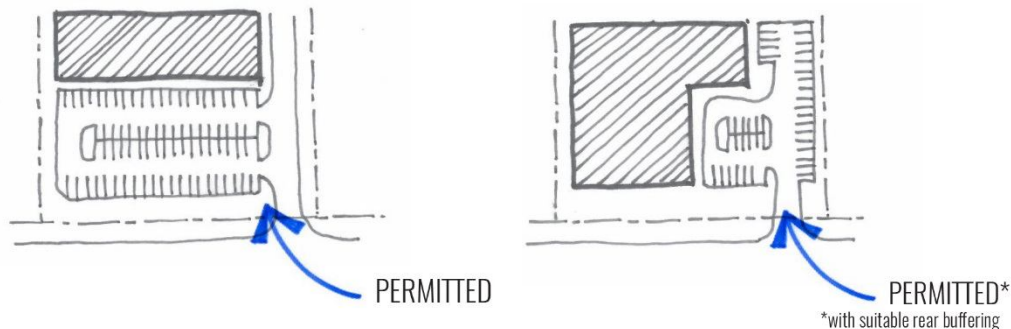
- Where there is more than one (1) building on the site, buildings must be connected via pedestrian sidewalks in such a way to create appropriate common space for gathering. Consistent landscaping is encouraged as a means of unifying multiple buildings on the site.
- Sidewalk depths should be maximized along storefronts.
- For multi-tenant buildings, grouped or paired entrances are encouraged.
- Truck/loading access should be grouped and separate from active pedestrian routes.

Vehicular Access and Servicing

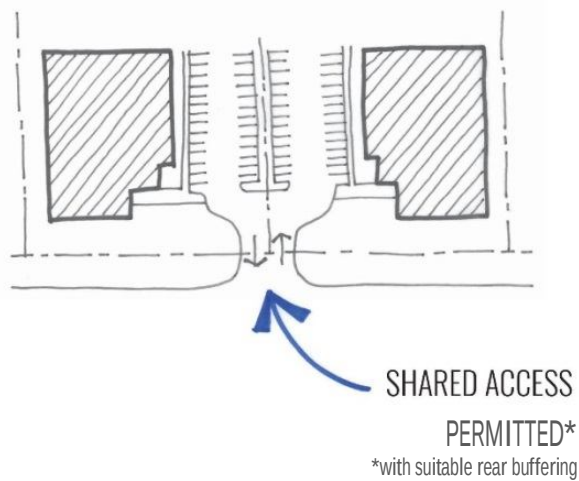
- Main vehicular access to 400 Pittsburg Avenue shall be directly from Pittsburg Avenue. Access from the residential public lane (parallel to Manchester Avenue) and/or Sophia Street is not permitted. Secondary access to the site may be permitted from the public lane parallel to Main Street.
- Where multiple buildings of differing uses/tenants are proposed, a consolidated site access is recommended.
- Truck/loading access should be grouped and separate from active pedestrian routes.

Parking

- The Developer must provide all required accessory off-street standard and accessible parking spaces and parking driveways. 15/19
- All required parking areas must conform to current and applicable Zoning By-Laws and universal accessibility design standards.
- Off-street parking lots that front on to Pittsburg Avenue are recommended; all parking shall be provided along the side or front of the building(s). No rear parking shall be permitted.



- Parking areas must be designed to avoid the creation of isolated parking spaces in which an automobile cannot be seen.
- Parking areas must incorporate pedestrian connections and must be designed to minimize the need for pedestrians to cross parking aisles or to walk behind parked cars on the parking surface.
- All off-street parking should be surfaced according to City of Selkirk standards.
- All off-street parking areas should be drained in such a way that avoids surface pooling and/or draining onto adjacent residential properties or public sidewalks and points of access.
- Shared parking is encouraged to reduce unnecessary duplication.



Parking Lot Screening and Landscaping

The following landscaping of areas internal to parking lots is required for all parking areas that contain more than 20 automobile parking spaces: 16/19

- in addition to landscaping installed to meet any other requirements of this section, 5 percent of the gross parking lot area must be landscaped;
- one tree must be provided for each 300 square feet of parking lot interior landscape area within the area required in subsection above; and one shrub must be installed for each 100 square feet of parking lot interior landscape area within the area required in subsection above;
- internal landscape areas must be dispersed on the site so as to break up the expanse of pavement;
- where landscaping is provided within landscape islands, those islands must be a minimum of 5 feet wide; and,
- required trees and shrubs within a required landscaped area may be clustered to create visual interest.

Fencing & Screening

To ensure proper screening of commercial uses for existing residents adjacent to, or abutting, Pittsburg Avenue, opaque fencing along the rear – in addition to landscaped buffering – is required.

- Per City of Selkirk Zoning By-law requirements, a minimum fence height of 6.5 feet is required. Maximum fence height along the rear lot line is 8 feet.
- All fencing should be consistent (materials, construction) such that it adds to the overall, cohesive design of the site. Fence designs will be subject to City of Selkirk approval.
- One tree should be planted for every 30 linear feet and three (3) shrubs for every 20 linear feet of rear and side lot line(s), where abutting occurs.

Utility/Storage Screening

- Rooftop mechanical equipment and appurtenances must be screened so they are not visible from adjacent public streets, or adjacent properties less than 200 ft. away, when viewed from 5 ft. above grade.
- Screening enclosures must be constructed of a material similar in appearance to at least one of the materials used in the facades of the principal building and one of the same colours used in the principal building.
- Air conditioning compressors and units must be completely screened or appropriately positioned with City of Selkirk Approval.
- Any rooftop equipment generating noise that can be heard outside the boundaries of the lot must be buffered or attenuated to direct unavoidable noise upward.

Trash Receptacles

Trash receptacles should be selected/designed to reflect the overall design of the site. Larger garbage receptacles should be concealed using a garbage enclosure designed in concert with the main structure(s).

- Garbage enclosures are subject to City approvals.

Snow Clearing

Effective snow clearing routes and storage, where necessary, should be considered when planning the layout of the site.

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- Piling snow along the rear lot line, directly adjacent to existing single family homes that back onto Pittsburg Avenue, is not permitted.
- Snowmelt runoff must be retained on-site and drained back-to-front, connecting to the storm water/sewer system along Pittsburg Avenue.

LANDSCAPE REQUIREMENTS

Overall Landscape Objectives

Appropriate, high-quality landscape design for all buildings along Pittsburg Avenue shall reinforce the following objectives:

- Provide balance to and complement architectural style;
- Provide shade, texture, colour, and visual interest;
- Increase the quality of the outdoor environment;
- Provide a physiological connection with natural environment;
- Make use of native plant species, where available and appropriate; and
- Manageable and affordable landscape maintenance.

Site Landscape & General Requirements

- Landscaping and buffering is required for the following areas:
 - Street edge
 - Building perimeter
 - Parking lot interior
- At least 50% of the landscaped area should consist of living materials, as opposed to bark, gravel or any other non-living materials.
 - Orange/red mulch is prohibited.
- All plant material to be No. 1 Grade Nursery Stock, supplied and installed in conformance with the latest edition of Canadian Nursery Landscape Association "Canadian Standards for Nursery Stock".
- Plant material must be able to withstand local climatic conditions.
- Plant materials located within 20 feet of a public street must be of a salt-tolerant species.
- Native plant species are encouraged.

Shrubs & Perennials

Planting shrubs and perennials is encouraged as part of a cohesive landscape composition that strikes a balance with the architectural features of the building(s). Plants that are **not permitted** include:

Baby's Breath - Gypsophila paniculata
Bishop's Goutweed - Aegopodium podagraria
Burdock, Great - Arctium lappa
Burdock, Common - Arctium minus
Canary Reed Grass - Phalaris arundinacea
Daisy, Ox-eye - Chrysanthemum leucanthemum
Downy Brome - Bromus tectorum
Foxtail, Green - Setaria viridis
Foxtail, Yellow - Setaria glauca
Foxtail Barley - Hordeum jubatum

Loosestrife species - Lythrum spp.
Milkweed, Showy - Asclepias speciosa
Nettle, Stinging - Urtica dioica
Quackgrass - Agropyron repens
Ragweed, Common - Ambrosia artemisiifolia
Ragweed, False - Iva xanthifolia
Ragweed, Giant - Ambrosia trifida
Russian Thistle - Salsola kali
Sage, Pasture - Artemisia frigida
Thistle, Canada - Cirsium arvense

Tree Planting

- The size of the tree planted does not necessarily guarantee successful growth. It is recommended to plant trees with a minimum caliper (trunk circumference) of 65 mm (2.6 inches).
- With the presence of Dutch Elm Disease and the threat of the Emerald Ash Borer, it is recommended that: Elm trees (*Ulmus americana*) be planted sparingly using varieties which are more resistant to Dutch Elm Disease.
- Ash trees should not be planted.