

# **Parker Lands Urban Design Guidelines:**

## **Urban Neighbourhood Policy Area**

Design guidelines help to maintain and enhance the character of the neighbourhood. The guidelines ensure that development in the Parker Lands area is consistent with the vision and policies of the Master Plan as an **Urban Neighbourhood**.

The purpose of the **Urban Neighbourhood** is transform and repurpose the Parker Lands into a TOD neighbourhood with medium access to downtown, class B commercial, a diversity of housing choices and significant densities which meet the principles of sustainability, placemaking, and connections.

## **1 URBAN NEIGHBOURHOOD**

### **1.1 CPTED & Accessibility**

1. The City of Winnipeg *Universal Design Standards* shall be used to guide barrier free designs for all development within this area .
2. Building, streetscape and site design should incorporate concepts of Crime Prevention Through Environmental Design (CPTED).

### **1.2 Placemaking**

1. Outdoor seating should be provided to support informal gathering and seasonal events.

### **1.3 Building access**

1. Buildings and primary entrances should be sited and oriented to be easily accessible from the street.
2. All buildings shall provide a main entrance on the façade of the building nearest to and facing a street.

### **1.4 Architectural features**

1. Ground-floor commercial/ retail should include storefront windows, seating, landscaping, lighting and architectural features in order to help create a comfortable pedestrian environment.
2. Buildings should exhibit a clearly defined base, and the first few storeys should be delineated and articulated differently than storeys above.
3. Building elements such as roofs, entrances, signage, and lighting should be cohesive with those of neighbouring buildings.

4. Variety in architectural expression shall be encouraged to create richness and diversity and to strengthen local identity.
5. Residential building facades facing or visible from streets should include patios, porches, bay windows, balconies, decks, etc. If portions of facades without these details are necessary (i.e. to conceal parking), these facades should be broken up with reveals, brick relief patterns, recesses and projections, variations in cladding material, landscaping, etc.
6. For corner buildings, each street-facing façade should be designed to fully address the street and appear as a building front, and include active uses, articulation, windows, and entrances where possible.
7. Window and door frames should be articulated and doors should be a minimum 75% transparent.
8. Awnings are encouraged, where architecturally appropriate, to delineate the ground floor and to reinforce pedestrian scale and create shade.

### **1.5 Lighting**

1. Sites and buildings should feature sufficient nighttime lighting oriented to pedestrians.
2. Sites and buildings should minimize any potential adverse effects of lighting or shadow casting on neighbouring residential uses.
3. Façade lighting should be wall mounted luminaries no higher than top of second floor; all entrances should be illuminated; additional accent lighting may be provided; all light should be cast down.

### **1.6 Building articulation**

1. A “wall effect” of tall buildings at the entrance of the site shall be minimized by including variations in building height, setback, footprint and articulation
2. Active commercial and institutional uses may ‘spill out’ into the public realm with patios, seating areas, etc. but should not prevent pedestrian movements
3. The base of buildings should be a minimum 60% transparent window coverage on street-facing facades

### **1.7 Building placement**

1. Sites and buildings should be designed to support privacy of residential uses.
2. Buildings should be parallel to the street frontage property line where appropriate.

## **1.8 Screening**

1. Refuse storage areas and other building services shall be internal to buildings or screened with appropriate fencing/ landscaping and not visible from streets and pathways.
2. Mechanical equipment should be screened and integrated into the rooftop building design so that it is not visible from adjacent public streets when viewed from the ground

## **1.9 Parking and Garages**

1. Parking facilities that are integrated into buildings should be designed to avoid blank walls along streets or pathways.
2. Outdoor parking, loading and service entrances should be located at the rear of buildings – see PDO for coordination.
3. Edge treatments along public streets, pathways and other public spaces should visually screen parked vehicles with high quality landscaping and decorative fencing, without obstructing views into and out of the parking lot.
4. Outdoor bike parking should be sheltered, secure, and safe.

## **1.10 Compatibility**

1. Residential development should be diverse, but employ design elements that are compatible with surrounding properties including materials, finishing, signage, placement of windows and doors and height and massing of buildings.