Precinct R
DEVELOPER REGULATED DESIGN GUIDELINES
RED RIVER EXHIBITION PARK LANDS

May 2016

Landmark
Planning & Design Inc.

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1.0 Introduction

The purposes of these Design Guidelines are:

(1) To establish a framework within which landowners, builders and architectural consultants can implement individual designs; and

(2) To establish criteria for the design of all development within the Red River Exhibition lands of Precinct R in the City of Winnipeg.

These Design Guidelines will be administered by the Red River Exhibition Association.

The planning criteria which are to govern development on the subject lands include the following:

- Creation of an attractive environment through quality in architecture design, landscaping and site planning,

- The protection of owners, lessees and/or tenants of buildings against improper and undesirable use of other buildings.

- Each building should be site specific in its design and generally improve the aesthetic character of its surroundings.

- Landscaping shall be an integral part of the overall site planning.

2.0 Community Campus Concept Area

New developments (or major renovations) within the Community Campus Concept Area shall consider the following design guidelines:

1) Buildings shall be arranged in a manner that complementary uses are close to each other to minimize walking distances and the need to drive personal vehicles to multiple stops
2) Site planting should respect the local winter conditions and prairie environment through the use of colour, sun and wind protection, and plant selection
3) Where appropriate along streets, traffic calming measures such as raised or textured crosswalks should be used to slow traffic and allow safe pedestrian crossings
4) Loading and service areas, outdoor equipment and refuse containers shall be oriented away from street view and screened from public view with a combination of landscaping and screening
5) Where visible from rights-of-way, landscaping planters should be used along the base of long building facades to help break up the linear appearance
6) Bicycle facilities shall be located in close proximity to the main entrance for primary/principal buildings
7) All signs shall be fully integrated with the design of the building and the site by incorporating architectural features, colour, materials and textures used throughout the building design
8) Multi-tenant signs shall be located near the main entrance to establish a focal point and assist motorists in finding the main driveway
9) All rooftop mechanical equipment shall be screened from public view or integrated within the building architecture
10) Utility appurtenances should be softened with landscape materials
11) Low water use plants and water conservation concepts (e.g. grouping plants with similar watering requirements) should be incorporated in the landscape design
12) Parking lots should provide a pedestrian route between main buildings and sidewalks/pathways that is uninterrupted by surface parking and driveways.
13) The placement of doors and windows should ensure adequate surveillance from building occupants and visitors
14) The height of new developments shall be compatible with and transition from the height of adjacent developments

3.0 Exhibition and Showcase Concept Area Design Guidelines

New developments (or major renovations) within the Exhibition and Showcase Concept Area shall consider the following design guidelines:

1) Amenities such as water fountains, clock towers, art works, and/or architectural features should be used as landmarks to guide people to different areas of the development
2) Site layouts shall provide clear, obvious, direct and convenient linkages to site destinations
3) Site plantings should incorporate a mix of deciduous and evergreen plant species to provide year round colour
4) Signs shall not be located in a manner that interferes with pedestrian movement or poses a hazard to pedestrians
5) Pedestrian scaled lighting (e.g. bollards, lower scale pole fixtures) shall be provided along pedestrian routes
6) Transit facilities should be located near key on-site pedestrian routes
7) The City of Winnipeg Universal Design Standards shall be used as a guide to barrier free design
8) Developments should adhere to Crime Prevention through Environmental Design principles including but not limited to:
    i) Ensure sight lines between buildings and pedestrian walkways are unobstructed and well lit
    ii) Consider views for safety and surveillance opportunities when selecting and siting landscape elements
    iii) Promote views between the interior of buildings and exterior public spaces through the location of windows and other building openings.
9) Buildings should be located close to each other to encourage ease of walking between buildings and to public transit
10) Surface parking areas should use permeable or light coloured surface materials to reduce heat absorption and any landscape islands should include bioswales to reduce stormwater runoff

4.0 Commercial and Retail Concept Area Design Guidelines

New developments (or major renovations) within the Commercial and Retail Concept Area shall consider the following design guidelines:

1) Convenient pedestrian connections to all land uses and off-site connections shall be provided for the commercial area
2) Buildings shall provide a visually appealing site design and landscape treatment
3) Off-street parking areas should provide extensive landscaping
4) Buildings shall be attractively designed through various methods such as appropriate articulation, glazing and the use of a variety of building materials
5) Handicapped parking spaces shall be placed directly adjacent to the main building entrance
6) Snow storage areas shall be located so as not to damage landscaped areas.
7) Materials and colours for loading and servicing enclosures shall complement the main on-site buildings
8) Landscaping features should be used to identify access points and other site features such as pedestrian benches and transit stops

5.0 Exhibition Annex Concept Area Design Guidelines

New developments (or major renovations) within the Exhibition Annex Concept Area shall consider the following design guidelines:

1) Vehicle circulation shall be designed to avoid conflicts between trucks or other heavy vehicles and employees' or visitors' passenger vehicles
2) Loading areas shall be located to the side or rear of buildings
3) Surface parking shall be defined by landscaping and screening elements
4) Main entries shall be located and designed to be clearly identified from streets or entry driveways
5) Service doors (e.g. an overhead door at a loading dock) shall not be located on a building facade that faces a street
6) Accessory buildings on site, including those constructed for the purpose of storing materials, shall be visually screened from public streets with screen planting or shall be designed and finished in a manner consistent with the principal building
7) A landscaped area shall be provided along all property lines that abut a street
8) Landscaping shall be provided in such a manner to identify and define entrances to sites and buildings
9) Chain link fencing is not allowed along street frontages
10) Outdoor storage shall be permitted in the side or rear yards under the following conditions:
    i) Such areas do not encroach on required minimum setbacks
    ii) Supplies, materials, products or vehicles are visually screened from abutting streets with solid landscaping or screening
11) Any part of a building site left vacant for future development shall be landscaped consistent with the landscape plan for the remainder of the building site. The minimum ground surface treatment shall be grass/lawn
12) Developments shall be designed so that the uses and activities shall not cause nor become an annoyance or nuisance to surrounding areas by reason of unsightliness; the emission of odours, liquid effluents, dust, fumes or smoke; vibration; noise or glare; high brightness by light sources; heat; or anything that creates or causes a health, fire or explosion hazard
13) All signs shall be fully integrated with the design of the building and the site by incorporating architectural features, colour, materials and textures used throughout the building design
14) Multi-tenant signs shall be located near the main entrance to establish a focal point and assist motorists in finding the main driveway
15) All signs shall be constructed with durable materials and finishes
16) Where feasible, large surface parking areas should be divided into smaller parking courts through the use of landscaped islands and pedestrian pathways
17) Loading routes for on-site loading areas should avoid crossing pedestrian connections, transit and cyclist routes, and primary vehicular circulation routes
18) Large surface parking areas shall be divided into smaller parking courts through the use of landscaped islands and pedestrian pathways.

19) All rooftop mechanical equipment shall be screened from public view or integrated within the building architecture.