

NAAWI-OODENA

LANDSCAPE AND ARCHITECTURE DESIGN GUIDELINES



TREATY ONE
DEVELOPMENT CORPORATION



Canada Lands Company
Société immobilière du Canada

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ACKNOWLEDGMENTS

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These Landscape and Architecture Design Guidelines were prepared on Treaty One Territory, for Treaty One Territory, by a team of Indigenous and non-Indigenous designers, architects, planners, and landscape architects living and from Treaty One. The spirit of these Design Guidelines is to celebrate the history, culture and enduring presence of Treaty One Nations on their ancestral territory. The establishment of Naawi-Oodena is an opportunity to reclaim lands, restore culture and assert jurisdiction of the seven Treaty One Nations.

The Naawi-Oodena Design Guidelines development team would like to acknowledge the meaningful contributions to the work from the following organizations and individuals:

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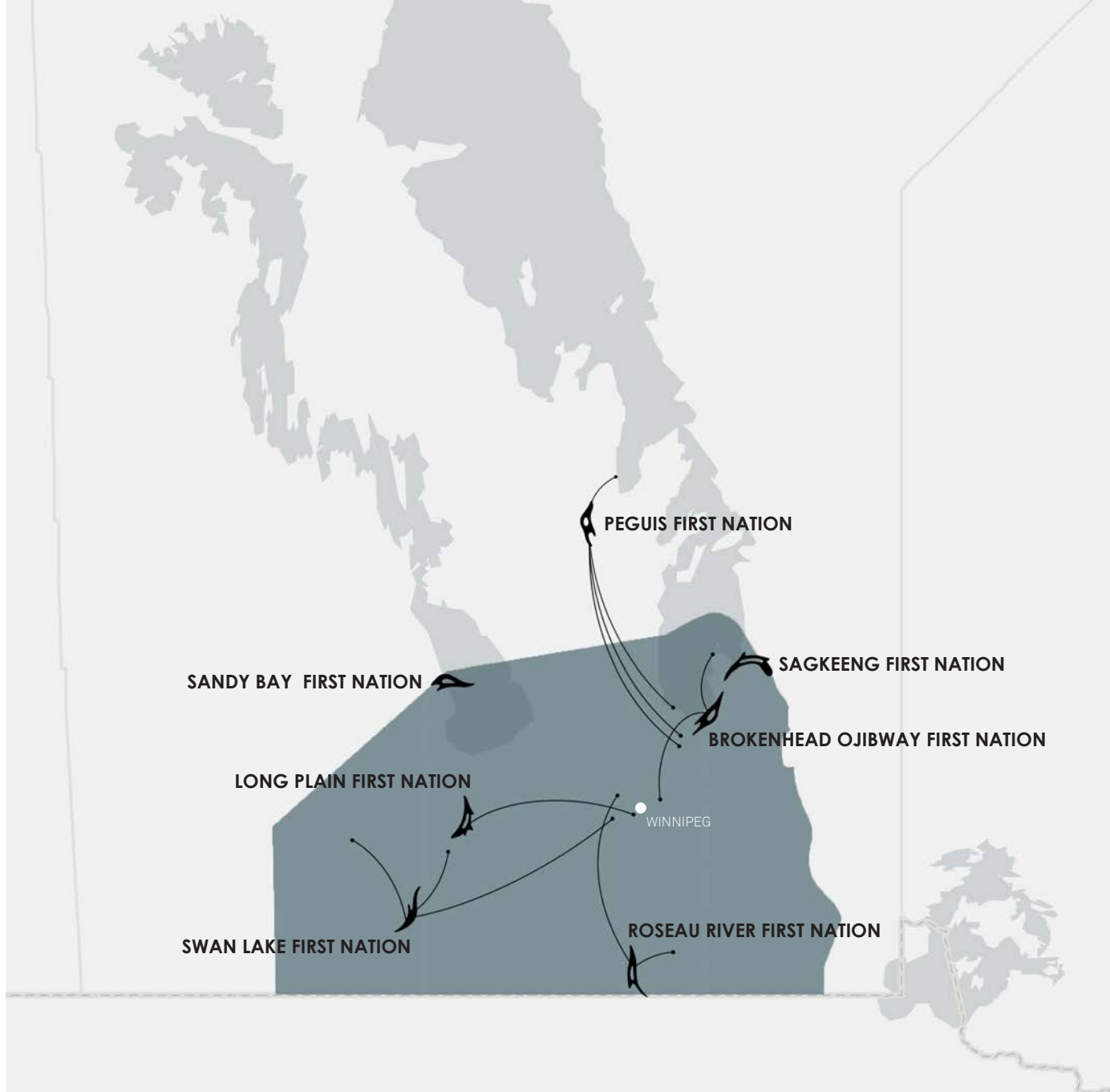


Image 1: Map of the seven signatory First Nations of Treaty One Territory and their traditional areas of occupation prior to relocation



PREFACE

The Naawi-Oodena Landscape and Architecture Design Guidelines have been prepared for Treaty One Development Corporation (T1DC) and Canada Lands Company (CLC). Treaty One First Nations (T1N) through the T1DC have come together to form a partnership with Canada Lands Company. This partnership is rooted in the celebration of shared values, culture and community. The goal of T1DC and CLC is to collaboratively develop a unique set of design guidelines, for development at Naawi-Oodena.

T1DC was established in July of 2018 by

seven Treaty One Chiefs. The mandate of T1DC is to use, manage, administer, and regulate its lands within Naawi-Oodena. The mandate also includes controlling the disposition of rights and interests and to regulate the use of buildings at Naawi-Oodena.

CLC is a self-financing non-agent federal Crown corporation that specializes in real estate, development, and attractions management. CLC's goal in all it does is to produce the best possible benefit for Canadian communities and the Government of Canada. CLC works to achieve its mandate with industry leading expertise and prides itself on

its consultation-based approach to pursuing community-oriented goals, environmental stewardship, and heritage commemoration with all its projects across Canada. CLC's activities ensure that former government properties are redeveloped or managed in accordance with their highest and best use, and that they are harmoniously reintegrated into local communities. CLC's goal is to help transform surplus parcels and reshape them to meet the needs of Canadians with inspiring and sustainable new neighbourhoods in which they can live, work and play.



PREFACE

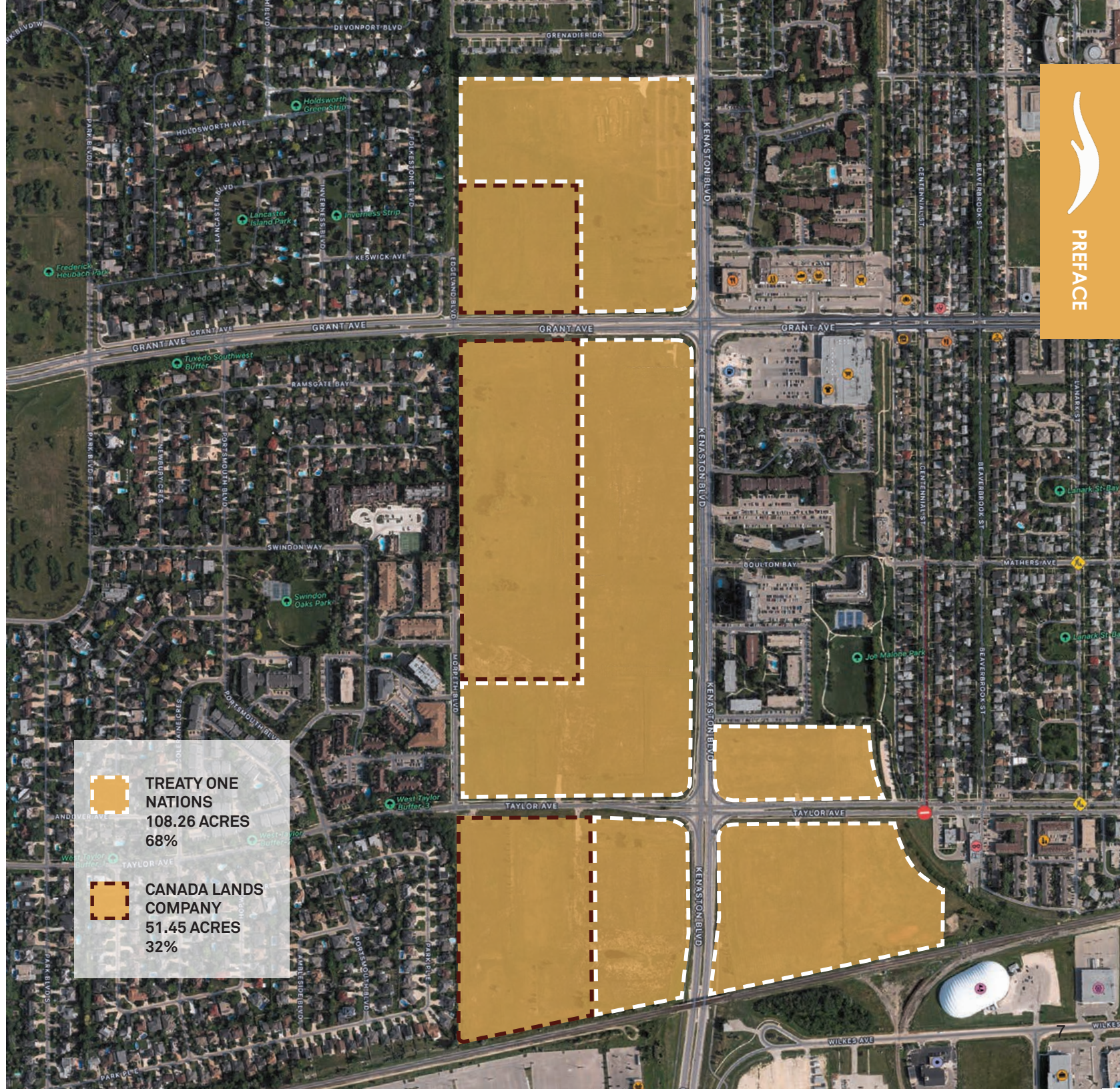


Image 2: Map of Naawi-Oodena
Lands indicating areas of
Treaty One & CLC ownership



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Image 3: Anishinaabe Pipe Bag, Late 1800s
(Manitoba Museum)

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Image 4: Seven Stages of Life Sculpture at Humber College / Toronto, ON / Brook McIlroy Inc.



Image 5: Indigenous Peoples
Garden Assiniboine Park /
HTFC with Dave Thomas,
Cheyenne Thomas &
Mamie Griffith

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A GOOD WAY (Executive Summary)



Image 4: Seven Stages of Life Sculpture at Humber College /
Toronto, ON / Brook McIlroy Inc. / 2018

Image 6: Animal hide decorated with beads/
Photograph by Richard Nelson

“...through ceremony we asked the ancestors for guidance and help...as we unite and as we are united as the seven communities, and to maintain that spirit of unity to require a spirit of respect and trust between the communities to ensure that there will be success in the vision of creating a place that will reflect our identity and our autonomy...as the true leaders of our homeland because that is the truth.” the late Niigaanii Aki Inini – Dave Courchene Jr.

These guidelines are meant to provide support to Treaty One and Canada Lands Company as they work through the development of Naawi-Oodena. They are intended to extend to all parties who will be carrying out work for and on the lands including but not limited to designers, developers, builders, City of Winnipeg staff and business operators.

It is imperative that the guidelines be read as a whole and not parceled off into sections for specific use. Sections all relate to each other, and the utmost emphasis is on the understanding that this is a special place with the desire to amplify the aspirations of First Nations in reclamation of all aspects of culture and to find balance in the realizations of these aspirations.



Both T1DC, CLC and private developers will be subject to the requirements throughout this document and should always reference them in tandem. While there are specific requirements for certain typologies, there are general requirements that must be incorporated.

The guidelines are meant to be a living document and over time the expectation is that they will be added to and updated. We encourage all parties to bear this in mind and provide T1N and CLC with any recommendations that would improve the value and/or implementation of the guidelines.

The guidelines are broken into 3 sections:

Section 1: Vision & Identity – the heart of the project

Section 2: The Guidelines – how the development should look, feel, and perform

Section 3: The Approval Process – project and submission requirements





SECTION 1: Vision & Identity

This section describes the overall vision, goals, identity and purpose for Naawi-Oodena, grounding the overall feel of the entire project. This section is also the 'heart' of the project.





Image 7: Spirit Garden / Thunder Bay, ON
Brook McIlroy Inc.

1.1 INTRODUCTION

The Design Guidelines prepared for Naawi-Oodena will direct the development of this landmark project in a good way. Understanding the importance of stories, process and community, this work is rooted in the understanding that the development of these lands are a groundbreaking opportunity for Treaty One to be at the forefront of Urban Reserve development in Canada, as well as at a global scale. These guidelines have been developed to reflect the unique community, family, and place-based connections.

1.1.1 GOALS + OBJECTIVES

Although the Naawi-Oodena site is jointly owned and managed by Treaty One Nation and Canada Lands Company CLC Limited, these design guidelines view both of these groups holistically for the entire site and does not divide design guidelines between the two ownership groups. The land at this site is meant to be experienced as one, cohesive community. The work proposes a strong visual identity that proudly displays that you are on Treaty One Territory.

When engaging in any work for or at Naawi-Oodena it is paramount that groups and individuals ground themselves in good intentions and commit to actions that are meaningful, honest and in line with the values of the development.

A special consideration should be given to the importance of ‘nibi’ water which flows in, around, through and above this site. Water is life and is required to produce buildings, maintain landscapes and has cultural significance in reminding us of that which supports us, that we are interconnected and interdependent beings.

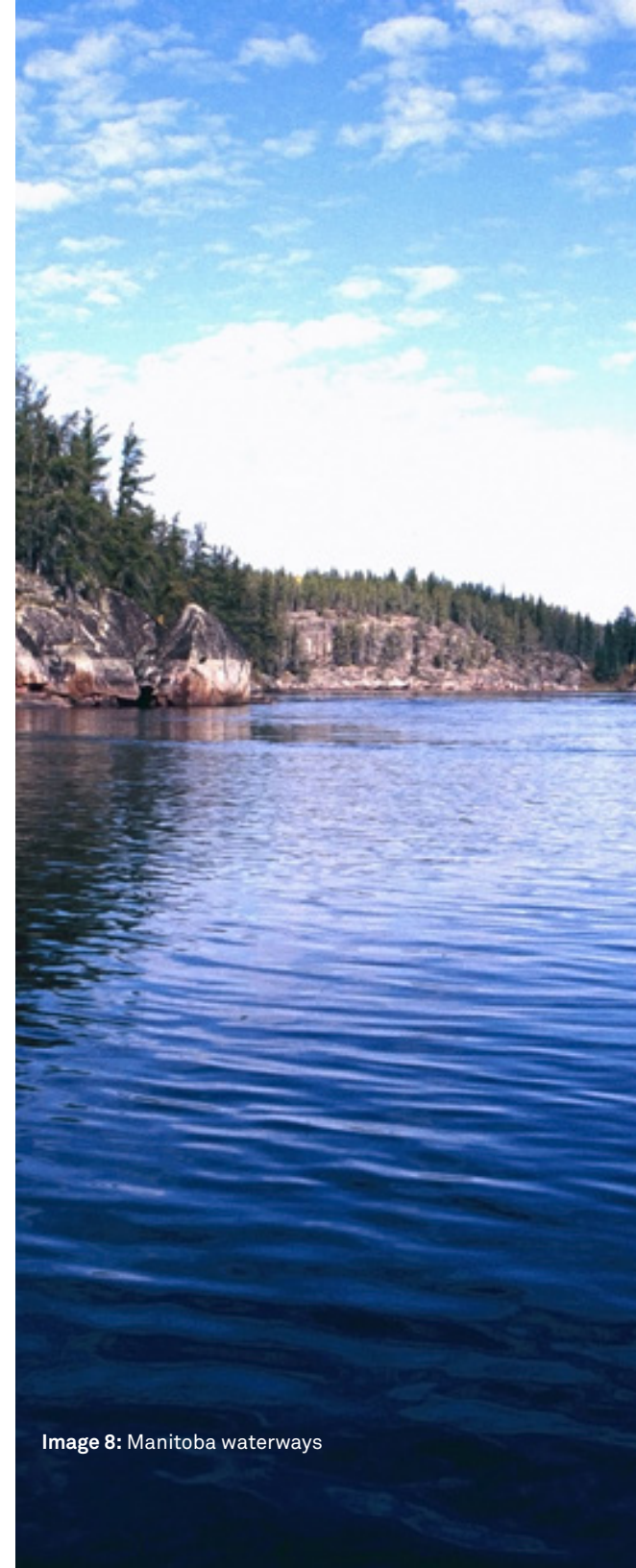


Image 8: Manitoba waterways

1.1.2 GLOSSARY

“T1DC” Treaty One Development Corporation.

“T1N” Treaty One First Nations.

“CLC” Canada Lands Company CLC Limited.

“T1DC Advisory Group” For the specialized items that require a First Nation designer and/or Elders/Knowledge Keepers, T1N and CLC will assign these questions to the T1DC Advisory Group. These may include art, cultural elements/spaces, Indigenous plants and use of Indigenous language.

“Indigenous Led” refers to a process, build or committee that is led by Indigenous people.

“Cultural Elements” mentioned in this document refers to Indigenous symbols, teachings, items, etc. integrated into design that intentionally reflect the spirit of the principles set out in Section 1.2 The ‘Heart of the Project’.

“Knowledge Keeper” is a person grounded in Indigenous ways of knowing and being, acknowledged by their community/Nation as being a keeper of the sacred knowledge and teachings. These individuals have been taught how to care for these

teachings and when it is and is not appropriate to share this knowledge with others.

“Elder” is an individual with enough life experience and knowledge of Indigenous traditions to offer guidance and teachings grounded within that experience and knowledge.

‘Primary Developer’ refers to T1DC and CLC.

‘Developer’ refers to the developers of the individual leased or purchased parcels.

‘Kapyong Barracks’ refers to the former military use of the land now owned by CLC and T1N.

‘Naawi-Oodena Branding Document’ refers to a complementary document that will be created by CLC and T1DC. This may include branding, fonts/typography, applications, colours/patterning, etc.

‘T1 Cultural Overlay Plan’ refers to a complementary document that will be created by CLC and T1DC. This may include a framework for cultural elements, interpretive opportunities, and storylines with their potential relationships to the built environment in this place.

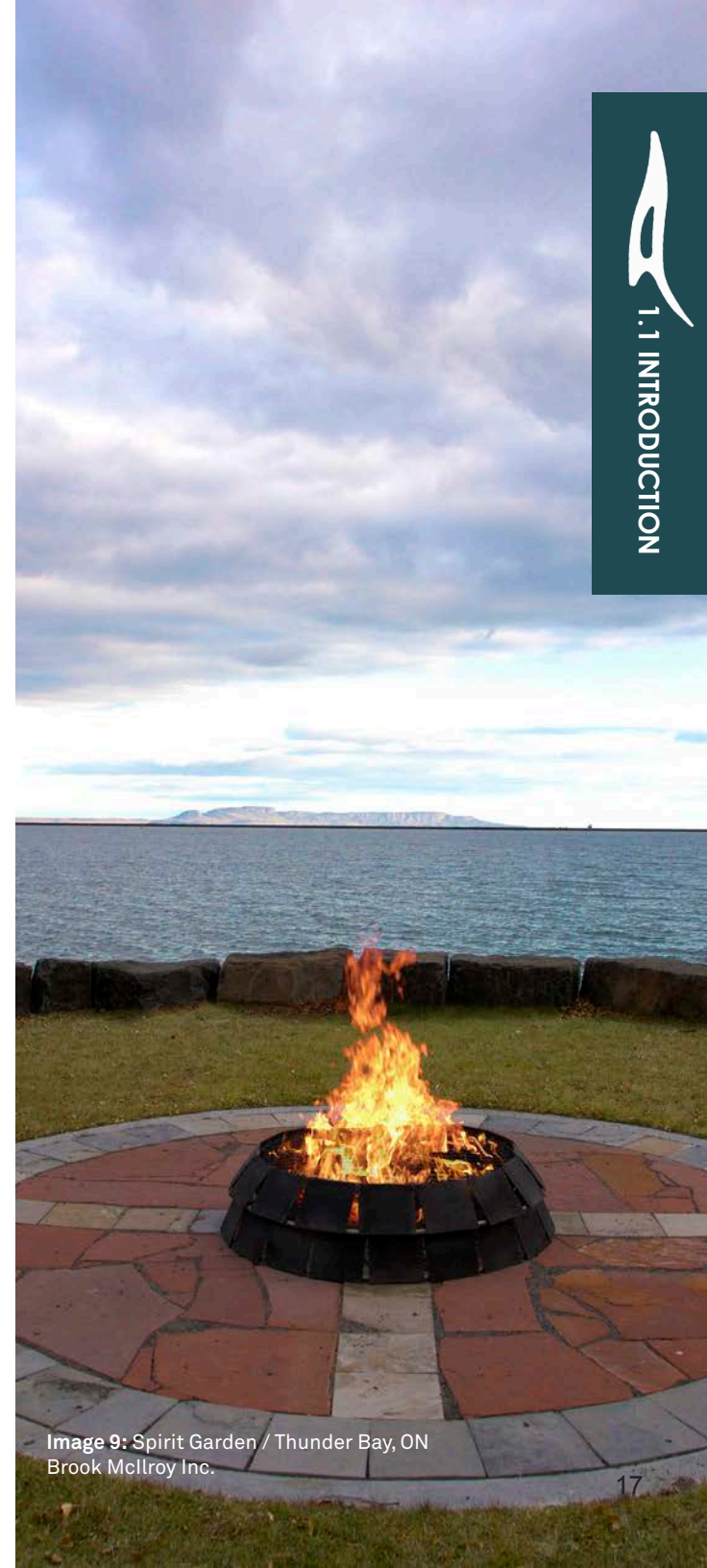


Image 9: Spirit Garden / Thunder Bay, ON
Brook McIlroy Inc.

1.2 THE 'HEART' OF THE PROJECT (THE 'ODE' OF OODENA)

The heart of these guidelines is grounded in the 7 principles that guide the entire process of this work. The 7 principles come from the Ojibway teaching and understanding of how we as humans are meant to conduct ourselves in relation to all beings. The ultimate goal is to achieve Mino-Bimaadiziwin 'the good life' where all are working in a good way to achieve a healthy life, holistically. These principles are seen as foundational and everything that comes from this project and process should be traced back to the 7 principles. They are meant to be our teachers and keep us grounded in who we are and guide us as we grow. Those who will engage with this process and projects should understand how these principles are culturally connected and their translation to the effort in realizing Naawi-Oodena. These principles are:

- 1. Truth** is the overarching concept; it is embedded in each "Realization". Truth is the complete realization of Naawi-Oodena, the culmination of the teachings and each principal is to be observed with equal importance.
- 2. Wisdom (Sustainability)**
Wisdom expresses Indigenous knowledge/way of life to elements on the Land that will promote a good way of life for all beings. It considers not just the present moment, but also understands that the past and future are equally valuable. Wisdom considers all elements working together to create a sustainable/healthy space (material, systems, cycles, and reciprocity)

- 3. Respect (Identity)**
Respect restores Indigenous identity, stories, and culture to Treaty lands. It encourages visitors to acknowledge the history of Treaty One and the Indigenous presence in Winnipeg, Manitoba, and Canada, and welcomes everyone to see and feel this presence in all corners of Naawi-Oodena.
- 4. Humility (Community)**
Humility creates a healthy and active community while providing an integrated experience of Indigenous storytelling. In every corner Humility declares Indigenous identity and designs/designers, and it shapes the experience of Naawi-Oodena to carry stories (ways of knowing) through Land, people, and community.

5. **Courage (Design + Innovation)**
Courage brings forward the task of listening to and involving knowledge holders to weave traditional practice and modern technologies.
6. **Honesty (Prosperity + Partnerships)**
Honesty involves community in all aspects of sustaining Naawi-Oodena as a Treaty One place. It creates relationships through involvement of designers, makers, and artists and through this, it builds pride of place.
7. **Love (Knowledge + Sharing)**
Love tells the story from a Treaty One perspective and recognizes the (our) leaders. Love responds to the Land and the seasons to reveal these valuable stories, while always guiding people back to the cultural spaces of Naawi-Oodena.

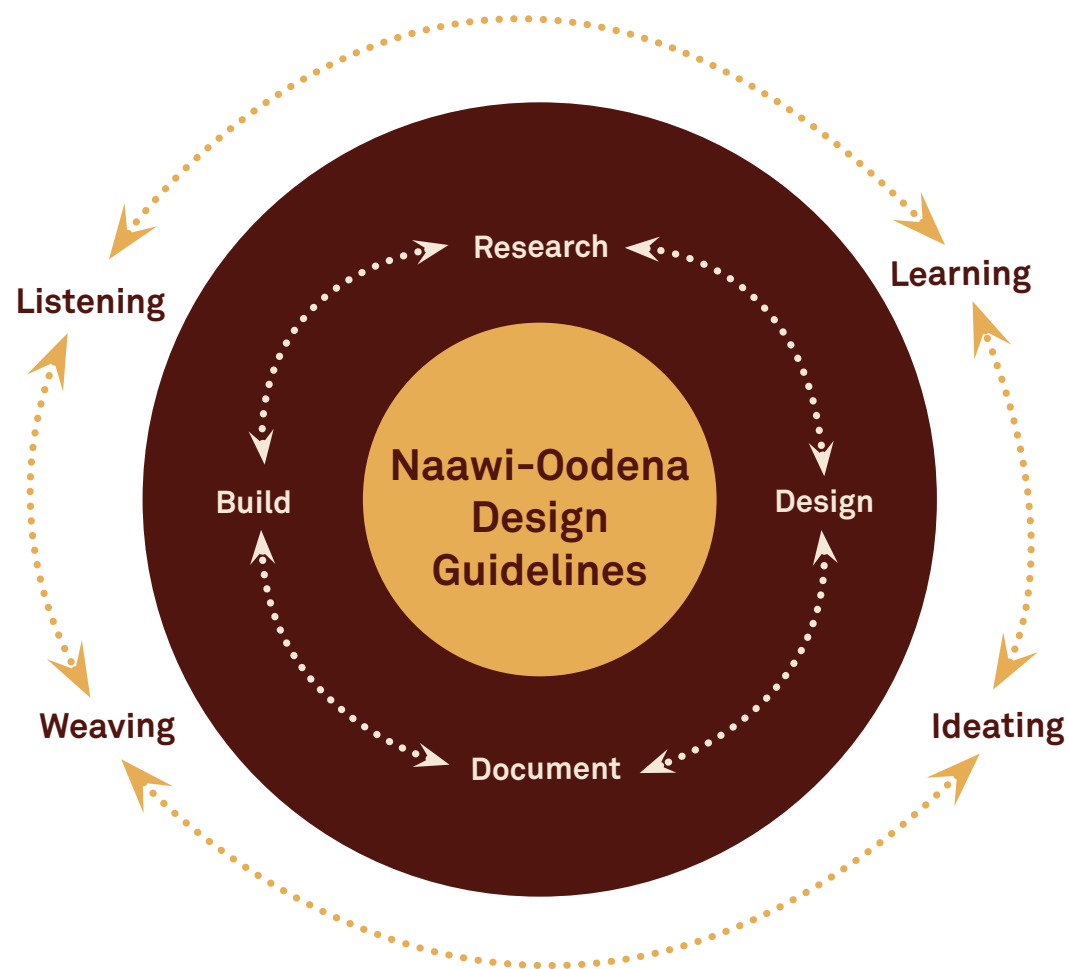


Diagram 1: Heart of the Project

1.2.1 “REALIZATIONS”

Early in the process, after establishing key principles, the team worked to generate some ideas for the direction of these guidelines. This involved translation of higher level concepts into more tangible design solutions or “realizations”, as they have been labeled here. This exercise encouraged the team to envision the principles through a variety of applications, while maintaining focus on core values.

The 7 principles can be viewed as the seeds of our “realizations”, fostering growth and embedding a strong foundation rooted in Indigenous epistemologies. We look forward to seeing these concepts mature and flourish as the Naawi-Oodena lands develop over time.

The guidelines build on these initial spatial and physical outcomes of the 7 Principles. The “Realizations” are not an exhaustive list, but intended as a snapshot of a holistic approach to the design of a development.

1. WISDOM (sustainability)

- Restorative planting
- Pollinator gardens
- Trees, planting early, starting with the land and building it back (generations)
- Low embodied carbon materials
- Local material
- Encouraging buildings that create energy (solar panels, geothermal, water use) - sun, wind, water, earth
- Natural materials
- Reciprocity: helping plants grow - Our involvement in the integration of helping the plants is indigenous
- Cycle of harvesting and picking medicine/plants

2. RESPECT (identity)

- Nations, people, story, culture
- 360 view - everywhere you look you know you are at Naawi-Oodena
- Powwow grounds
- Gathering places

- Configuration of buildings and application of materials to emulate the movement of “dancers”

3. HUMILITY (community)

- Creating an active/healthy community
- Encouraging movement Around the site (migration story)
- Encouraging gathering and activity in the public realm
- Multi-generational (i.e. planting trees early)
- Indigenous designers
- Indigenous everywhere

4. COURAGE (design + innovation)

- Listening to Indigenous makers, creators, artists, designers
- Involving knowledge holders (traditional methods of construction)
- Art/design workshops
- Listening to stories - sharing circle

5. HONESTY (prosperity + partnerships)

- Treaty One community involvement
- Maintain and uphold the property: community involvement
- Indigenous Trades, businesses, professionals
- Designers, artists, makers

6. LOVE (knowledge + sharing)

- Library
- Big stories: Migration, seasons, adaptability, creation
- Seasons
- Changes of the season and what is revealed on the land
- Stories are shared in the winter - making space for stories to be told
- Always be lead back to the cultural space
- Indigenous veterans, tell the story from Treaty One perspectives - space to recognize veterans

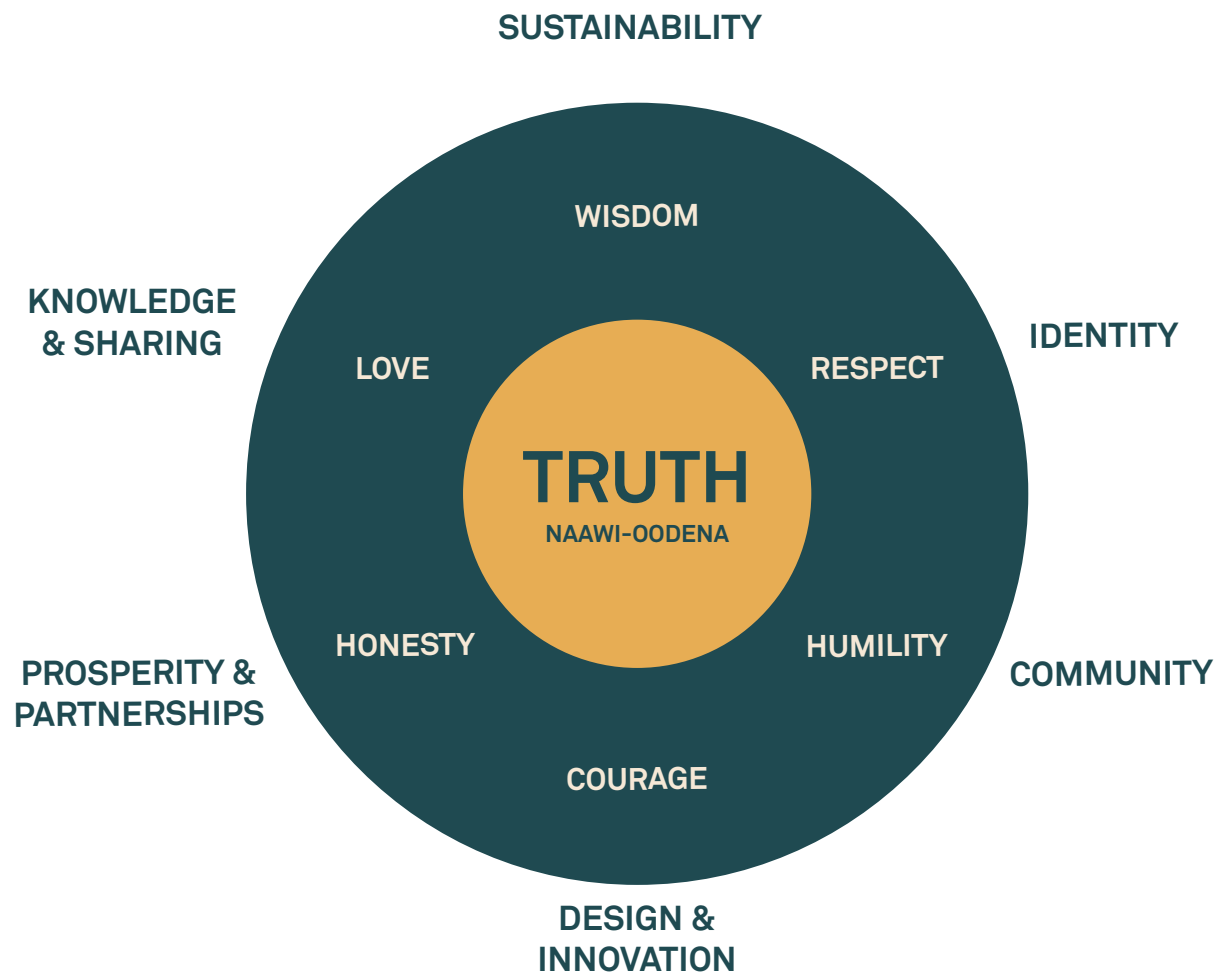
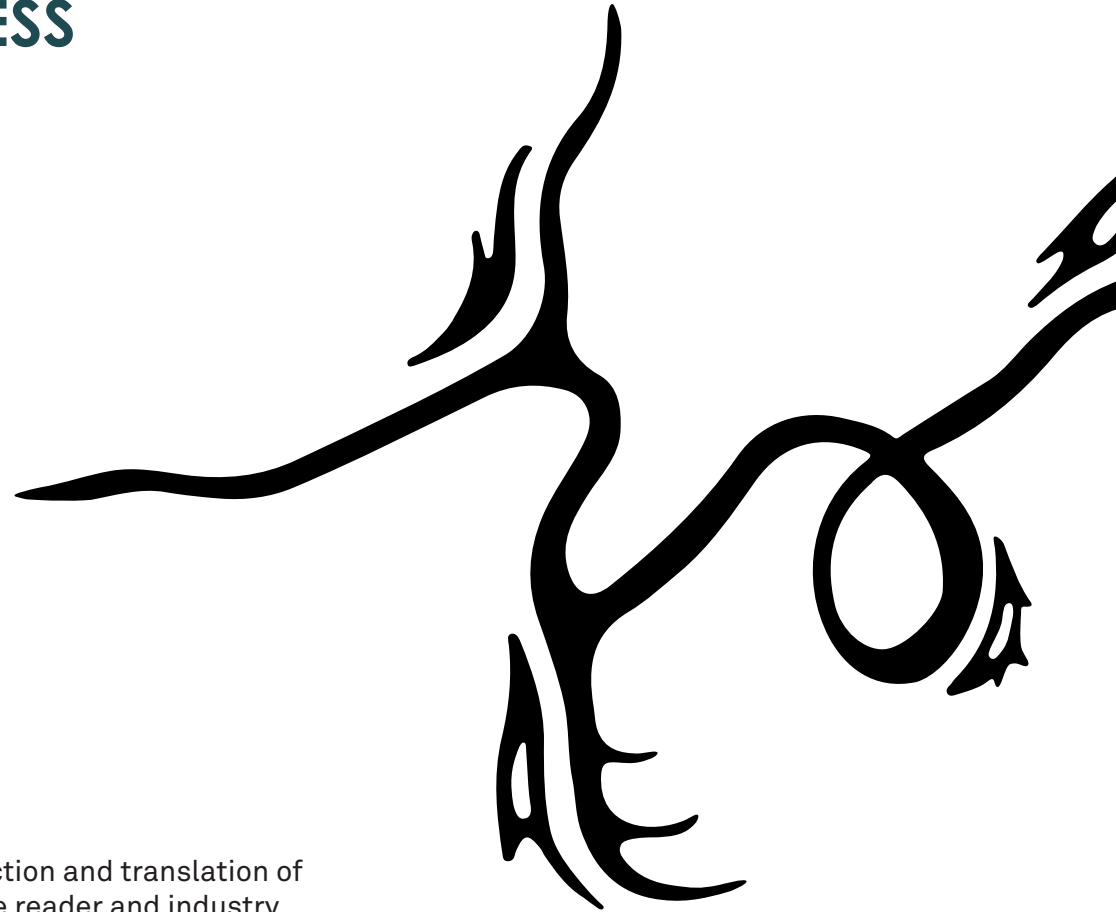


Diagram 2: Principles and Realizations

1.3 NAVIGATING THE PROCESS



The development of these guidelines has involved careful reflection and translation of Indigenous values and principles into a format accessible to the reader and industry professionals. The aim of this process was to approach the guidelines with intention and integrity, and to honour Anishinaabe ways of being and knowing. This process was not a direct, linear path, but an iterative approach that often looped back on itself for careful contemplation, meandering to explore alternatives to convention. As new information was collected and new paths explored, each step was considered valuable and contributed to a deeper and more robust understanding of the task at hand.



This process used in writing the guidelines must be applied in a greater sense to the development of Naawi-Oodena lands. These lands present an opportunity to do things differently; to place importance on relationships among people, animal kin, the land and water, and hold process in equal value to the deliverable. The graphic shown above was designed to symbolize the process of writing these guidelines and can serve as a visual queue and reminder as you navigate the process of designing and developing on Naawi-Oodena.



SECTION 2: The Guidelines

Section 2 is the ‘body’ of the document and describes ways to implement the goals and the Seven Principles outlined in Section 1.2. This section is further divided into three parts that include general guidelines applying to all areas and specific direction related to the public realm and private developments.



Image 10: Taddle Creek / Toronto, ON
Brook McIlroy Inc.

2.1 GENERAL

This section and its contents apply to the entirety of the Naawi-Oodena lands and the various private development typologies on site and will provide direction for developing a wayfinding plan, branding guide, and cultural overlay plan to be prepared by T1DC and CLC.

2.1.1 OVERALL DESIGN EXPRESSION

- A. Naawi-Oodena is an immersive cultural experience.** Any building surface visible from public spaces must be designed for the “360 degree” view; meaning that the cultural identity of Naawi-Oodena should be evident to visitors regardless of their positioning on site.
- B. No reference to colonial design.** There shall not be any building components or embellishments that recall styles that have identifiable colonial influences, this is including but not limited to Colonial, Spanish, English, French, Dutch, Victorian, etc. Building materials should be modern with clean design and must incorporate cultural references, according to these guidelines.
- C. Provide opportunities for learning, inspiration, and celebration in all pedestrian zones.**
- D. Generational accessibility to address child-to-elder experience.** Design on-site must ensure universal accessibility, providing barrier free mobility and access to developments/buildings on site; and ensure amenities are easily navigable. Hostile architecture and design should be avoided everywhere - in both public and private realms.
- E. Safety and community connection.** The design of streetscapes, spaces and interiors should promote engagement between individuals. Strong relations are developed through welcoming environments that foster connection and interaction. Social and gathering spaces must be highly visible to ensure a safe environment for youth and to encourage people to explore the culture.



Image 11: Lost Natures /
Naomi Ratte / Winnipeg, MB

2.1.2 STORIES & SYMBOLISM

A. Storylines

The following lists are made of storylines representing shared histories, cultural values, and perspectives of the Treaty One Nations. Some of these stories reach beyond territories, connecting us with Nations across Turtle Island. These lists are not intended to be exhaustive, but should be a starting place. These stories can be imbedded in the designs of buildings, public spaces, semi-private spaces, and any land that is visible in the public realm, as a means of sharing our origins and teachings throughout this place.

i. Shared Indigenous Experience Storylines:

- Seasonal movement & migration
- Creation story
- Petroforms
- Drum story
- Harvesting & Hunting
- 7 Grandfather Teachings
- 7 Generations
- Land Use and occupancy

ii. Treaty One Specific Storylines:

- Treaty One Military Involvement/Contributions
- Treaty One Heroes
- The story of Treaty One signing and land reclamation
- St. Peter's/Peguis Relocation
- The signing of the Selkirk Treaty

These storyline examples, along with others, may be explored to spark inspiration in the design process.

B. Symbolism

With symbolism, the intention and approach to design must be completed with locally appropriate iconography and symbols. Examples of symbolism within Naawi-Oodena could include:

- i. Designed from a local perspective and reflect the nations of Treaty One
- ii. Include non-human kin
- iii. Represent various medicines
- iv. The four colours of the medicine wheel (Red, Black, White, Yellow)



Image 12: Indigenous Cultural Markers at Humber College / Toronto, ON / Brook McIlroy Inc.

2.1.3 LANGUAGE

Anishinaabemowin, also known as Ojibwemowin, is the traditional oral language spoken by the Anishinaabeg throughout areas of Manitoba, Ontario, and the United States. While other languages are spoken throughout Treaty One, Anishinaabemowin is the predominant Indigenous language among the Treaty One Nations.

Anishinaabemowin must be used as the primary language for visual communications on site, to promote and encourage language learning at Naawi-Oodena. Where necessary, English should be included as a secondary language. In areas where both official languages of Canada are required, accommodations will be made to include these.* There will be opportunities to celebrate other Treaty One languages in designated areas on-site. The next section, 2.1.4 Naming, Wayfinding, and Signage, will elaborate on this approach.

It should be acknowledged that as an oral language, the written format may vary from Nation to Nation, and sometimes even within a single Nation. For consistency and to avoid confusion on-site, Anishinaabemowin will be standardized in the written form, and all spelling and phrasing must be approved by the T1DC Advisory Group.

* CLC Lands are subject to the Official Languages Act. This does not pertain to private land. If only Anishinaabemowin is used there is no need to include English or French. Wherever English is used in the public realm, it must have French as well in the same size.

2.1.4 NAMING, WAYFINDING & SIGNAGE

Names and their meanings from an Indigenous perspective are generally descriptive in nature and articulate a story, use, connection, or feature in the landscape. Indigenous names and their meaning are particularly important in the process of Reconciliation because the presence of Indigenous names and their associated description and stories encompass a sense of belonging.

For Naawi-Oodena, the inclusion of Indigenous names is an important aspect of the entire site and should be considered in conjunction with wayfinding and signage for the naming of buildings, parks, and streets, etc.

Proper wayfinding and signage are vital for ensuring individuals can orient themselves and navigate through Naawi-Oodena. Wayfinding and signage also provide an opportunity to visually communicate and celebrate the traditions, language, and stories of Treaty One Nations. These interpretive features should be integrated throughout the site, in public and private areas, with the aim of unifying the various areas and establishing a distinct identity for Naawi-Oodena.

The following points provide guidance for naming conventions on-site:

- A. Naming of streets and community spaces should follow the Master Plan's guidance in Section 6.5 Street and Community Space Naming:
 - i. Treaty One Nation Historical and Present Day
 - ii. the Historical signing of Treaty No. 1
 - iii. Indigenous stories and values
 - iv. First Nation Military history



- B. Additional themes to consider may include
- Original place names of the seven Treaty One Nations
 - Names of Treaty One heroes, Elders, Community Knowledge Keepers
 - Plants and Medicines
 - Animals
 - Seasons
 - Interactions with or descriptions of the environment
- C. The selection process of identifying these names must be reviewed by the T1DC Advisory Group.
- The following specifications must be considered in the development of any signage elements on-site:
- A. All signage
- Must have Anishinaabemowin as the prominent language, and English as the secondary translation, where applicable.
 - Should be respectful, avoiding any derogatory or discriminatory connotations.
 - Should avoid any inappropriate terminology or language.
- iv. Should follow the appropriate typography guidelines as set out in Section 2.1.5 Typography/ Fonts.
- v. Should meet accessibility requirements and be easily navigable for all individuals.
- B. Streets and regulatory signs
- Should avoid duplication with existing City of Winnipeg Street names.
 - Should consider character length and ease of pronunciation for emergency response services.
- C. Wayfinding and interpretive signage
- Naawi-Oodena branding and logos on signs should be consistent throughout the site. Refer to Naawi-Oodena Branding Document for more information.
 - Should provide a brief phonetic pronunciation guide to Anishinaabemowin words or phrases, where appropriate (i.e. Makwa / Mah-kwa Parkette).
 - Within parks and open spaces consider representation of the other First Nation Languages of Treaty One.*
- D. Private developments and businesses
- Must include Anishinaabemowin on their buildings for naming or descriptors of their use (i.e. Tim Horton's / Makadewaboo / Coffee) while respecting corporate and company logos. This can be achieved through a variety of approaches, including fascia signage, window signage, or other means.
- E. Anishinaabemowin content and design must be reviewed by the T1DC Advisory Group.

*Other First Nation Languages spoken throughout Treaty One to consider include Cree, Dene, Dakota, and Oji-Cree.



Image 13: Indigenous Cultural Markers at Humber College / Toronto, ON / Brook McIlroy Inc.

2.1.5 TYPOGRAPHY / FONTS

The typeset example in *Image 14* demonstrates the desired character that should be considered when selecting a font type or types, for use at Naawi-Oodena. The font type must be sans serif to present a clean, easily legible, and modern appearance. For simplicity and consistency, no more than two fonts should be used for Naawi-Oodena specific branding purposes.

The font or fonts chosen must be used consistently and ubiquitously throughout the public realm, and should be used in the private realm, where possible.

- A. **For public developments:** The suggested typography and fonts should be used throughout public developments in order to create a strong sense of visual identity for Naawi-Oodena.
- B. **For private developments:** The suggested typography should be used wherever possible. In instances in the commercial/mixed use zones where 'big box' or chain stores are developed, such corporations are permitted to use their own typography in T1DC and CLC prescribed colour. Logos will be permitted with their own brand colours.

Refer to Naawi-Oodena Branding Document for more information on Typography / Fonts.



Image 14: Example of suggested style of font type



Image 15: Wood detailing at Indigenous Relations Office / University of Waterloo / Brook McIlroy

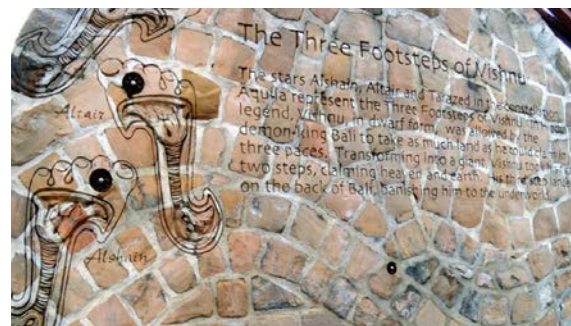


Image 16: Oodena at the Forks / Winnipeg, MB / HTFC Planning & Design

2.1.6 MATERIALS PALETTE

Material Palette of buildings and elements in the landscape should be consistent throughout the site to invoke a sense of unity and connectedness. The following 'materials' hold great significance for many Nations and should feature prominently throughout Naawi-Oodena.

A. Mitigowan (Wood)

Wood is a natural and sustainable option and brings warmth and comfort to spaces. The use of wood (or a wood-like material) should be used throughout the site both as a building material and as an accent to highlight spaces and design, where possible. Where constraints prevent the use of real wood, wood-like materials or imitations can be used to produce a similar aesthetic.

B. Asiniig (Natural Stone)

Any natural stone used on site should be sourced as locally as possible to reflect the histories of this place and its people.

Natural stone should be applied on buildings and on site in an innovative manner that blends natural and traditional aesthetics with clean and modern approaches and provides opportunities to pass on teachings.



Image 17: Millennium Library Park / Winnipeg MB / HTFC Planning & Design



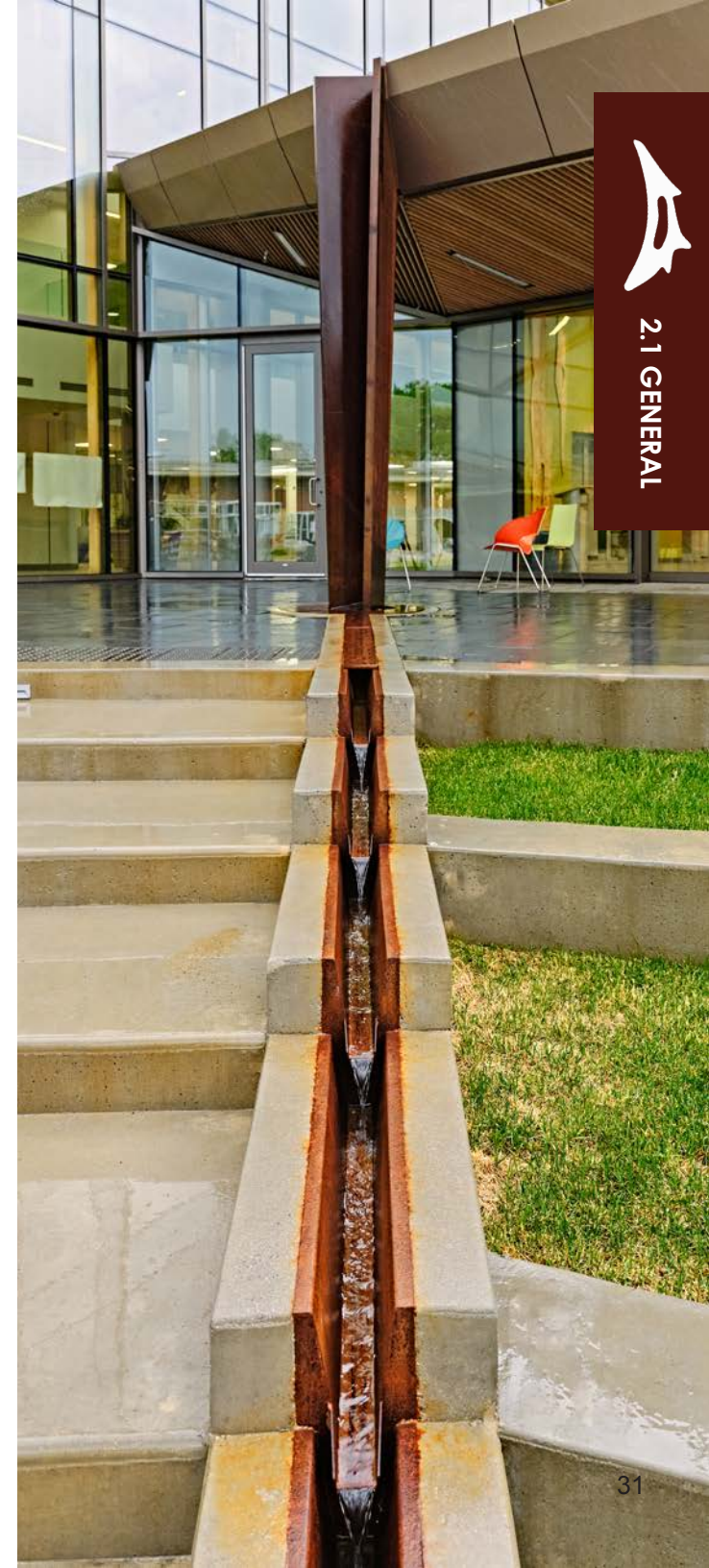
Images 18 & 19: Algonquin College Library Renewal & Institute for Indigenous Entrepreneurship / Brook McIlroy Inc.

C. Nibi (Water)

Water sustains us, flows between, within us, and replenishes us. Water is sacred and the giver of life. Traditionally women, and their ability to carry life within their own waters, have been designated the keepers and protectors of water. Women and their work as water keepers should be honoured on-site within the public realm.

As a “material”, the use of water on site for all development is important and should be considered beyond an aesthetic element. Water should be incorporated with intention into the public and private realm, where appropriate, with design that reflects these cultural perspectives. Water also has a role in Naawi-Oodena as an instrument for sustainable practices, such as rainwater harvesting and stormwater retention to sustain native plantings on-site and support local biodiversity. See Section 2.1.13 Sustainability for more information.

Additional material requirements for private development can be found in *Section 2.3 Private Developments* for each building typology.



2.1.7 COLOUR PALETTE & PATTERNING

The use of colour and patterning throughout Naawi-Oodena should be derived from cultural references. Acceptable colour palettes and patterning options are broad and may be derived from medicines, flora, and fauna, four elements, etc.; along with other tones, hues, characters and markings found in nature. Another possible avenue may involve borrowing inspiration from traditional works such as beading, weaving, carving, hide tufting, etc.

Explanation of how colour palette and patterning choices were selected will be required during design submission review of each developer and vetted by T1DC Advisory Group.

This guide for selection applies to building materials, furnishing, finishes, signage, paving and other elements.

A. Examples of Colour Palette

- i. Flora Palette - grasses, birch bark, dogwood
- ii. Medicines Palette - tobacco, sage, sweetgrass, cedar
- iii. Elemental Palette - water, sky/air, earth, fire



COLOR e1ceb9



COLOR e7ad54



COLOR 8e5932



COLOR 1f4a51



COLOR 51150f

B. Examples of Patterning

- i. Animal/Insect Patterns - porcupine quills, turtle shell markings, butterfly wing markings
- ii. Flora Patterns - birch bark markings, root systems
- iii. Other Patterns - Water erosion channels, mushroom gills
- iv. Beadwork - floral beadwork patterns
- v. More guidance on colour palette is provided in each zoning typology in Section 2.3 Private Developments.



Image 20: Examples of patterns found in nature that may serve as design inspiration



Image 21: Rouge National Urban Park / Scarborough, ON / Brook McIlroy



Image 22: Awen' Gathering Place / Collingwood, ON / Brook McIlroy



Image 23: Indigenous Cultural Markers / Humber College, Toronto, ON / Brook McIlroy



2.1.8 PUBLIC ART

As articulated in Section 6.3 of the Naawi-Oodena Master Plan, July 2022, the following consideration must also be applied to Public Art within Naawi-Oodena.

- A. All public art should be designed or completed by established, resurgent, and/or emergent First Nations artists.
- B. Public art should be integrated as part of all developments.
- C. Public art must be included within all parks and open spaces.
- D. Establish consistent criteria for evaluating public art works, ensuring they are of high quality and fit with the overall community vision and context.
- E. Private developers are strongly encouraged to allocate 1% of project budget to public art. This should be led by Treaty One artists.
- F. Identify and prioritize locations and opportunities for public art. A cultural overlay plan will be created by T1DC and CLC.
- G. Develop detailed policies and procedures around management, conservation, and maintenance.



Image 24: Kwáshkwan-in! Jump! / Ottawa, ON / Naomi Ratte

- H. As part of the review process (see Section 3.1.3 Review Process) a T1DC Advisory Group will review all artist submissions for public and private lands.

2.1.9 PLANTING DESIGN

Unless specified, all plants listed in this section are applicable to all zones in Naawi-Oodena.

- A. All plants should adhere to the Canadian Nursery Landscape Association (CNLA) Landscape Standards and are cold-hardy plants that are rated for a hardiness zone of 2-3.

B. Approach to Planting Design

All plants in Naawi-Oodena should be native plants and where possible use sustainable methods that do not require the use of chemicals and pesticides. Planting design should prioritize the inclusion of plants that require minimal watering and maintenance. The following are highly desired in the residential areas as well as parks, open spaces, and cultural areas:

- i. Community Gardens
- ii. Companion Planting Method (three sisters planting method)
- iii. Permaculture

C. Biodiversity

Planting plans should consider biodiversity to provide food and habitat for hundreds of species, where appropriate.

D. Suggested Plants

Native plants, shrubs, grasses, perennials, and trees should be used across Naawi-Oodena. Consideration should be given to what we can do as beings to help other beings. Some suggested plants include:

i. Grasses

- **Little Bluestem** (*Schizachyrium scoparium*): Shorter grass with distinctive blue-green foliage that turns reddish-brown in the fall.
- **Prairie Dropseed** (*Sporobolus heterolepis*): Fine-textured grass with a fountain-like growth.
- **Blue Grama** (*Bouteloua gracilis*): Short grass with distinctive eyelash-shaped seed heads.
- **Wiingashk - Sweetgrass** (*Hierochloa odorata*): slender green grass, recognized for its sweet fragrance, especially when dried.*

* Areas for consideration will need to be assessed to ensure appropriate growing conditions

Image 25: Brokenhead Site Visit
with Dave Thomas



ii. Native Flowerings Shrubs

- **Gozigwaakomin - Saskatoon Berry (*Amelanchier alnifolia*):** White flowers in spring and edible purple berries in summer.
- **Miskwaabiimag - Red Osier Dogwood (*Cornus sericea*):** Clusters of white flowers in spring, followed by white berries, then bright red stems in winter.
- **Oginiwaatig - Wild Rose (*Rosa acicularis*):** Fragrant pink flowers followed by red rose hips in fall.
- **Aniibimin - Highbush Cranberry (*Viburnum trilobum*):** White flower clusters in spring, red berries in fall, and vibrant fall foliage.
- **Snowberry (*Symphoricarpos albus*):** Small pinkish-white flowers followed by distinctive white berries in the fall.
- **Kinikinik - Bearberry (*Arctostaphylos uva-ursi*):** Small, leathery leaves that are green year-round, pinkish-white bell-shaped flowers in spring, and red berries in late summer and fall.

iii. Native Perennials

- **Purple Coneflower (*Echinacea angustifolia*):** Large, purple daisy-like flowers. These also attract pollinators.
- **Black-Eyed Susan (*Rudbeckia hirta*):** Bright yellow flowers with dark centers that bloom from mid-summer to fall.
- **Prairie Smoke (*Geum triflorum*):** Pink flowers with feathery seed heads resembling smoke.
- **Showy Goldenrod (*Solidago speciosa*):** Bright yellow flower clusters that are late blooming.
- **Wild Bergamot (*Monarda fistulosa*):** Lavender to pink flowers with a minty fragrance. These also attract bees and butterflies.
- **Canada Anemone (*Anemone canadensis*):** White, daisy-like flowers that bloom in early summer, thriving in moist conditions.
- **Nodding Onion (*Allium cernuum*):** Pink, nodding flower clusters that are both ornamental and edible.
- **Wild Columbine (*Aquilegia canadensis*):** Red and yellow flowers with a unique shape, blooming in late spring to early summer.



Image 26: Gozigwaakomin - Saskatoon Berry (*Amelanchier alnifolia*)

- **Bashkodejiibik - Prairie Sage (*Artemisia ludoviciana*):** Narrow silvery-grey foliage. In the late summer the plant produces small, yellow or white flowers.

iv. Deciduous Shrubs

- **Bagaaniminzh - Beaked Hazelnut (*Corylus cornuta*):** Yellowish catkins in early spring, followed by edible nuts encased in bristly husks.
- **Asasawemin - Chokecherry (*Prunus virginiana*):** White flower spikes in spring, followed by dark red to black berries.



Image 27: Giizhik - Eastern White Cedar (*Thuja occidentalis*)

- **Oziisigobiminzh (Pussy Willow) *Salix discolor*:** Small tree or large shrub commonly found in wetlands and along water bodies. The plant is commonly recognized by its soft, furry catkins that emerge in early spring.
- **Oziisigobiminzh (Bebb's Willow) *Salix bebbiana*:** A shrub or small tree, found in a variety of moist habitats, including wetlands, riverbanks, and ditches. This plant is often used for soil stabilization and restoration projects.

v. Coniferous Shrubs

- **Gaagaagiwaandag - Common Juniper (*Juniperus communis*):** Low-growing, spreading shrub with needle-like leaves and bluish berries.
- **Gaagaagiwaandag - Creeping Juniper (*Juniperus horizontalis*):** Ground-hugging shrub with scale-like leaves and bluish-green foliage.

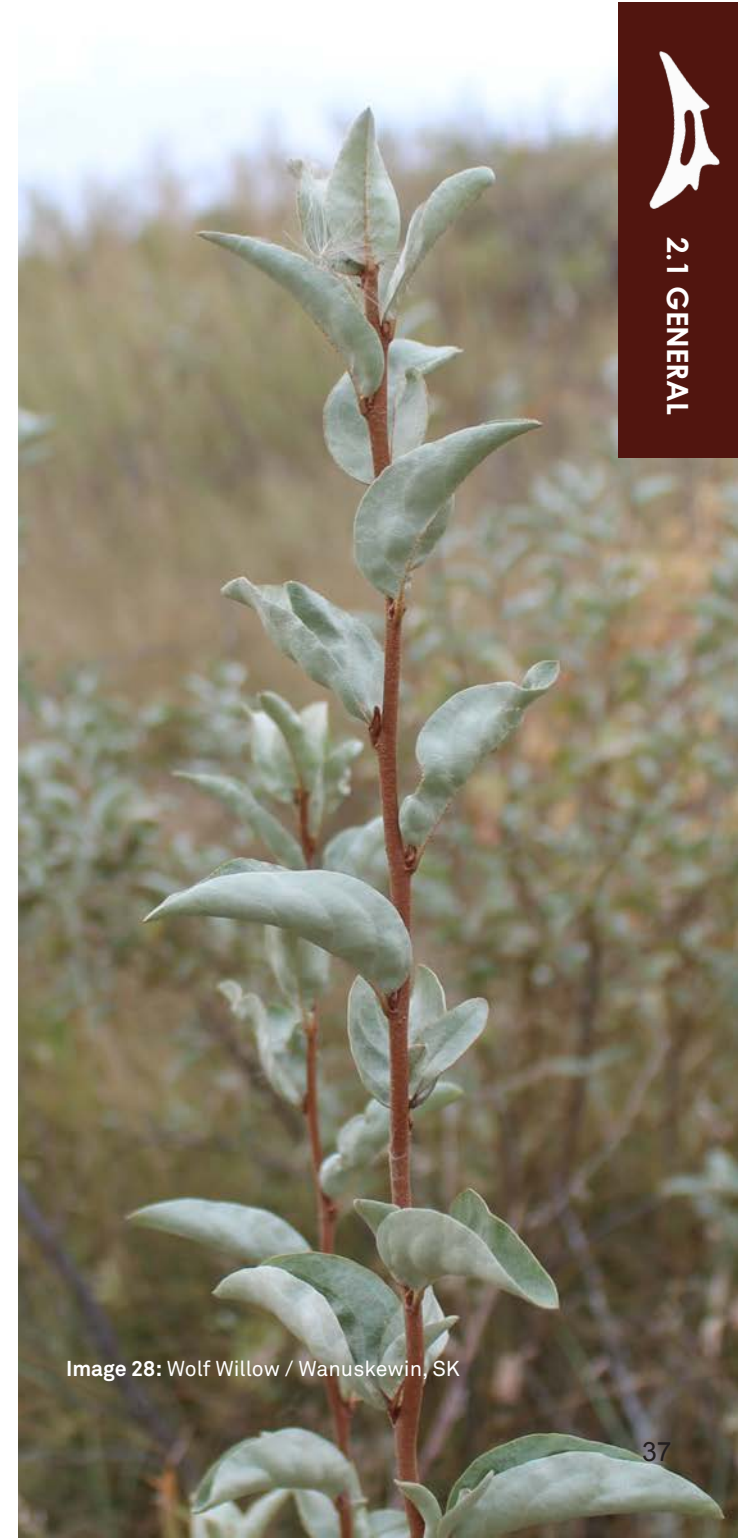


Image 28: Wolf Willow / Wanuskewin, SK





Image 29: Beading on tree /
Wanuskewin, SK

vi. Deciduous Trees

- **Mitigomizh - Bur Oak (*Quercus macrocarpa*):** Known for its rugged, corky bark and lobed leaves. It produces acorns and is tolerant of various soil types.
- **Wiigwaasatig - Paper Birch (*Betula papyrifera*):** Features distinctive white bark that peels in papery layers and bright yellow fall foliage.
- **Aninaatig - Manitoba Maple (*Acer negundo*):** Also known as boxelder, it has compound leaves and winged seeds.
- **White Willow (*Salix alba*):** Fast-growing willow tree that is adaptable to different soils and moisture levels.

vii. Coniferous Trees

- **Gaawaandag - White Spruce (*Picea glauca*):** A common evergreen with short, stiff needles and conical shape, well-suited to a variety of soil types.

- **Mashkiigwaatig - Tamarack (*Larix laricina*):** A deciduous conifer that sheds its needles in the fall, with soft, bright green needles that turn golden yellow.
- **Giizhik - Eastern White Cedar (*Thuja occidentalis*):** Features scale-like leaves and small, woody cones, often used in hedges and windbreaks.

E. Plants to Avoid/Limit

- Limit the use of Kentucky Bluegrass (*Poa pratensis*).** This should only be used in the low-density residential zones and designated recreation fields.
- Invasives**

- F. As part of the Review Process (see Section 3) plants will be reviewed by the T1DC Advisory Group. Developers should refer to Section 2.1.9 Planting Design to ensure that plant selections are appropriate and culturally relevant/significant.



2.1.10 FURNISHINGS

Considerations for site furnishings, this includes benches, bike racks, lighting, waste receptacles, etc.

- A. Frequency of benches and other infrastructure - for example, in areas where there are Elders or small children these areas might have the need for more benches and micro-parks.
- B. Sustainability - considering environmental impact of furniture (i.e. embodied carbon emissions of a product, material longevity, distance materials are transported).
- C. Equitable design - all furnishings should avoid hostile design elements with the intent to be welcoming and inclusive to all.
- D. Aesthetics for the furniture should be predominantly natural materials. A preference for wood and weathering steel where possible. A suite of furniture is preferred, however, furniture alternatives will be considered, particularly if locally sourced from First Nation craftspeople.
- E. Materials should be durable to withstand weather, long term use, and be vandal resistant, etc.

2.1.11 SITE LIGHTING

- A. Site lighting, which is adequate to illuminate walkways and entrances, is appropriate but should not be excessive.
- B. Site lighting should not be intrusive into neighbouring yards or the windows of adjacent buildings.
- C. Site lighting should not present an institutional appearance, nor should it project unnecessary glare to the sidewalk, street, or other nearby properties.
- D. Flood lighting of yards or building facades is not permitted.

- E. Motion-activated security lighting which is oriented away from adjoining properties and buildings may be used.
- F. Excessive use of lighting contributing to light pollution or 'overlighting' of areas and buildings should be avoided.

2.1.12 GARBAGE & RECYCLING

- A. Commercial and higher density residential developments shall store their garbage and recycling indoors and take it out only on pick-up days or the use of Molok bins or approved equal is acceptable.
- B. Low Density Residential is exempt from these requirements.



Image 30: Urban Reef, Public Furniture / Vancouver, BC /
Designed by Kaz Bremner and Jeremiah Deutscher

2.1.13 SUSTAINABILITY

Indigenous connection to the land and water is a core value. This relationship teaches the practice of reverence, humility, and reciprocity with animate and inanimate beings alike. Everything is taken and used with the understanding that we only take what we need, so that future generations will have enough.

Traditional relationships with the land honour the reciprocal relationship with the natural environment. Indigenous world views align with the western idea of sustainability in that our interaction with the natural world can be mutually supportive, for example green infrastructure, permaculture, etc.

At Naawi-Oodena, this inclusive approach to sustainability can be manifested through methods that include:

A. Green & Blue Infrastructure

Create interconnected networks of multifunctional green space and urban water sources which provides multiple benefits and can accommodate sustainable development.

i. Native Plants (See Section 2.1.9 Planting Design)



Image 32: Example of green infrastructure in parking lot

- ii. Stormwater retention & Low Impact Design Systems
 - Rain gardens
 - Soakaways
 - Greenroofs
 - Permeable Paving
- iii. Rainwater collection & recycling
- iv. Naturalized bio-retention systems
 - Constructed Wetlands
 - Bioswales
- v. Water efficient appliances & low flow fixtures

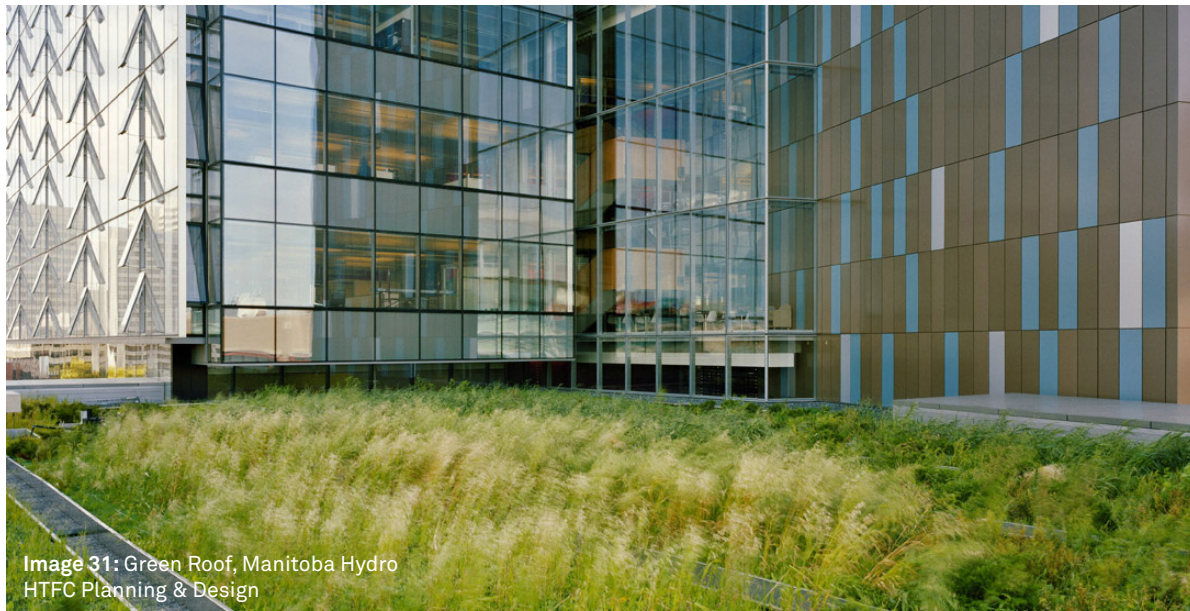


Image 31: Green Roof, Manitoba Hydro
HTFC Planning & Design



B. Sustainable materials

Materials should be selected with the intention of reducing the carbon footprint of the overall site. Opportunities may include:

- i. Material longevity & durability
- ii. Local sourcing
- iii. Renewable resources
- iv. Recycled & reclaimed materials
- v. Maximizing energy efficiency through envelope design & materials
- vi. Mass timber

C. Sustainable Energy

Invest in innovative building approaches and technologies that reduce energy consumption and generate renewable energy on site. Opportunities may include:

- i. Centralized & efficient heating and cooling systems
- ii. Geothermal
- iii. Solar
- iv. Wind

D. Sustainable Transportation

- i. Supportive infrastructure that encourages active transportation
 - Bike paths
 - Bike parking
 - Public showers
 - Site design and massing that promotes walkability
- ii. Design for multi-modal transportation
- iii. Car & bike sharing opportunities
- iv. Electrical vehicle support

E. Community Health & Well-being

- i. Inclusive and accessible housing typologies
- ii. Flexible spaces for programming that foster community connection
- iii. Community gardens (See Section 2.1.9 Planting Design)
- iv. Universal accessibility (See Section 2.1.14 Accessibility & Inclusion)



Image 33: Rain Garden, Richardson Innovation Centre / HTFC Planning & Design

2.1.14 ACCESSIBILITY & INCLUSION

Indigenous design requires equitable opportunities and access for all; regardless of age, gender, race, ability, income, sexuality, size, etc.

In Section 6.4 of the Naawi-Oodena Master Plan, Universal Accessibility is discussed. Generally, these practices are broad ranging and have been considered throughout the many sections of these Guidelines. These recommendations have been compiled here for convenience:

- A. Circular spaces for seating are encouraged to promote equitable and inclusive interaction.
- B. Meet the City of Winnipeg policy on accessibility standards, the Accessibility for Manitobans Act, and the Accessible Canada Act, where possible in the public realm and private development.
- C. Street Design & Crossing - Refer to Section 2.2.3 Important Intersections and 2.2.4 Street & Boulevard Design for recommended practices.
- D. Wayfinding & Signage - Refer to Section 2.1.4 Naming, Wayfinding & Signage for recommended practices.

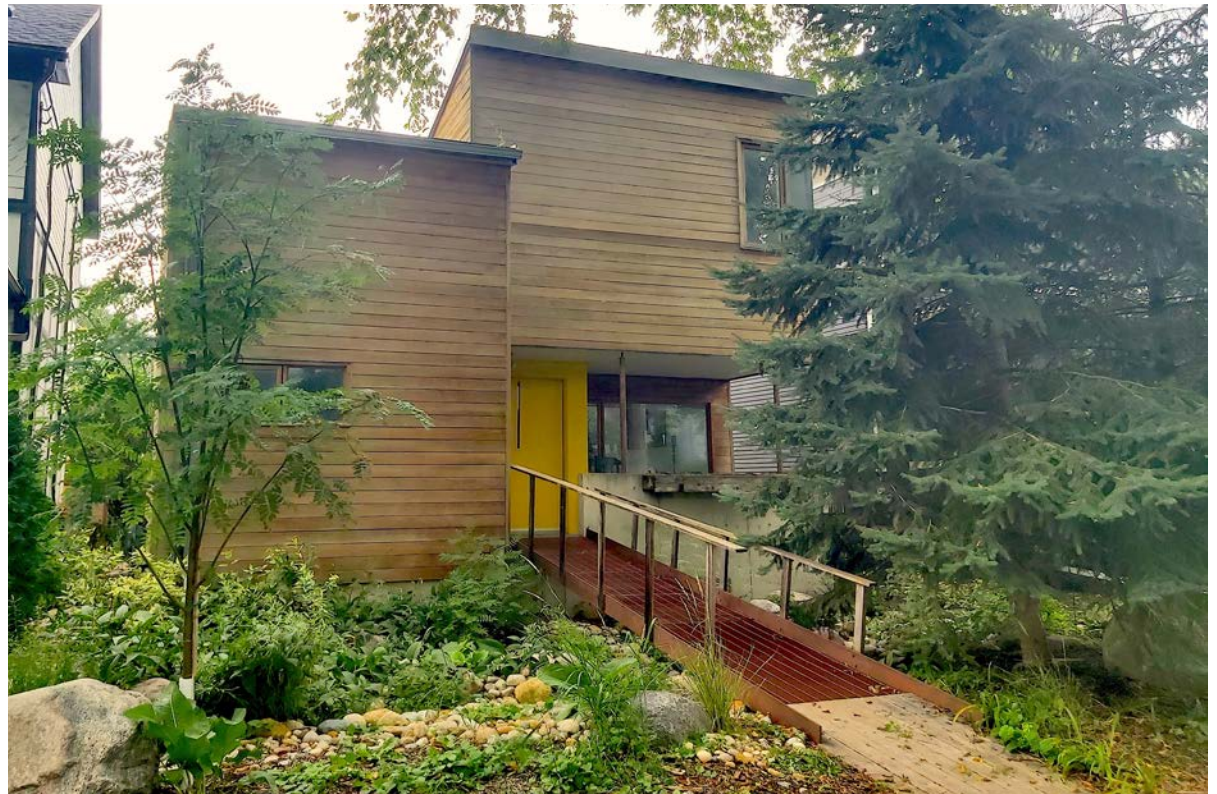


Image 34: Example of accessible entrance to a single family home / Winnipeg, MB

- E. Design for coexistence should be prioritized in Naawi-Oodena. Any hostile design elements are not permitted. (i.e. “Homeless spikes”, uncomfortable benches or benches with dividers, etc.).
- F. Accessible parking drop-off spaces/ areas adjacent to public spaces and primary entrances of buildings are required for each building.



Image 35: Hostile design example to avoid / Adobe Stock

2.1.15 SETBACKS

The relationship between the private built environment and the street/open space is important. Setbacks in the private realm are one of several tools to achieve this and should be considered and implemented thoughtfully throughout the development process. Building setbacks, in particular, can be utilized to:

- A. Create spaces of respite from the elements, street level noise, etc.
- B. Provide green buffers that integrate the recommended planting palette and trees.
- C. Allow for opportunities of wayfinding, art and storytelling to be woven through the site.
- D. Create spatial consistency and unification between private developments, the public realm, and T1DC and CLC lands.
- E. Have elements that soften building edges and interest to pedestrians.
- F. Provide semi-private/public transitional spaces.
- G. Provide physical space for awnings, overhangs and landscape features.
- H. Create a strong relationship at a pedestrian scale between buildings and the street/open space.
- I. Should consider:
 - i. Social seating
 - ii. Pedestrian Lighting
 - iii. Cultural Interpretation
 - iv. Public Art
 - v. Private Trees



Image 36: Example of social seating / Adobe Firefly



Image 37: Example of pedestrian friendly lighting / Adobe Firefly



2.2 PUBLIC REALM GUIDELINES

Design of the public realm needs to unify the site and amplify that Naawi-Oodena is a place of cultural significance for Treaty One. This place should emphasize the '360° Naawi-Oodena experience' by incorporating signage, planting, patterns and organized spaces that encourage knowledge and understanding of the cultures and histories of the Nations. '360° Naawi-Oodena experience' is meant to communicate that at any corner, any place that you stand on Naawi-Oodena, you know that you are on Treaty One Territory.

The following is a set of guidelines that pertain to the park design, public art, wayfinding and street design. The public realm weaves through all Naawi-Oodena, connecting all the parts to make whole. All developments should complement and connect to these Public Realm Guidelines.

2.2.1 WELCOME MARKERS

Prominent welcome markers should be placed at the intersections of Kenaston Boulevard & Grant Avenue, Kenaston Boulevard & Taylor Avenue, and other important entry features or wayfinding opportunities to welcome visitors to Naawi-Oodena. These markers are meant to evoke a welcoming visual identity that visitors can identify as Naawi-Oodena. In addition to the prominent welcome markers, smaller-scale reference markers are also suggested to be included on all boundaries of the site. For further direction and guidance refer to Section 1.0 Vision & Identity.

Image 38: Sketch demonstrating possible locations for cultural marker on site.

2.2.2 CULTURAL CENTERS

While the entire site of Naawi-Oodena is an important cultural statement to celebrate Indigenous values and ways of knowing from Treaty One Nations, there are designated spaces within that these cultural elements will be showcased further.

A. Culture Campus

- i. This area can have a Pow Wow Space, Sweat Lodge Spaces, and/or Gathering/Knowledge Sharing Spaces.
- ii. These cultural areas must be developed with T1N Leadership, Elders and Knowledge Keepers.

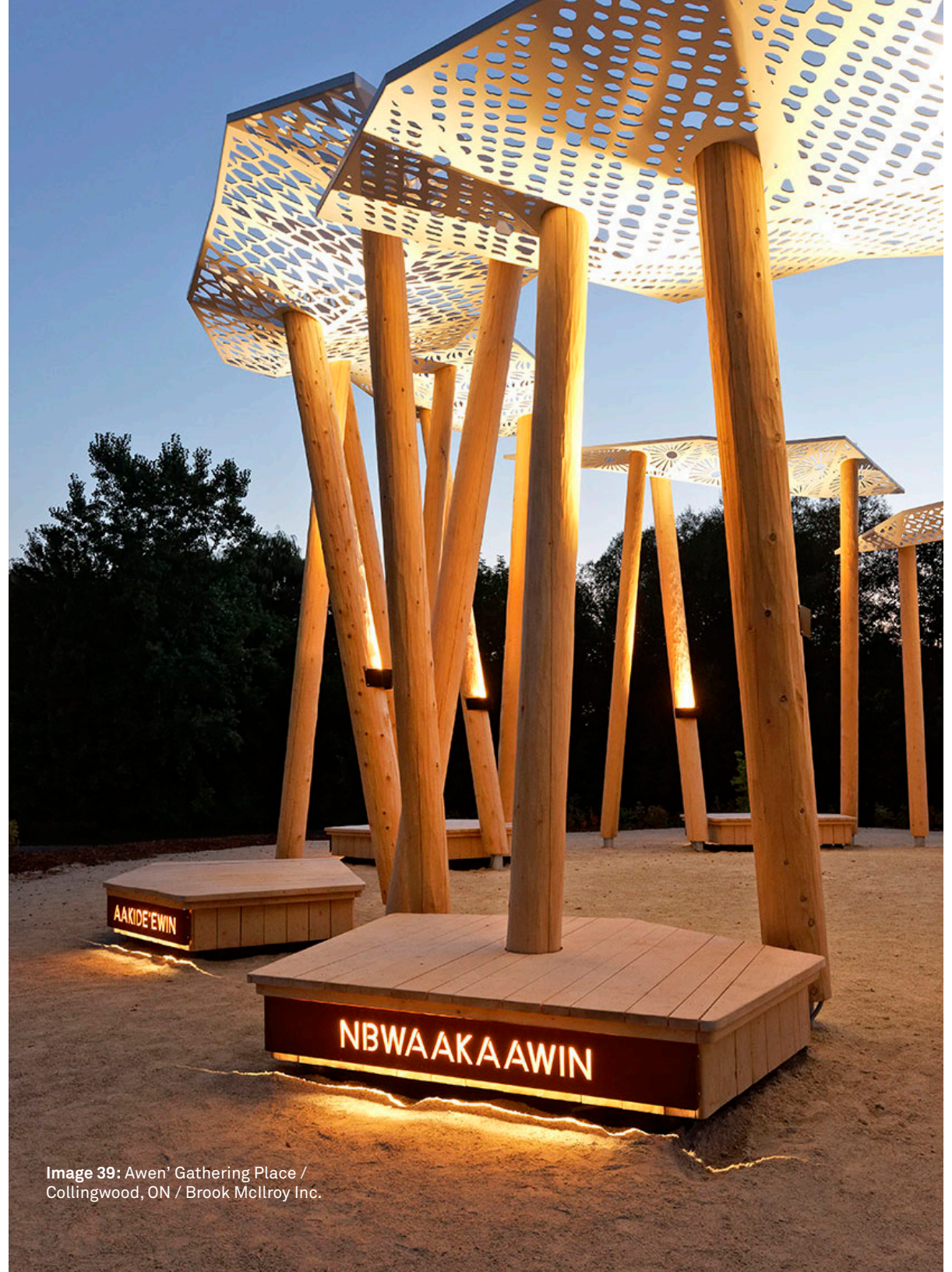


Image 39: Awen' Gathering Place /
Collingwood, ON / Brook McIlroy Inc.



B. Fire Spaces

- i. Each zone, to be identified in the T1 Cultural Overlay Plan, should have a designated fire space. Each fire space would be in the areas designated under Parks and Open Space.
- ii. These spaces must be lockable at the discretion of T1N.
- iii. The design should be developed with knowledge holders.

- iv. Fire spaces will be considered ceremonial spaces. As such, these spaces will have a set of rules which prohibits the use of illicit drugs and consuming of alcohol.
- v. Create a gathering area surrounding the fire and, in these spaces, include cultural elements, native plantings and planting methods.

C. Interpretive Nodes and Walkways

- i. Nodes should be designed to foster opportunities for cultural teachings that tie into the greater cultural landscape narratives providing detailed descriptions, plantings and gathering opportunities.

Refer to T1 Cultural Overlay Plan for more information on interpretive cultural design elements.



Image 40: Indigenous Peoples Garden / Winnipeg, MB / HTFC with Dave Thomas, Cheyenne Thomas & Mamie Griffith



2.2.3 IMPORTANT INTERSECTIONS

Throughout Naawi-Oodena there are several important intersections. These intersections act as transition spaces, entry ways and/or welcome areas.

A. Pedestrian

- i. Sidewalks and pathways throughout the community spaces zone should accommodate larger groups of people where possible. Therefore, the width of the sidewalks in the community spaces zone should be wider than the conventional width.
- ii. As described in Section 2.1.10 Furnishings, pedestrian pathways will include rest areas.

B. Active Transportation

- i. Designated bike paths to be included on site Active transportation routes should connect to the City of Winnipeg existing and future paths.
- ii. The design of active transportation routes in Naawi-Oodena will follow City of Winnipeg standards.

C. Nature to Nature

- i. Nature-to-nature intersections include the relationship between animals with other animals, animals with plants, and plants with plants. At Naawi-Oodena, these intersections will be respected, recognized and celebrated.

D. Vehicle

- i. All major intersections should have large identity markers for the site.

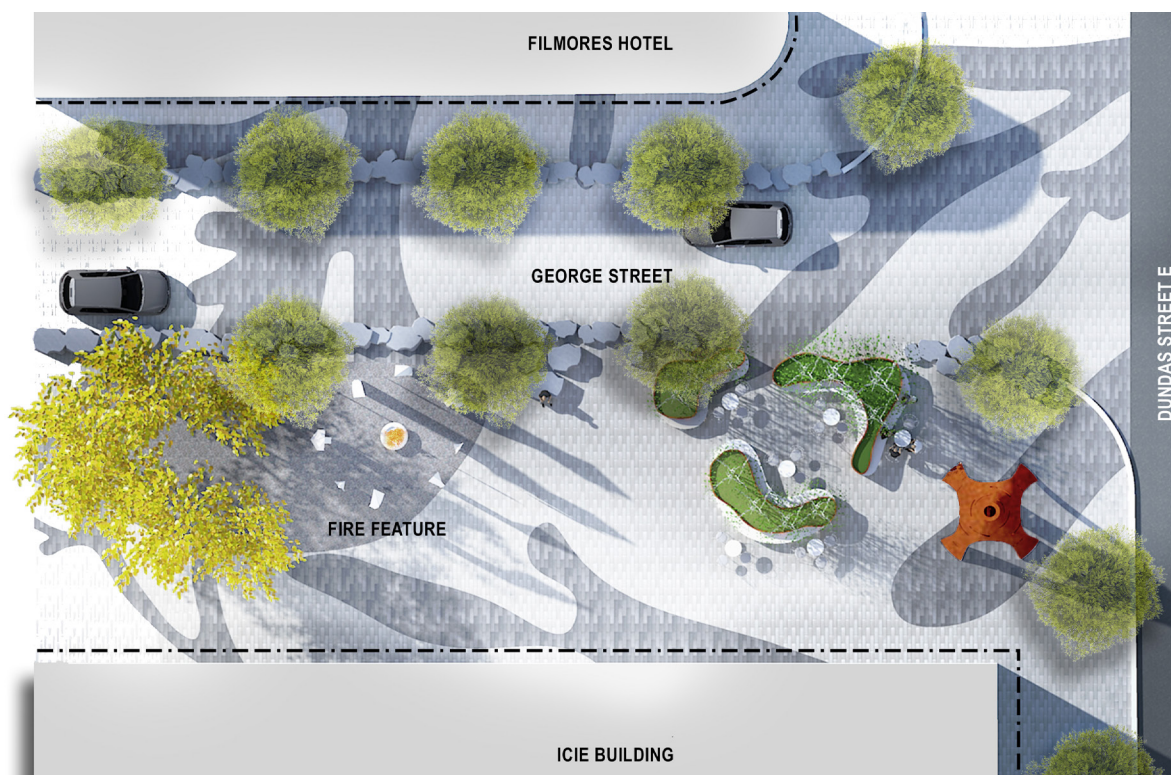


Image 41: George Street Public Realm / Brook McIlroy Inc.

2.2.4 STREET AND BOULEVARD DESIGN

The street and boulevard design at Naawi-Oodena should contribute to the visual continuity of the site. These elements should help dissolve property lines that are typical in developments and emphasize cultural and visual continuity throughout the site, between public & private realm.

A. Pedestrian Centered

- i. Provide small seating areas near pedestrian crossings.
- ii. Wider sidewalks as described in Section 2.2.3 are encouraged so people can walk in larger groups.

B. Cultural Expression

- i. In street and boulevard design, the inclusion of paving design, interpretive elements, art etc. that expresses elements of culture throughout the site can provide important visual cues linking the site together and emphasizing the visual identity of Naawi-Oodena.

Refer to T1 Cultural Overlay Plan for more information on cultural expression.

C. Curbless Design

- i. Consider tabletop crossings at major pedestrian crossings, as well as high use areas.

D. Planting (Refer to Section 2.1.9 Planting Design)

- i. Ensure there are large native trees to provide shade and comfort for pedestrians.
- ii. Ensure there is a diversity of planting including flowering shrubs to improve biodiversity.

E. Green Stormwater Management

- i. Redirect road drainage into planted boulevards, where possible. This will reduce storm water run-off volumes and improve water quality entering our rivers by evaporation, moisture taken up by the plant roots or percolated into the ground.

2.2.5 PARK DESIGN

A. Plantings

- i. Harvesting plants and medicines will be encouraged within the park spaces. Planting beds should be designed with this in mind. These planting beds will be important teaching spaces for the understanding and passing on of knowledge relating to medicinal and sacred plants.



Image 42: Saskatchewan Ave West Roadway Improvement Project / Portage La Prairie, MB / HTFC Planning & Design



- ii. When selecting plants for parks, planting design and plant palettes should keep a four seasons design approach in mind.
 - iii. Include Community Gardens in parks, where possible.
 - iv. Follow permaculture methods where possible rather than use of chemicals/pesticides.
 - v. Refer to Section 2.1.9 Planting Design for more details on suggested native plants.
- B. Pocket Parks/Micro Parks
- i. Provide smaller parks and rest areas throughout Naawi-Oodena for respite, gathering and interaction.
 - ii. In the residential zones if a public park is not close to any residence, a pocket park/playground must be provided. These shall be multi-generational for social interaction. These should include:
 - Seating diversity including social seating (benches that face each other).
 - Seating areas must have trees for shade.
 - Indigenous cultural expression must be included with elements. This may include public art display, Indigenous ornamental plants, water features, paving patterns and design.
- Should be age friendly and pedestrian accessible.
- C. Naturalized Areas
- i. Retention Ponds must be naturalized as per City of Winnipeg Guidelines.
 - ii. Naturalize areas to create habitats for our four-legged kin, birds, insects and to regenerate and clean the water.
- D. Lighting (See Section 2.1.11 Site Lighting)
- E. Site Furniture (See Section 2.1.10 Furnishings)
- F. Playgrounds
- i. Should utilize natural materials for play equipment
 - ii. Provide seating for all ages
 - iii. Have trees, shrubs and grasses for shade and biodiversity.
- G. Interpretation
- i. Provide high points/mounds
 - ii. Opportunity to tell stories
 - iii. Use of all languages of Treaty One
 - iv. Native plants where possible

2.2.6 INTERPRETATION

- A. Interpretative design at Naawi-Oodena will be subject to a Cultural Overlay Plan developed for the entire site, guided by T1DC and CLC. Guiding criteria for the interpretive elements onsite should reference the themes identified in Section 2.1.2 Stories & Symbolism. The guiding principle for all interpretive design should include cultural references in the public realm.



Image 43: Niizhoziibean Gathering Space / Winnipeg, MB / HTFC Planning & Design & Niigaan Sinclair

2.3 PRIVATE DEVELOPMENTS

A set of guidelines for Private Developers that pertain to private lots leased in various zones throughout the site. This includes guidelines for site design and architectural design criteria.

All private developments must adhere to the Naawi-Oodena Landscape and Architectural Design Guidelines. T1N may elect use of the City of Winnipeg Bylaws in all other areas where not specified or superseded by this document and their land use code and laws.

2.3.1 GENERAL

Guidelines in this section apply to all private developments in Naawi-Oodena and to be read in conjunction with Section 1 in its entirety, Section 2.1 and Section 3. There shall not be any embellishments that recall styles that have come from Colonial architectural style. Building materials should be modern with clean design and should incorporate cultural references, according to Treaty One.

- A. Roofs can be flat, pitched, domed, or feature other shapes, unless stated otherwise. However, the use of Flat Roof as a means to introduce LID design is strongly encouraged. For additional detail, refer to the specific typologies identified later in this section.
- B. All roofs should be designed to not shed snow onto walkways or gathering areas.
- C. Local building materials from within our region should be prioritized and sustainably harvested where possible, as a means of reducing carbon footprint and minimizing environmental impact.
- D. Any specialized materials should employ the use of highly skilled local practitioners, who should be involved early in the design process. To be identified by the T1DC Advisory Group in the review process.
- E. The use of wood for exterior and interior structure, cladding, and/or finishing is encouraged. Natural colouring and patterning of wood should be highlighted. Natural patina and aging should be considered in wood selection and where it will be used (exposed surfaces such as exterior cladding/roofs, vs. sheltered areas such as soffits or recessed entryways).
- F. Natural wood is strongly encouraged for buildings or public realm elements in prominent locations, such as entries, community buildings and spaces, and site gateways.



Image 44: Dialogue Centre/ Vancouver, BC
Formline Architecture / Photo by Andrew Latreille

- G. New buildings will consider birds through the treatment of glazing, landscape, and lighting to reduce the incidence of bird strikes.
- H. Entries and gateways should feel warm and inviting in their materials and design.
- I. Stone should be locally-sourced and regionally distinctive such as Tyndall stone.
- J. The use of unique patterns is encouraged on prominent façades. Patterns should be artful and should include culturally and regionally relevant motifs.
- K. Colours should be warm and inviting.

- L. All elevations should feature high-quality materials and treatments. Avoid long expanses of single colour or material.
- M. Window placement and façade patterning should be considered in tandem to ensure visual cohesiveness.
- N. Vents, air conditioning compressors, HVAC units, electrical meters and transformers, and other utility and service infrastructure should not be in the active public realm, pedestrian areas, parking lots, front yards, or between buildings and the pedestrian realm. They should be properly signed and screened. Where they must be in

visible areas, they must not impede pedestrian areas, and screening must be of high visual and material quality and integrated with surrounding architecture. These should be reviewed by the T1DC Advisory Group via site plan/elevation.

- O. Architectural cultural expression must not be primarily relegated to applied art and motifs (i.e. mural or stuck-on elements) but must be expressive in building form and materials.
- P. Avoid blank façades, especially façades facing public spaces and streets.
- Q. Where buildings surround pedestrian nodes, establish architectural building elements that reinforce cultural references and features to enhance and animate spaces.
- R. Residential buildings should be designed to provide a portion of accessible residential units.
- S. Main entries to buildings must consider some façade variations (i.e. a shape that undulates, “folds” or “fans” in and out). These façade variations can create small zones that pedestrians can be encouraged to gather in. Covered entries should also be considered.



Image 45: Odeyto Seneca College / Toronto, ON / Two Row Architect & Gow Hastings Architects / Photo by Tom Arban

- T. Heights of building should consider other building adjacencies; one building should not dominate the other in height or massing, nor should it create extensive shade. Consider creating a transition building where one building can blend into another. Shadow studies will be required during the review process.
- U. The scale of architectural elements and details shall complement adjacent buildings.
- V. Ensure accessory structures are compatible in design with the primary buildings they serve.
- W. Common/cultural amenity spaces should provide multiple uses and functional spaces for people of all ages, including children. For the exterior, spaces should be designed for all four seasons and be read as distinct from the public realm but accessible to all building residents. For the interior, social, cultural, and physical spaces must be included in all multi-unit residential buildings.
- X. Avoid rear yards of buildings facing the fronts of buildings or parks/public spaces.

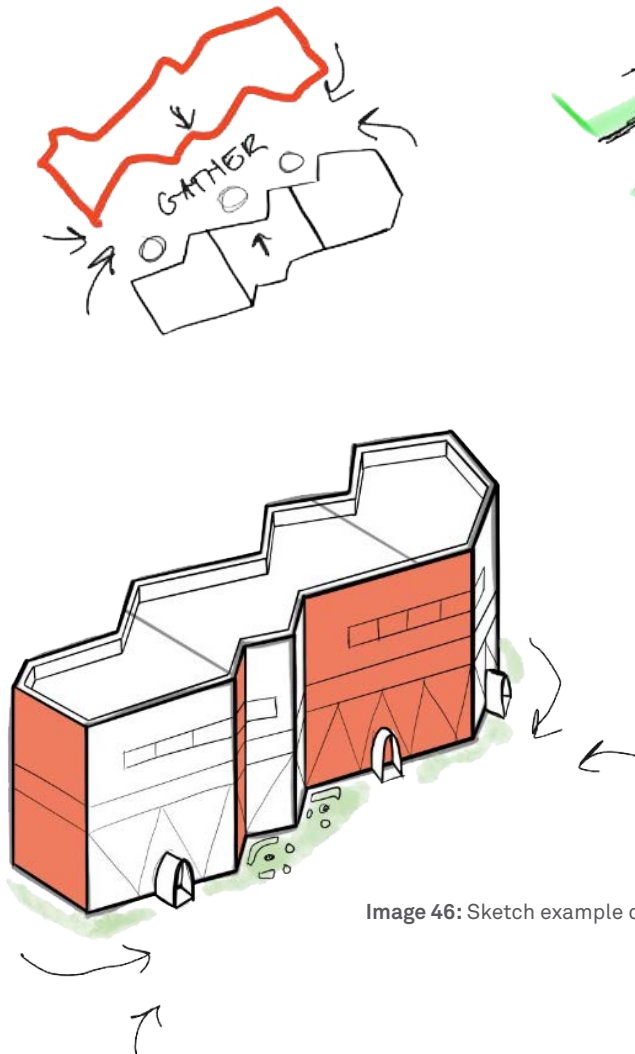


Image 46: Sketch example of possible building shape

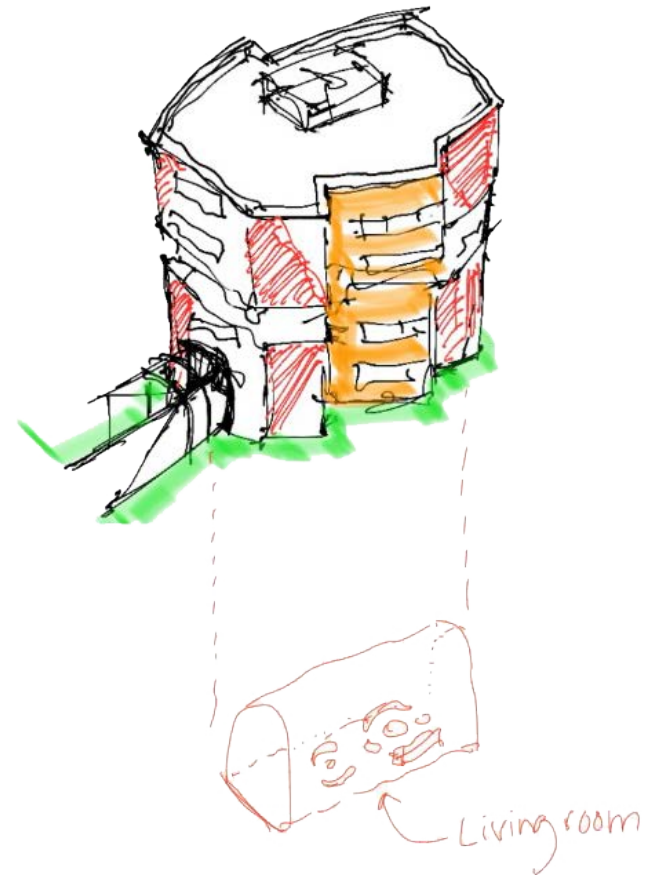


Image 47: Sketch example of implied building shape and internal spaces within



2.3.2 COMMERCIAL MIXED USE: ARCHITECTURAL DESIGN CRITERIA

Commercial Mixed Use refers to retail and commercial uses (office, restaurants, and personal services), food stores, pharmacies, hotels, entertainment uses, public or institutional uses and gas bars.

Commercial buildings should contribute to active and vibrant streetscapes by locating primary entrances to address public streets, visually connecting interior uses with exterior uses through glazing and spill-out spaces and will be highly accessible by providing landscape, pedestrian, and cycling amenities. Residential uses are permitted above grade or at-grade on non-primary frontages. Where activities are clustered, shared spaces and public realm elements, such as pathways, landscaping, parking, and access, should be consolidated and well-coordinated by all parties (i.e. adjacent property owners, etc).

2.3.2.1 MATERIALS & COLOUR

A. Cladding

- i. Arrangement of cladding and distribution should emphasize massing, entry, main building features, and be a combination of colours/textures that enhances aesthetic appeal while differentiating individual adjacent buildings from each other.
- ii. The warmth of wood must be present at main entries and should contrast with other cladding materials to identify the entry point.

- iii. The use of singular materials/colours (i.e. all one-colour stucco is not acceptable). If a single material is proposed, it must be demonstrated that the differentiation via colour / texture satisfies design aesthetics and intent.
 - iv. Franchised tenants to follow Naawi-Oodena Branding Document and work with T1DC and CLC to reinforce Naawi-Oodena identity.
- B. Refer to Section 2.3.1 for general information on application of Materials & Colour.



Image 48: Example of wood cladding for a commercial mixed-use complex / Adobe Stock

2.3.2.2 ENTRIES

- A. Main entries to commercial and mixed use buildings shall have direct access from a public sidewalk. Encourage pedestrians and public connectivity to these buildings to create a sense of community. Pedestrian connectivity must be emphasized.
- B. Where residential and commercial entrances occur on the same building, proper separation of the entry and clarity of their identities is encouraged.
- C. Entrances should present at a human scale while also providing visual cues at a distance.

2.3.2.3 BUILDING, FORM, MASS, AND COMPOSITION

- A. Where buildings face both a public street and an internal parking area, where feasible, primary entrances should be provided on both frontages. At a minimum, both façades must be predominantly glazed with visual connections between the interior and street.

- B. Avoid blank façades; architectural treatments are required on all sides of a building, especially where the façade faces streets or public spaces.
- C. Overhangs and canopies are encouraged to create social pockets within this zone. These overhangs must integrate with the architectural “style” of Naawi-Oodena.

- D. Any drive-through and walk-up ATM’s, and similar uses should be integrated into buildings. Drive-throughs should be located to the side or rear of the building, screened from view of roads, parks, and adjacent developments.
- E. Ensure accessory structures are compatible in design with the primary buildings they serve.

Image 49: Example of organic building form with extensive glazing / Adobe Firefly



2.3.2.4 ROOFS

- A. Incorporation of overhangs and canopies is encouraged, particularly for commercial buildings, and should be designed to integrate the building design's overall architectural features.
- B. The use of Flat Roof as a means to introduce LID design is strongly encouraged for stormwater management and greenroofs.
- C. Encourage the use of architectural features such as distinct and multiple architectural roof forms, defined roof lines, distinct parapet designs and cornice treatments to further reinforce a well-defined building cap.
- D. Contiguous mansard roofs or any "tacked on" brow mansard roofs are prohibited.
- E. Contiguous, monotonous, horizontal rooflines are prohibited. Vertical or horizontal articulation will be required.
- F. Where mechanical equipment is visible, it should be screened to be hidden from public view both on ground and on roof. If located on ground, a location with the least public interaction and sightlines is desired.

2.3.2.5 WINDOWS

- A. There must be visual and architectural connectivity between interior and exterior spaces. Avoid tinted glazing and decals.
- B. Floor to ceiling windows are preferred. Front façade and all sides that face parks, open spaces and streets should have large expanses of glazing.
- C. Opportunities for rooftop terraces that take advantage of sunlight to minimize over shadowing and to maximize views are encouraged.
- D. Private balconies should be integrated into building design.
- E. Balconies should be inset within the primary façade instead of projecting wherever possible.

2.3.2.6 BALCONIES

- A. For CLC, units above the main floor should have private balconies.
- B. For T1DC, private balconies are encouraged on upper levels.
- F. Balconies should have a minimum depth of 1.5 meters (5'), in order to be functional.

Image 50: Example of wooden soffit / Adobe Firefly



2.3.2.7 SITE DESIGN CRITERIA

A. Setbacks

- i. Refer to Section 2.1.15 Setbacks and jurisdictional zoning by-laws.

B. Amenities

- i. Within retail districts, incorporate outdoor seating, gathering spaces, pedestrian lighting and other amenities to create a vibrant and urban character. Buildings should front onto public streets or internal streets created on the site. Every commercial building must have a dedicated green space for public use or gathering place. These should include:

- Social seating (benches that face each other).
- Seating areas must have trees/canopies for shade.
- Indigenous cultural expression must be included with elements such as public art display, Indigenous ornamental plants, water features, and paving patterns.
- Should be age-friendly design that considers and accommodates the needs of youth and the elderly.

C. Parking

i. Underground Parking

Underground parking ramps should be back of house and integrated into the landscape. It should not obstruct pedestrian access and visibility of the main entry.

ii. Surface Parking

Majority of parking should be underground in this area, where surface parking is included, the following will apply:

- Parking shall not extend beyond the front façade of the building.
- Parking lots should not be visible from public streets and parks. Where this is not possible the use of landscape buffering applies.
- Planting for parking lots should exceed the City of Winnipeg zoning bylaw.
- No sod to be used in parking lots. Native grasses, shrubs and trees to be utilized.
- Surface parking lots are required to use green stormwater solutions and water retention.



Image 51: Indigenous Cultural Markers at Humber College / Brook McIlroy Inc.

D. Landscape Buffering

- No fencing is permitted.
- Trees, shrubs, grasses, and berms should be used for screening and defining boundaries.
- Minimum sizes of plants should meet or exceed the City of Winnipeg's Zoning By-Law

E. Service Areas

- Loading bays are preferred behind buildings, where they cannot be accommodated provide wing walls that match the building façade as a buffer. Landscape buffering would be required as well.

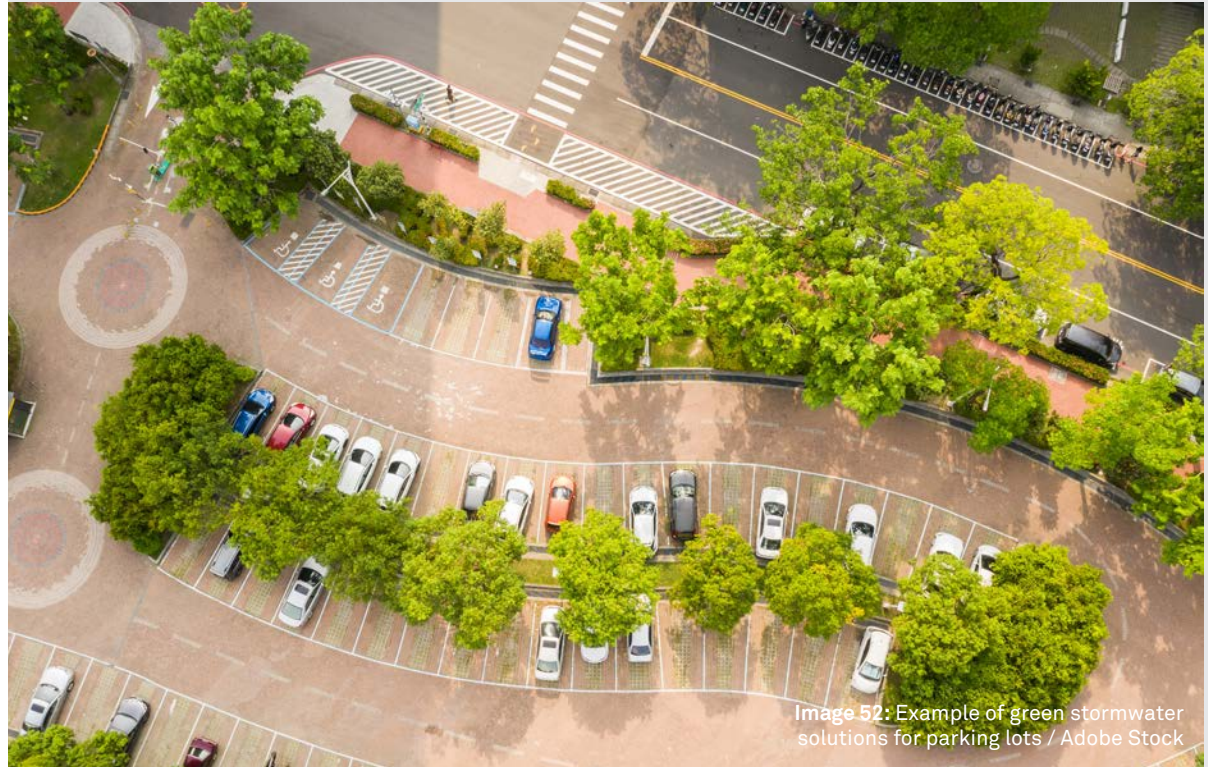


Image 52: Example of green stormwater solutions for parking lots / Adobe Stock



Image 53: Example of landscaping buffering / Adobe Firefly



2.3.3 LOWER DENSITY RESIDENTIAL: ARCHITECTURAL DESIGN CRITERIA

Lower Density Residential designation include: Single-detached and semi-detached dwellings, townhouse and stacked townhouse dwellings and secondary suites.

2.3.3.1 MATERIALS AND COLOUR

- A. Arrangement of cladding and distribution should emphasize massing, entry, main building features, and be a combination of colours/textures that enhances aesthetic appeal while differentiating individual adjacent buildings from each other.
- B. The use of singular materials/colours i.e. all one-colour stucco is not acceptable. Must have a variety of at least 3 different materials.
- C. Entrances should present at a human scale while also providing visual cues at a distance.
- D. Garage door colour must blend in with surrounding façades.

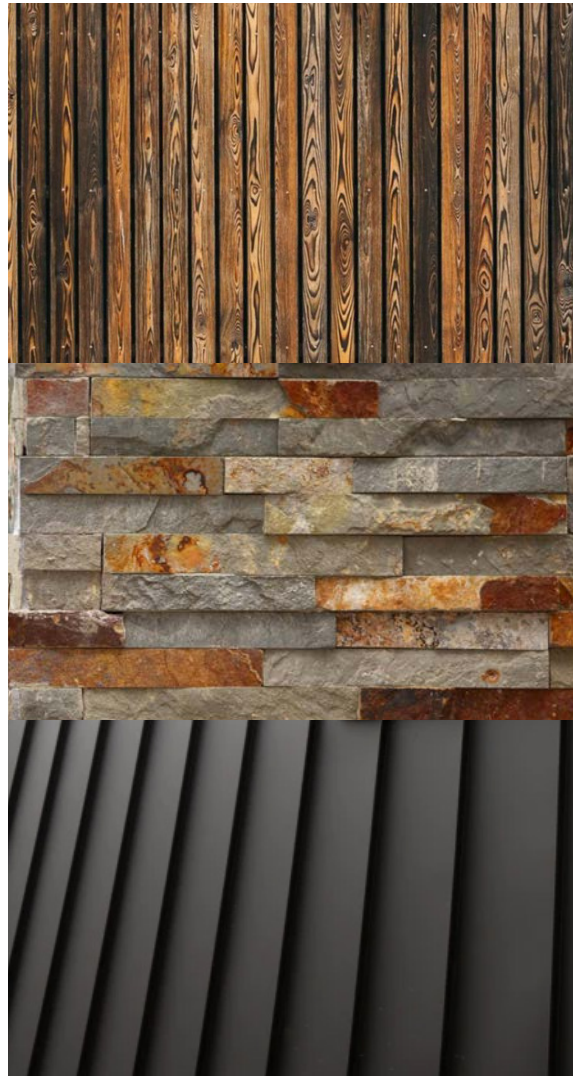


Image 54: Examples of cladding materials

2.3.3.2 ENTRIES

- A. The use of glazing on front door main entries shall consider safety by only using sidelight or transom windows.
- B. Entrance doors must be prominent features in the front elevation. Entries must face the street or public spaces.
- C. At-grade entrances for easily accessible mobility and to encourage visiting.
- D. Entry to complement the front elevation of the house/unit.
- E. Every residential unit to have its own entry.
- F. All low density homes shall have a front porch or sitting area.



Image 55: Example of materials application on façade of single family home



Image 56: Example of materials application on façade of single family home



Image 57: Example of materials application to townhouse façade / Adobe Firefly

2.3.3.3 BUILDING, FORM, MASS, AND COMPOSITION

- A. Overhangs and canopies are encouraged to create social pockets.
- B. Material shall wrap around buildings with patterning in some instances, including front, side, and rear elevations.
- C. Elevations are required to have varied depths for façades. See elevation discussion in this section for further detail.
- D. Materials should wrap around home in an artful manner. Stucco boxes with front façade cladding only will not be allowed.
- E. High quality architectural materials must be applied to all elevations of the building.
- F. Front Elevations: At least three (3) “planes” (varied depth of exterior wall sections) will be required on the front elevation. Front elevation planes should be 2.4 metres (8’) wide or more, be separated from the next plane by 0.3 meters (1’) or more. Front porches or covered entries shall count as one plane. Where front loaded garages are permitted, the garage will be considered one plane. For homes less than 11.5 meters (38’) wide (or sitting on smaller lots <46’) a proportionate reduction in plane width is allowed.
- G. Side Elevations: At least two materials must be carried to the side elevation. Additionally, significant side elevation articulation is required for the street side of all corner lots.



H. Rear Elevation: At least two materials must be carried to the rear elevation. Significant articulation of the rear elevation of the house is required for all High Profile lots. Two (2) planes will be required on the rear of the house. Materials, trims, and features must carry from front to full extent of rear elevation.

I. In order to have diverse housing and avoid repetitive use of similar house type, elevation, colours, or design treatment, the following will apply for single detached housing. Three (3) houses adjacent and seven (7)

across, shall not have similar house type, colour or style. Refer to the example in *Image 59*.

J. The maximum height shall be 3.5 storeys, unless otherwise stated in the zoning by-law.

K. Encourage the development of homes with an increased number of bedrooms to accommodate larger families, and/or secondary suites.

Image 58: Example of floorplan diversity in neighbourhood

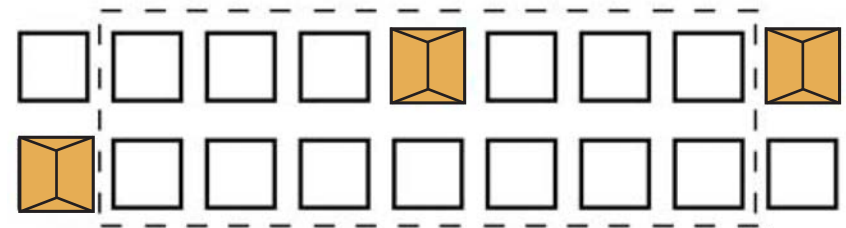


Image 59: Example of neighbourhood housing diversity

2.3.3.4 ROOFS

- A. A larger (1800mm minimum overhang over the front/main entry is required to protect the main entry.
- B. Fireplace and furnace chimneys must be enclosed in a chase anywhere on the roof of the house. Chimney chases must be finished in the same material as the rest of the house and the metal flue must not project any more than 150mm (6") above the chase. This requirement applies for all fireplace, furnace, and chimney flues.
- C. Roofing materials must be of high quality. Barrel profile terra-cotta clay tile will not be approved.
- D. Refer to Section 2.3.1 A. & B. for general roofing requirements.

2.3.3.5 WINDOWS

- A. Windows should demonstrate a generally consistent design.
- B. No grilled windows are permitted.
- C. Windows must align with cladding material joint locations (the cladding does not define window location, rather the window locations define the cladding placements).
- D. Half round or elliptical window must span the principal window width.
- E. Visibility to social spaces from interior to exterior is required through the use of large windows on front elevations.

2.3.3.6 GARAGES

- A. Garages shall be setback at least 0.6m (2') behind the main front plane of the house, except for when they are lane loaded.
- B. Garages (either attached or detached) should not be emphasized as an architectural feature with elements such as gable end roof designs over the garage or any other feature that draws attention to the garage. Garage roof pitch should complement house pitch.
- C. The wall finishes on the garage must match or complement the primary wall finishes of the house. Where possible a hue or colour that causes the garage doors to recede is encouraged.
- D. A band of square or rectangular windows across the main garage door shall be required and must be consistent with the design and scale of windows used in the main house.
- E. Garage doors are to be painted one colour.

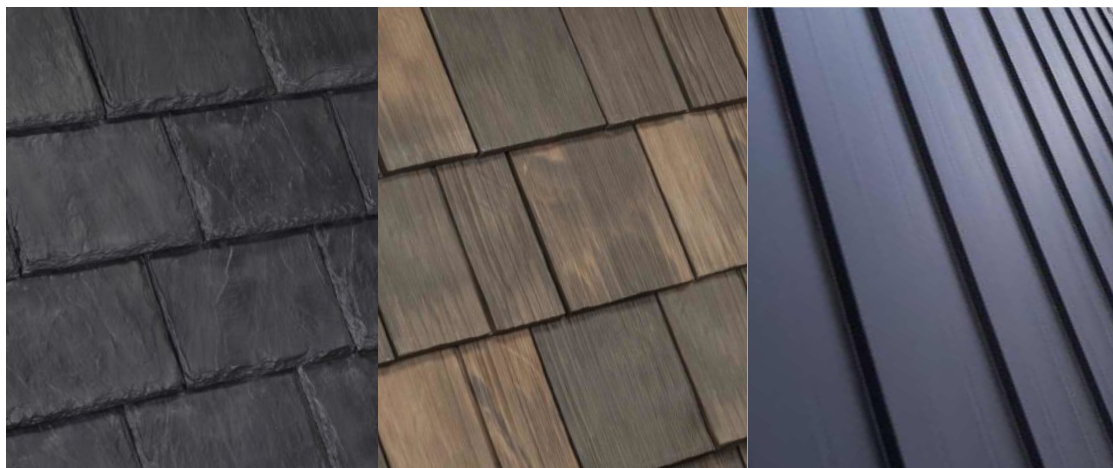


Image 60: Examples of roofing materials

2.3.3.7 BUILDING TYPOLOGY SPECIFICS

- A. Single-detached and semi-detached dwellings Design Criteria
 - i. Provision of a portion of visitable homes in each development is encouraged.
- B. Townhouse and Stacked Townhouse Dwellings Design Criteria
 - i. Townhouses should create residential streetscapes with individual building entrances and elements like front yard landscapes, tree planting, and porches to reflect the character of Naawi-Oodena.
 - ii. Townhouses should be designed to ensure that a generous front yard landscape can be accommodated and soil volumes can support mature tree growth.
 - iii. Townhouses should provide high-level façade treatment on all building façades visible from the public realm, adjacent buildings or other townhouse groupings.
 - iv. End townhouse units adjacent to a flanking street should provide a building entrance and primary façade addressing both the flanking and primary street.

- v. Units should be of an appropriate size and depth to ensure access to natural light throughout the unit.
- vi. For attached townhouses landscape corridors or “breaks” are required every 8-9 housing units or every 55 meters (180’). This will allow for connections to the overall pedestrian network and break up the building façade to avoid long rows of housing. These corridors shall be a minimum of 6 meters (20’) wide, and will combine hardscape and softscape elements and pedestrian lighting.
- vii. Provision of a portion of visitable homes in each development is encouraged.
- C. Small Plex-Type Multi-Unit Residential Units Design Criteria
 - i. Shall follow general guidelines as well as emphasize the individuality of each unit.
- D. Secondary Suites Design Criteria
 - i. Secondary suites & accessory units are encouraged in low density residential zones.
 - ii. Design should complement main building and adhere to materials and treatments per Sections 2.3.1 General and 2.3.3 Low Density Residential.

2.3.3.8 SITE DESIGN CRITERIA

- A. Setbacks
 - i. Refer to Section 2.1.15 Setbacks and jurisdictional zoning by-laws.
- B. Fence & Walls
 - i. Fencing is permitted in backyards only.
 - ii. Berms and shrubs should be used for screening for all other residential densities.
 - iii. Chain Link fences are not permitted on site. T1N may approve use in certain circumstances on their land.
- C. Landscape Requirements
 - i. Site landscaping is of equal importance to building design in the appearance of a new development. The landscape design should provide adequate trees, plant materials, and other elements to enhance the building’s setting within the streetscape and assist in providing a visual transition between adjacent properties.



ii. Planting

- A significant portion of the front yard shall be planted to complement the building. A minimum of sixty percent (60%) of the front yard area will be planting beds composed of a layering of shrubs, perennials and/or native grasses and ground covers.
- Planting beds in the side and rear yards shall comprise a minimum of ten per cent (10%) of combined net yard areas (excluding the footprint of accessory and principal buildings).

- Planting of trees is strongly encouraged in the front yards.
- iii. Retention of the existing tree cover in rear yards is strongly encouraged. Existing trees exceeding a 150 mm (6") caliper must be preserved unless permission is granted in writing from the T1DC/CLC to remove the trees. It is vital that grades around existing tree stands are not disturbed. Special treatment may be required to preserve original grades immediately around existing trees.

D. Driveways and Paved Walks

- i. Large expanses of paving materials should be minimized. Acceptable materials include: natural stone, plain concrete, unit pavers, brick, exposed aggregate concrete, coloured concrete, or paving materials with similar visual texture. Crushed stone driveways, or similar treatments are prohibited.
- ii. Colours and materials to be approved by T1DC/CLC.
- iii. Driveway widths must not exceed the width of the garage doors.
- iv. Parking lots for townhouses and stacked townhouses should be internalized or underground where possible. Where surface lots are required, the following applies:
 - Parking shall not extend beyond the front façade of the building.
 - Where there is parkspace adjacent to parking and driveways, the use of plants and berms for landscape buffering applies.
 - Parking should not obstruct pedestrian access and visibility of the main entry.





Image 62: Upper Fort Garry Interpretive Designs / HTFC Planning & Design, Cohlmeier Architects, and Pattern Interactive



2.3.4 MEDIUM AND HIGH DENSITY RESIDENTIAL: ARCHITECTURAL DESIGN CRITERIA

Medium Density Residential designation include: low and mid-rise apartments and multi-unit residential buildings, live work units. High Density Residential will have its own requirements and will be reviewed on a case-by-case basis.

2.3.4.1 MATERIALS AND COLOUR

- A. Refer to Section 2.3.1 for general information on the application of materials & colour.

2.3.4.2 ENTRIES

- A. Canopies and covered entries
 - i. Full glazing entrances, blending of the indoor and outdoor in entry spaces.
 - ii. Indigenous cultural expression must be included in the design of the front entry.
 - iii. Where a building faces both internal (i.e. courtyard or parking) and external (i.e. street or public pathway), entries must be equitably represented to address both sides. Integrate canopies to provide shelter and reinforce entry identity.

2.3.4.3 BUILDING, FORM, MASS, AND COMPOSITION

- A. Maximum height shall be determined by applicable zoning by law.
- B. Residential apartment buildings should provide a range of unit sizes, including family-sized units of three bedrooms or more.
- C. Avoid long buildings, otherwise the building must be broken up with glazing/façade articulation (i.e. a ribbon of glazing, series of recesses). It is recommended to have interior lobby connections between the front door and back door (that leads to parking) with extensive glazing.
- D. Avoid large blocks of buildings. Incorporate facade variations, change a plane, material, scale, recesses or projections while staying within the guidelines.
- E. Locate common areas on the main floor to provide street level activity.
- F. Multi-unit residential developments are encouraged to be oriented to allow exposure to natural light and be located to address privacy impacts of adjacent residential uses, privacy and private open spaces.

2.3.4.4 ROOFS

- A. Refer to Section 2.3.1 A. & B. for general roofing requirements.

2.3.4.5 WINDOWS

- A. Operable windows are required.
- B. Good composition for punched windows.
- C. A significant amount of glazing should be provided within the ground floor and lower building levels to permit views of indoor uses, create visual interest for pedestrians and contribute to passive observation of the street.

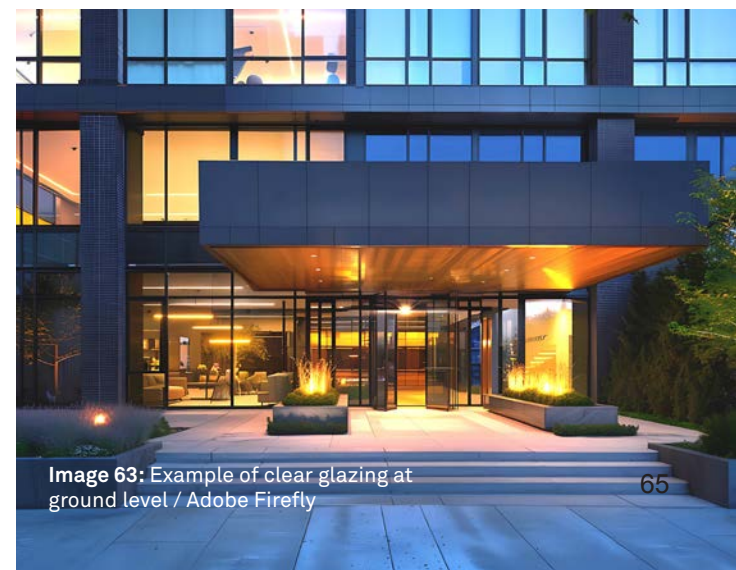


Image 63: Example of clear glazing at ground level / Adobe Firefly

2.3.4.6 LOBBY

- A. Lobby space should be seen as the interior heart of the building.
- B. Indigenous representation in every lobby through form, materials, and placement of art.
- C. Curved elements in the lobby spaces so it suggests a circular/curvilinear space.
- D. Language for the lobby
 - i. Should contain furniture to increase comfort and socialization.
 - ii. Creates a sense of arrival and reminder of the importance of Naawi-Oodena.
 - iii. Semi-private social space – include a space that can be utilized for small gatherings that has facility for cultural activities (i.e. ventilation for smudging and a kitchenette).
 - iv. Create a strong connection to the public realm through outdoor access and primary views to landscape features.

2.3.4.7 BALCONIES

- A. For CLC, main floor units should have private patio spaces, and units above the main floor should have private balconies.
- B. For T1DC, main floor apartments are strongly encouraged to have private patio spaces. Private balconies are encouraged on upper levels. Where this is not feasible, an expansive semi-private outdoor area should be provided for the residents.
- C. Mid-rise and high-rise multi-unit residential buildings are encouraged to be terraced at selected higher levels in order to provide opportunities for rooftop terraces that take advantage of sunlight to minimize over shadowing and to maximize views.
- D. Private balconies should be integrated into building design.
- E. Balconies should be inset within the primary façade instead of projecting wherever possible.
- F. Balconies should have a minimum depth of 1.5 meters (5'), in order to be functional.

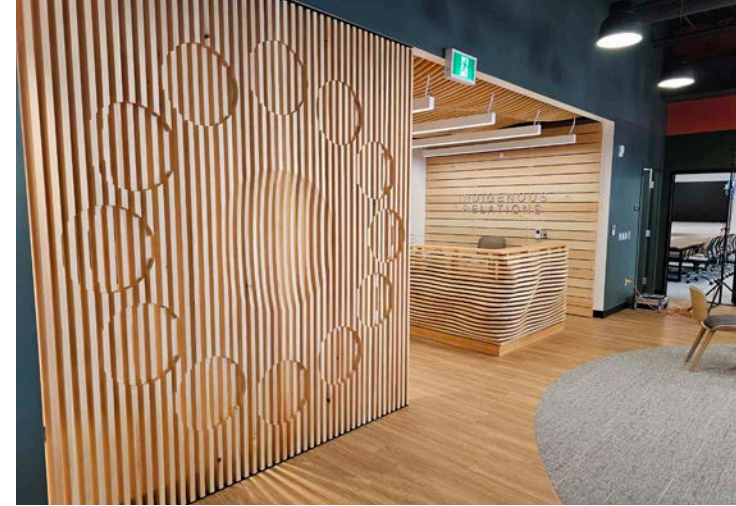


Image 64: Indigenous Relations Office Lobby/ University of Waterloo / Brook McLeroy



Image 65: Example of medium density building with balconies / Adobe Firefly



Image 66: Example of medium density dwellings with extensive exterior space / Adobe Stock

2.3.4.8 BUILDING TYPOLOGY SPECIFICS

- A. Low and Mid-rise Apartments and Multi-unit Residential Buildings
 - i. May contain at-grade private unit access or units accessed via common corridor internal to the building.
- B. Stacked Townhomes / Live Work Units
 - i. Townhouse / Live Work units should be designed and expressed as individual units through the use of materials and façade articulation.
 - ii. Consideration for privacy must be given between and across to adjacent units, consider window placement in designing façades.
- C. Small-scale at-grade Convenience Commercial Uses
 - i. When permitted, locate on collector roads or in highly visible locations to maximize visitor/client access.

2.3.4.9 SITE DESIGN CRITERIA

- A. Setbacks: Refer to Section 2.1.15 Setbacks and jurisdictional zoning by-laws.
- B. Amenities:

Medium Density Residential building types must have a dedicated green space for public use and gathering. These should include:

 - i. Seating diversity including social seating (benches that face each other).
 - ii. Seating areas must have trees for shade.
 - iii. Indigenous cultural expression must be included with elements such as public art display, Indigenous ornamental plants, water features, paving patterns, and design.
 - iv. Should be age friendly and pedestrian accessible.
- C. Parking
 - i. Underground Parking

Underground parking ramps should be back of house and integrated into the landscape. It should not obstruct pedestrian access and visibility of the main entry.

ii. Surface Parking

Majority of parking should be underground in this area, where surface parking is included, the following will apply:

- Parking shall not extend beyond the front façade of the building.
- Parking lots should not be visible from public streets and parks. Where this is not possible the use of landscape buffering applies.
- Planting for parking lots should exceed the City of Winnipeg zoning bylaw.
- No sod to be used in parking lots. Native grasses, shrubs and trees to be utilized.
- Surface parking lots are required to use green stormwater solutions and water retention.

D. Landscape Buffering

- No fencing is permitted.
- Trees, shrubs, grasses, and berms should be used for screening and defining boundaries.
- Minimum sizes of plants should meet or exceed the City of Winnipeg's Zoning By-Law



2.3.5 MIXED-USE VILLAGE: ARCHITECTURAL DESIGN CRITERIA

Mixed-Use Village designation to include: multi-unit residential, institutional, main floor retail, office, commercial, and cultural uses.

The village-like atmosphere planned for the Mixed-Use Village area will transform the character of Grant entering the Naawi-Oodena and the former Kapyong Barracks site. This area will be a host to mid-rise, mixed-use buildings, active storefronts, patios, and courtyards offering neighbourhood scale goods and services such as clothing, art, food, coffee, bakery, bikes, books, and technology, with a strong emphasis on Indigenous design and culture. Mixed Use Village areas will have an active public realm, support permeability and connections for pedestrians, and include diverse forms of housing. The built form along Grant Avenue will form a strong and identifiable gateway to the larger site, with high quality architecture and public realm design.

- Designs shall adhere to guidelines 2.3.1., 2.3.2., 2.3.3., and 2.3.4 in addition to that which is listed in this section.

2.3.5.1 MATERIALS AND COLOUR

- A. Diversity of architectural expression is encouraged. Designers/developers will be expected to submit a streetscape analysis including any existing and planned buildings, to evaluate the building's contribution to the overall streetscape.
- B. The ground floor of buildings should be of high-quality design with human-scaled elements and materials. They should incorporate windows, entries, awnings, articulations, materials, signage, and lighting that contribute to a transparent and active building frontage and public realm.
- C. Blank façades should be avoided wherever possible. Architectural treatments are required on all sides of a building, especially where it is adjacent or visible from the public realm.

2.3.5.2 ENTRIES

- A. Primary, non-residential building entries should be located on the primary façade of the building, directly accessible from a public sidewalk.

- B. Residential building entries should be directly visible from a public sidewalk. They may be located on the primary façade or another prominent façade. Where there is more than one residential entry to a building, at least one must be located on a prominent and visible façade. Other entries can be located from a laneway or a courtyard but must be highly visible.
- C. Where a building contains multiple uses, entries from the public realm should be distinct and legible.
- D. Overhangs, awnings, or recesses are highly encouraged at building entries to create protection from the elements when entering/exiting a building and to encourage informal social interactions. Such elements should be integrated into the architecture, contributing to the overall Naawi-Oodena identity.
- E. Entries and thresholds must consider wind and precipitation, and provide indoor vestibules as necessary.
- F. Entries and building frontages should be highly transparent and encourage activity.
- G. Where a building faces both internal (ie. courtyard or parking) and external (ie. street or public pathway), entries must be equitably represented to address both sides.

2.3.5.3 BUILDINGS, FORM, MASS, AND COMPOSITION

- A. Upper floors should be stepped or terraced and be oriented to minimize shadow impacts on public spaces. Special attention should be given where buildings may cause shadow impacts on naturalized or landscaped areas.
- B. At minimum, the ground floor of all buildings in Mixed-Use Villages will contain active uses. Floor-to-floor height of the ground floor should be a minimum of 4.5 meters (15').
 - i. Refer to Section 5.1 of the Naawi-Oodena Master Plan and applicable bylaw for more information on uses permitted within Mixed-Use Village areas.
- C. Residential floor-to-floor heights above the ground floor should typically be 3.0 meters (10').
- D. Non-Residential uses above the ground floor should also have a minimum floor-to-floor height of 3.6 meters (12').
- E. Limit main floor uses to commercial development adjacent to public streets and common spaces associated with residential uses.
- F. Where Mixed-Use Villages border on Medium-Density Residential, Lower Density Residential, Community Spaces, or other uses, building heights should transition to mitigate shadow and privacy impacts on adjacent uses. Depending on site orientations and adjacent uses, a transition in height may need to span multiple properties.
- G. Building architecture shall acknowledge public nodes and gateways through façade articulation that emphasizes the link between the interior and exterior spaces.
- H. Designs are encouraged to create human scale conditions at streets and pedestrian thoroughfares, stepping back as necessary to limit street wall conditions that exceed 2 storeys.

Image 67: Example of mixed-use village /
Adobe Firefly



2.3.5.4 ROOFS

- A. Buildings roofs should contribute to diverse architectural expressions and a varied streetscape.
- B. Soffits should be considered and stylistically differentiated at entryways. The use of wood soffits and soffit lighting is encouraged.
- C. Rooftops should be accessible and able to be programmed for social, amenity uses.
- D. Rooftops should incorporate sustainable features, such as energy generation technologies (photovoltaic panels and/or vertical-axis turbines), intensive green roofs, bird and pollinator habitats, and/or rainwater harvesting and collection.
- E. Any amenity structures or appurtenances on rooftops must comply with overall building height and encroachment policies in applicable bylaw.
- F. Mechanical penthouses or rooftop mechanical equipment should not be visible from the public realm. Where rooftops are expected to be accessible, screening should be visually interesting and architecturally symbiotic with the overall building design.

2.3.5.5 BALCONIES

- A. For CLC, units above the main floor should have private balconies.
- B. For T1DC, private balconies are encouraged on upper levels.
- C. Opportunities for rooftop terraces that take advantage of sunlight to minimize over shadowing and to maximize views are encouraged.
- D. Private balconies should be integrated into building design.
- E. Balconies should be inset within the primary façade instead of projecting wherever possible.

- F. Balconies should have a minimum depth of 1.5 meters (5'), in order to be functional.

2.3.5.6 SITE DESIGN CRITERIA

- A. Setbacks: Refer to Section 2.1.15 Setbacks and jurisdictional zoning by-laws.
- B. Site design
 - i. Consider access to sunlight, cultural references such as the equinox, solstices etc.





C. Public Plaza

- i. The interior pedestrian-only public space between the Mixed Use Village buildings must be treated as an entire plaza space with patios and seating areas developed as one language. It must be designed to be a pedestrian priority commercial area and highly visible to surrounding public roads. It is a major gateway into Naawi-Oodena and special care must be taken to create a vibrant and urban gathering/plaza area that incorporates First Nation culture. This must be implemented in an integrated way that is weaved throughout the site.
- ii. This zone must incorporate public art, outdoor seating, gathering spaces, pedestrian lighting and other amenities.

D. Public Art

- i. Public Art should be included throughout this site and must meet requirements outlined in Section 2.1.8 Public Art.

E. Parking

i. Underground Parking

Underground parking ramps should be back of house and integrated into the landscape. It should not obstruct pedestrian access and visibility of the main entry.

ii. Surface Parking

Majority of parking should be underground in this area, where surface parking is included, the following will apply:

- Parking shall not extend beyond the front façade of the building.
- Parking lots should not be visible from public streets and parks. Where this is not possible the use of landscape buffering applies.
- Planting for parking lots should exceed the City of Winnipeg zoning bylaw.
- No sod to be used in parking lots. Native grasses, shrubs and trees to be utilized.
- Surface parking lots are required to use green stormwater solutions and water retention.

F. Landscape Buffering

- No fencing is permitted.
- Trees, shrubs, grasses, and berms should be used for screening and defining boundaries.
- Minimum sizes of plants should meet or exceed the City of Winnipeg's Zoning By-Law

G. Service Areas

- i. Loading bays are preferred behind buildings, where they cannot be accommodated provide wing walls that match the building façade as a buffer. Landscape buffering would be required as well.

H. Site Lighting

- i. Lighting in this area should be attractive, unique and well-integrated in the design to highlight the buildings and support the pedestrian plaza for comfort and beauty.

2.3.6 CULTURAL CAMPUS: DESIGN CRITERIA

Permitted uses within the Cultural Campus and Education designation include institutional and educational uses; office uses, cultural, recreational, and entertainment uses; hotel and conference uses; multi-unit residential uses; and ancillary retail and service commercial uses.

Buildings and landscapes in this land use require special attention as they are flagship cultural spaces. A closer collaboration with Treaty One design group, cultural practitioners and knowledge holders will be required. Designs that closely reflect the aspirations of the Treaty One Nations will be evident in this area. As cultural protocols are imperative for these spaces it is important that the designers follow the lead of the knowledge keepers as it relates to vision, naming and ways of carrying the project(s) to completion. Landscapes should emphasize learnings from the natural environment and create an immersive experience.

These requirements are in addition to architectural and landscape guidelines listed above.



Image 69: Brokenhead 2023 Pow Wow

2.3.7 SPORTS AND RECREATION: DESIGN CRITERIA

Permitted uses within the Sports and Recreation designation include indoor and outdoor recreation facilities, cultural and entertainment uses, and ancillary retail and service commercial uses.

Much like the Cultural Campus, this land use is subject to an enhanced culturally reflective design for buildings, landscapes, and planning. Land and spaces outside of buildings should support and announce the importance of the physical aspect of our being. Visibility to indoor and outdoor activities should be prioritized to create an interest in those activities. The area should emphasize the importance and contribution of First Nations peoples in the area of sport and recreation. These requirements are in addition to architectural and landscape guidelines listed above.



Image 70: Aanischaukamikw Cree Cultural Institute / Oujé-Bougoumou, QC / Douglas Cardinal and Figurr Architects Collective / Photo by Mitch Lenet

Image 71: Sioux Lookout Me No-Ya Win Health Centre / Sioux Lookout, ON / Douglas Cardinal





SECTION 3: The Approval Process

This section describes how developers are to apply for approval from T1DC or CLC (primary developers) for leased property.



Image 72: Hoop Dance Indigenous Gathering Place at Mohawk College / Brook McIlroy Inc.

3.1 SUBMISSION OF PLANS

3.1.1 INTRODUCTION

The first step in the architectural approval process is to learn about the Site and the Vision for Naawi-Oodena in these guidelines. For initial guidance arrange a meeting with T1N/CLC representatives.

3.1.2 CONTACTS

Drawings for each land owner should be submitted to the following:

FOR T1N LAND:

ppd@treaty1.ca

Director of Property and
Planning
103-1075 Portage Ave
Winnipeg, Manitoba R3G 0R8

FOR CLC LAND:

naawioodena@clc-sic.ca

David Marsh
Director, Real Estate
Canada Lands Company
Suite 1800, 201 Portage Ave
Winnipeg, MB R3B 3K6.

3.1.3 REVIEW PROCESS

CLC and T1N will lead review of plans within their areas of ownership and authority.

Review of the proposed developments will have a 2-tiered process as following:

1. T1N and CLC will have their own respective review for typical development elements.
2. For the specialized items that require a First Nation designer and/or Elders/Knowledge Keepers, T1N and CLC will use a T1DC Advisory Group. These may include art, cultural elements/spaces, Indigenous plants and use of Indigenous language.



Image 73: Calgary Central Library / Calgary, AB / Snohetta

3.2 INSTRUCTIONS & RESPONSIBILITIES OF DESIGNERS & BUILDERS

3.2.1 FIRST NATION DESIGNERS

In an effort to ensure the Vision and Identity of Naawi-Oodena is translated within each project it is recommended that a First Nation Designer is included on the design teams and they are given meaningful roles on their prospective teams.

Developers could engage First Nation owned and operated design firms to lead the project. Other methods of inclusion could be meaningful First Nation participation on the project team to provide design, planning, and cultural insight into the project.

3.2.2 FIRST NATION BUILDERS, TRADES AND FABRICATORS

CLC and T1N recommend inclusion of First Nation builders, trades and fabricators on teams to help build capacity and translate project aspirations into built form. Each private developer should identify either existing connections or request a list of Treaty One individuals or companies to contact.

3.2.3 PRELIMINARY PLAN REVIEW

A preliminary review will be carried out by T1N/CLC and/or their designates for site, planning and exterior treatments. Concept plans must clearly depict how the builder is incorporating the Vision of Naawi-Oodena into their design. Builders are required to consult T1N/CLC at the early conceptual stages. A review of the level of involvement by an Indigenous designer, described above and the conceptual plans to be pre-approved.

3.2.4 FINAL PLAN APPROVAL

Proposed site plans and building designs should be prepared using these Design Guidelines in conjunction with the Naawi-Oodena Master Plan and relevant sections of the City of Winnipeg Zoning By-law related to Naawi-Oodena for CLC owned lands and the land code for T1N owned lands.

The builder shall submit for final approval, at minimum, one copy of the following to T1N or CLC:

1. One [1] electronic copy (PDF) of the site plan illustrating building locations, setbacks, signage details depicting use of Indigenous languages (if applicable), planting, dimensions, driveway, sidewalks, parking, service areas, and grading (including all potential future additions).
2. One [1] electronic copy (PDF) of building drawings (floor plans, roof plans, sections, exterior elevations, shadow study), including colour palette and material selections.
3. These must clearly depict how the builder is incorporating the Vision of Naawi-Oodena.
4. T1N/CLC may request additional information in addition to the above list.

Please include a Cover Letter. Plans and drawings will be reviewed by T1N or CLC and returned with either review and re-submit for additional review of outstanding items or reviewed and approval with changes as required.

Image 74: Niizhoziibeau Sculpture by KC Adams, Jamie Isaac and Val Vint / The Forks





