SOUTHWOOD DEVELOPMENT PLAN

A COMPLETE URBAN COMMUNITY

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LAND ACKNOWLEDGMENT

ENGLISH:

The Southwood Circle lands are located on original lands of Anishinaabeg, Cree, Oji-Cree, Dakota, and Dene peoples, and on the homeland of the Métis Nation.

We respect the Treaties that were made on these territories, we acknowledge the harms and mistakes of the past, and we dedicate ourselves to move forward in partnership with Indigenous communities in a spirit of reconciliation and collaboration.

ANISHINAABEMOWIN:

Iwe University of Manitoba gichigikina’amaadiiwigamigong ayaamagad imaa Anishinaabeg, Omashkiigoog, Anishininiwag, Bwaanag dago Deniiwag akiing Wiisaakodewininiwag gaa-gii-daawaad.

Nimanajitoomin ini Agwi’idiwinan omaa gaagii-ozhichigaadegin, ningikendaamin gaa-giimaanidoodaading, banichigeng gaye odaanaang, ningechinaawendaamin ji-wiijichigemangidwaa bebakaan Anishinaabeg ji-maamiinochigeng, jiwiidookaading gaye.

CREE:

Aniki University of Manitoba kiskinawátowikamikwa ká itakik anté anihi kákí ositániwaki, anisinapéwak otaskiwáw, Ininiwak, Nakawéwininiwak, Pwátak éko Chipéwanak éko mina anihi Apitawikosisának.

Nikisténiténán anihi isi asotamákéwina óma ota oci ité askík, nikiskéniténán ékípé wanitótamák ékwéniw oci, éko nipakitinisonán óma ta wítapimáyákak okok ininiwak óté kapé níkánik isi inikok kakinaw kékwán ta mino ayámakak éko táti mámawi minopanihikoyak.

DAKOTA:

Tatanka khcha Makokashpe Wounspe Wakantu ya ounye kin hena Makokoshpe akan heg, he otokaya Makoche kin hena Khakhatunwin, Shaiya, Ka Shaiya Iapi Tokcha pi, Dakota Waziyata Oyate pi, Ikchewichashta Washichu Ikchekapi makoche ed ounya pi.

Makokushpe dena akan wowapi suta ob kaghab hena ohoundapi. Hektakiya woektashni wokiuni echa wichunkun pi hena sdodunkiya pi heun tokata kiya Ikchewichashta ounye pi ob wo wiyukchan naghi wanzida unyan pte heched unkichuzapi.

OJI-CREE:

Manitoba Kichi-kihkinoohamaadiiwikamikoon kaa-ishi-ahteken anishinaabeg ahkiin; Cree, OjiCree, Dakota ekwa Dene Kaye otahkiimiwak Wiisaahkotewininiwak.

Nikichinentaamin oneniwan ahkiin Okimaawiwin kaa-kii-ishi-ashotamaakekopanen, Nikihkintaamin kaa-ishi-nishiwachikemakahkin kaye kaa ishiwanaachikemakahkin pi-otaanak ekwa tahsh amihi eshi-pakitinitisiyaak kiitwaam chi-minowiichiiwitiyak kaye chi-maamawi wiitanohkiimitiyak kitashiikewininaak.

MICHIF:

Li University di Manitoba aashtew iita nishtum li tarayn di anishinaabay, niihiyow, niihiyow ojibway, Dakota pi lii Dene Naasyoon pi disseu li tarayn di la naasyoon dii michif.

Ni kishchiitayhtaynaan lii traytii ka kii ooshihtaak daan lii territwayr, ni nishtoohtaynaan ka kii wiishakahoowayhk pi ka paachiihkayk nishtum pi mina ni miishoonaan chi pimoohtayk ann navaan avik nutr naasaasyii nihiiyawuk iita ka wiikichik daan lisprii chi kiikayhk pi chi mamooatooshkayhk.

INUKTITUT:

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DENE:

Nedidi University of Manitoba sni Dene ghaunelteghni kuwe gholai eyi ena daali Anishinaabeg chu Cree chu Dakota chu Dene chu Metis chu benene nisi eyi bek’e ghegai eyis.

Nedidi nih bek’e tzamba naalya nisi bek’aunedtah ghutthi dtandtu ghodtah dadaghuaah nisi chu nuhtzen eldtthi naaudeltthed ghile nisi tthi ghok’aunedtahs. Asi naunelye ghokesi ghudegodh k’esih sni ghu ahtla eghalaudah sni ini k’esi ahtla eltzeghidi ghidtah yanathe gho gha ghughudehl kunidthen ghel snis.

EXECUTIVE SUMMARY

SOUTHWOOD CIRCLE

The future development and governance of Southwood Circle is based on three comprehensive and living documents. The Southwood Circle Development Plan, Southwood Circle Community Wellness and Sustainability Policy and the Southwood Circle Design Policy. Each have been prepared to guide the future development of Southwood Circle into a complete community. All documents should be referred to and referenced for future developments.

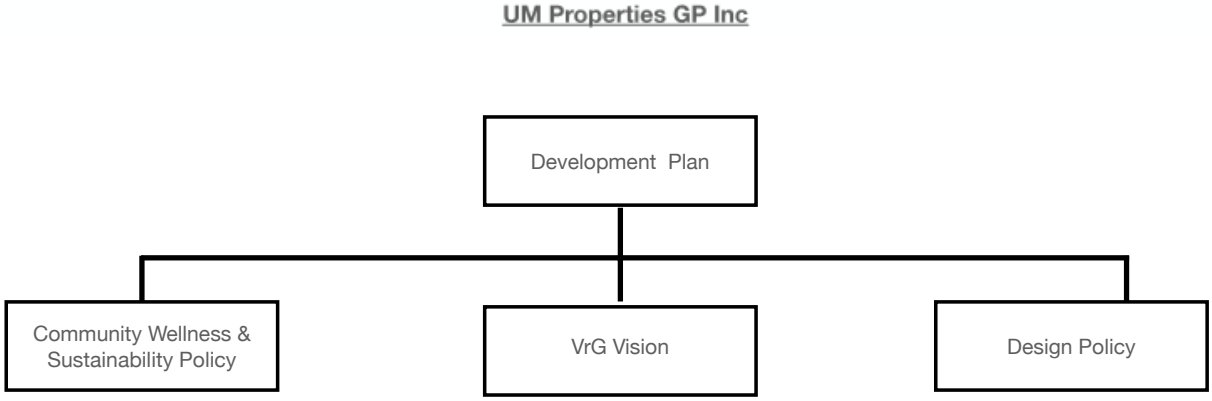
The **Southwood Circle Development Plan ("DP")** contains the vision and strategy, and policies governing land and building development of Southwood Circle. The DP covers a period of 5 years ending Q4 2028, and is subject to annual review by UM Properties GP Inc ("UMPGP").

The vision and strategy contained in the Development Plan are based upon the University Visionary (re)Generation Master Plan ("VRG") containing planning principles and Indigenous design principles that provide guidance to the creation of a vision for the Southwood Circle community. The process of developing a vision based upon these principles included an extensive municipal planning approval process followed by refinements to the vision that became this Development Plan containing policies that provide specific direction to land and building development. The DP will be administered and enforced by UMPGP and the Development Review Committee of its Board of Directors.

The **Southwood Community Wellness and Sustainability Policy** pushes the boundaries of sustainability to create the conditions that are essential for the community to flourish. This Policy is structured around Domains, Indicators, Metrics, and Actions, based on the Community Wellbeing Framework, and tailored to the specific context of the Southwood site. This policy will guide the development of the Southwood lands towards the goal of a healthy, welcoming community for all. As a living document, these domains, indicators, metrics, and actions will evolve over time – embracing a culture of learning and innovation.

The **Southwood Circle Design Policy**, establishes a consistent level of design excellence for building developments in the Southwood Circle Lands. Southwood Circle is envisioned as an extension of the existing campus will be a live-work-play mixed-use community, serving students, staff, faculty, and the broader community. The guidelines have been initiated by UM Properties, to provide guidance and direction on how to achieve the vision and should be used as a supplement to existing municipal policies in the City of Winnipeg.

All three documents seen below have been prepared to ensure there is a high quality built environment, both indoors and outdoors, that impacts wellness of our communities. As such, the Southwood community will put people first in its design and operations – prioritizing humans over cars, protecting and celebrating the natural environment and wildlife, and fostering a strong sense of belonging.



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Southwood has been branded in name as “Southwood Circle, A complete urban community”. The name acknowledges the site’s past use as Winnipeg’s oldest golf course and our embrace of Indigenous teachings. The word “Circle” reflects the importance of the circle of life in all things, which is an important part of Indigenous teachings.

1. INTRODUCTION

INTRODUCTION

The **Southwood Circle Development Plan ("DP")** contains the vision and strategy, and policies governing land and building development of Southwood Circle. The DP covers a period of 5 years ending Q4 2028, and is subject to annual review by UM Properties GP Inc ("UMPGP").

The DP was prepared by UMPGP in consultation with stakeholders and consultants employed by UMPGP. The DP once approved by UMPGP Board of Directors will be submitted for approval to the University of Manitoba Board of Governors for approval in accordance with the terms of the Master Head Lease. Once approved the DP will be applied to the review and approval of landscape and development plans by the Development Review Committee of the UM Properties Board of Directors.

The vision and strategy contained in the Development Plan are based upon the University Visionary (re)Generation Master Plan ("VRG") containing planning principles and Indigenous design principles that provide guidance to the creation of a vision for the Southwood Circle community. The process of developing a vision based upon these principles included an extensive municipal planning approval process followed by refinements to the vision that became this Development Plan containing policies that provide specific direction to land and building development. The DP will be administered and enforced by UMPGP and the Development Review Committee of its Board of Directors.

A community vision focused on preserving the natural conditions of the lands, amongst which multi-family buildings would be placed and connected primarily by active transportation and bus rapid transit, was presented to the city in 2020 to begin the municipal planning approval process including secondary plan approval followed by zoning and subdivision approval. The approvals for secondary plan and zoning embraced the VRG principles and exceeded city policy standards for sustainability and urban infill development. The waterfront was preserved in its entirety as a public space. Total parkland is double the city required parkland contribution and includes extensive old growth tree preservation. A/T routes total more than 4x the length of new road construction, and city parking requirements were reduced by 1/3. Tall buildings are permitted along the bus transit route to maximize convenience and ridership. The city recognizes Southwood as a model infill development in the city.

With city support of the planning applications UMPGP was able to proceed to develop the landscape designs leading to construction (initially of the phase 1 park, road, services and A/T infrastructure) along with development of requirements for new building (to be developed by third-party developers). This process began in 2021 and has led, through extensive work with third party engineering and design consultants to the creation of the Community Wellness, and Sustainability Policy and a Design Policy both of which form part of this Development Plan. These polices, once approved by the UMPGP board will be applied to land development by the UMPGP board and to the review, approval, and monitoring of building developments.

The DP covers a period of 5 years ending Q4 2028 during which time the project anticipates leasing 30% to 40% of the phase 1 development parcels, representing the nucleus of the first phase envisioned to become a mixed-use retail hub. While covering a period of 5 years the plan, it will be subject to annual review by the UMPGP board to ensure alignment with market conditions and new information (eg developer proposals that enhance the vision) enable positive evolution and further advancement. Material changes to the DP will be subject to review and approval by the University under the terms of the Master Head Lease.

The governance and management of the DP and policies will be the responsibility of UMPGP through their executive team reporting to the Board of Directors and Board committees. All landscape and building design is ultimately subject to review and approval by the Board appointed Development Review Committee. In practice, all landscape and building developments will be reviewed and transparently scored based upon criteria listed in the Design Policy, prescribing architectural and landscape treatments, that accord with the Community Wellness and Sustainability Policy, containing additional prescriptions and aspirations in each of the model's 5 domains (economic, social, cultural, political and environmental).

Third-party developers will be the majority (90%) of the over $5 billion investment required to create the Southwood community. They are anticipated to be a combination of major Canadian and international developers along with smaller local developers. The former are anticipated to focus on larger projects and include advanced design and sustainability features that many of the large development companies have become expert in as part of shareholder supported ESG priorities. These types of developers may well exceed our own policy goals and will, in any event, raise the bar for developments by other smaller companies who we hope will be inspired by their larger brethren.

Real estate markets will set limits on the ability of developers to deliver to our design and sustainability standards. Certain development proposals may include attractive sustainability features that require some level of financial support to be economically viable. Opportunities that support our vision of being a world leading sustainable community that requires some contribution of land value and/or to attract government level funding support, will be considered on a case by case basis for recommendation and approval by the Board. It should be noted that the Southwood lands will be leased to developers at a small premium to the true value of its location. This pricing strategy is intended to maximize land absorption and maximize the investment by developers in features that optimize community wellness and sustainability.

Southwood Circle Plan Area

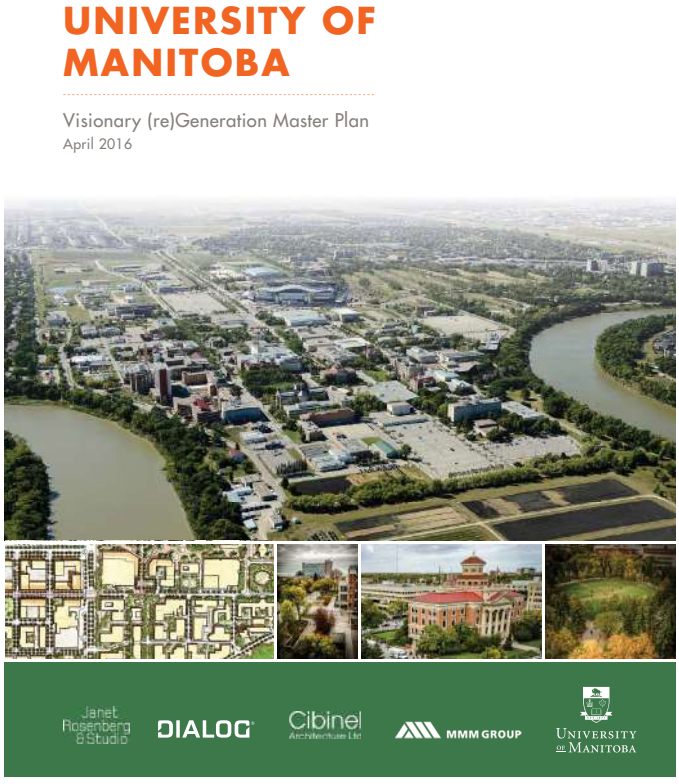
2. GUIDING PRINCIPLES

VISIONARY (RE) GENERATION MASTER PLAN ("VRG")

As master developer, UMPGP is responsible for creating a vision for the Southwood lands that builds on the campus contained in the Visionary (re)Generation Master Plan ("VRG") approved by the Board of Governors in 2016. The VRG sets out a 30 year growth and transformation plan for the overall campus, including the academic campus, Smartpark and Southwood Circle.

The Southwood component is set out in the VRG as a mixed used residential community extension of the campus serving both members of the university and the general public. Southwood's development as a residential community is identified as being instrumental to a campus transformation. The VRG acknowledges that the Southwood Circle vision will be subject to refinement and articulation through a municipal approval process and a development plan to be created by an independent developer (UMPGP).

The VRG sets out 6 planning principles and 5 Indigenous design principles to guide both the land development (by UMPGP) and building development by third parties. As a first step in building a vision for Southwood, UMPGP completed a review with the design and consulting team, along with public stakeholders of the VRG principles and opportunities to support each principle.



VRG PLANNING PRINCIPLES

The six (6) planning principles in the Visionary (re) Generation Master Plan ("VRG") were applied to the creation of the planning submission to the City for Winnipeg, that included the following in support of each principle.

1 Be Connected, networked with the campus.

- **Be pedestrian and A/T centric.**
  - Exceed city standards for A/T - total length and quality
  - A/T routes must seamlessly connect to campus A/T
- **Transit oriented design**
  - Bus rapid transit stops must be on site and within a 5 minute walk
- **Minimize the need for cars**
  - Minimize new road construction and reduce parking requirements

2 Become a Destination, offering reasons to come and reasons to stay.

Support systems for this principle include:

- **Complete community design**
  - Zoning to permit a full spectrum of residential (condo, rental, all demographics), community services, grocery, restaurants, and employment all of which will be walkable
  - Leverage the destination elements of the University - fitness, arts, education
- **Create community destinations**
  - Waterfront park
  - NCTR
  - Commercial retail area
  - Achieve minimum residential density needed to support walkable on site

3 Be Sustainable.

Support systems for this principle include:

- **Parkland** - provide double the amount of the required park and make waterfront public
- **Tree preservation** - preserve the existing trees, forest and wildlife corridors
- **Capture carbon** using nature - forest and wetlands
- **Reduce carbon** through building criteria (LEED) and car use reduction
- Take a holistic approach to sustainability consistent with Indigenous planning and design principles

4 Be a community built for density and designed for people.

Support systems for this principle include:

- **Target high density** closest to the university transitioning to lower density closer to the surrounding single family neighbourhoods
- Design buildings that **optimize pedestrians, cycling and accessibility movements**
- **Design for winter** to encourage positive outdoor experiences

5 Be a leading example of Indigenous Design and Planning.

Support systems for this principle include:

- Follow **Indigenous planning and design principles** (see below)
- **Embrace the National Center for Truth and Reconciliation** and as community anchor
- **Include Indigenous designers** on the master plan design team

6 Be transformative in terms of research, learning, working, and living.

Support systems for this principle include:

- Transform car commuting to **walk** commuting
- I**ntegrate with the campus** to create a seamless community experience
- Measure, experiment, **learn and continually improve**

VRG INDIGENOUS PLANNING AND DESIGN PRINCIPLES

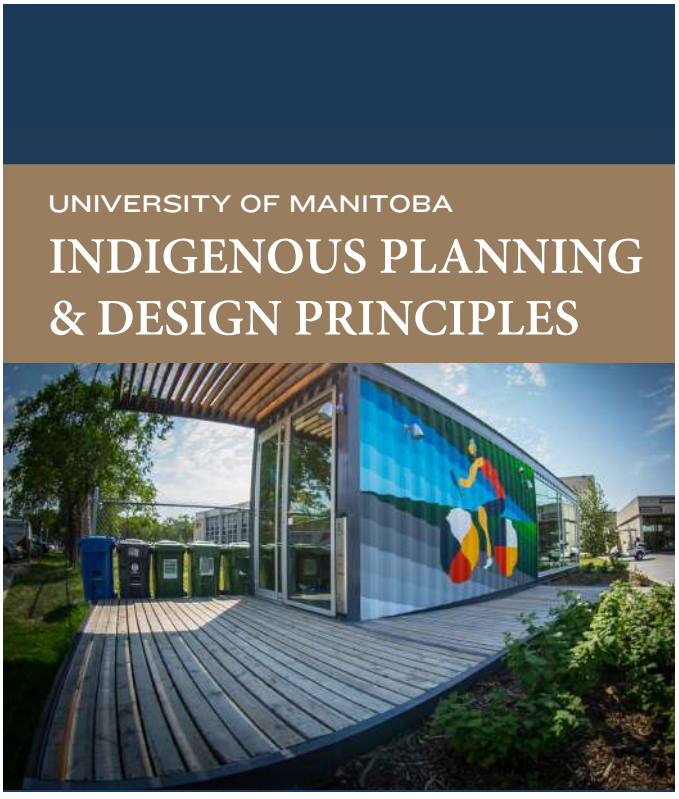
Indigenous planning and design principles defined in the VRG were also applied to the visioning process leading to the planning submission to the city with supporting elements defined below

1 Commitment to relationships and listening.

- Create Indigenous places for social interaction that support a commitment to diversity
- Apply the Seven Sacred Teachings (Wisdom, Love, Respect, Bravery, Honesty, Humility, Truth) to design and operations of the community

2 Demonstrate culturally relevant design.

- All designs must foster a sense of place as well as draw a clear connection between all natural and human elements of the community



3 Respect Mother Earth.

- In addition to minimizing impacts, special attention must also be given to building a relationship between residents and visitors to all the natural elements of the community to which we are interdependently connected and reliant

4 Embrace a seven generations view.

Support systems for this principle include:

- All decisions on Southwood will have an impact on future generations that must be considered as part of the process. Southwood is a long-term project. Buildings on Southwood will last well in excess of 100 years. All projects must be evaluated within a long-term horizon.

5 Foster a sense of belonging and community.

- All residents and visitors to the community should feel welcomed and at home

3. SOUTHWOOD CIRCLE DEVELOPMENT PLAN

SOUTHWOOD CIRCLE LAND DEVELOPMENT VISION

The VRG principles applied to Southwood and its rich natural conditions created an opportunity for a unique approach to design. Instead of assuming the land would be cleared, as is typical of land development, the UMPGP design team started with an embrace of the abundant nature that lives on site. The master plan vision that was supported by the city preserves the rich natural heritage of the site. The Indigenous member of the design team applied the Indigenous planning and design principles to evolve this naturalized master plan concept to include elements that help build harmonious relations between all human and natural elements of the community.

Starting with nature, the building lots are thoughtfully placed to maximize integration with nature and minimize impact. Southwood is a rare opportunity to build a strong relationship between urban multi-family residents and abundant nature at their doorstep. This initial vision for a naturalized complete mixed use residential community extension of the UofM Campus was approved by the UM Properties Board of Directors, then presented to the City of Winnipeg to initiate planning approvals for the property including the now approved new secondary plan, re-zoning and plan of subdivision.

Concept Plan

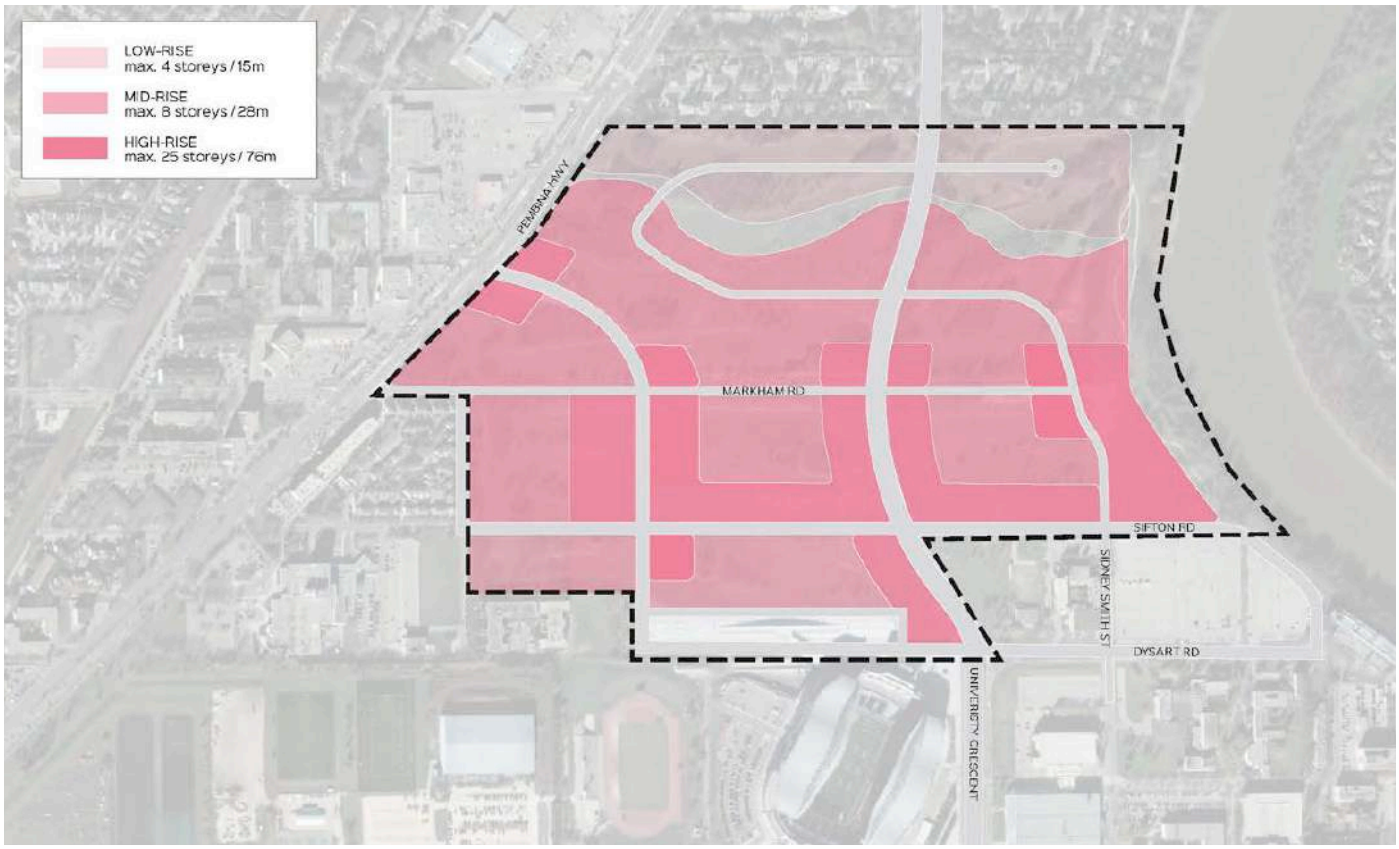
PLANNING APPROVALS

Through a process of public consultation and municipal negotiations the core elements of the community master plan (land use, density, height, parkland, roads, and active transportation) were approved initially under a secondary plan in January 2021 followed by zoning and subdivision approval in July 2022. The municipal approvals now govern land use, density, servicing and parkland. The permitted uses on site now cover the full spectrum of residential type, as well as retail, institutional, hospitality and office. Up to 11,232 units can be constructed on site along with stand alone office and institutional uses.

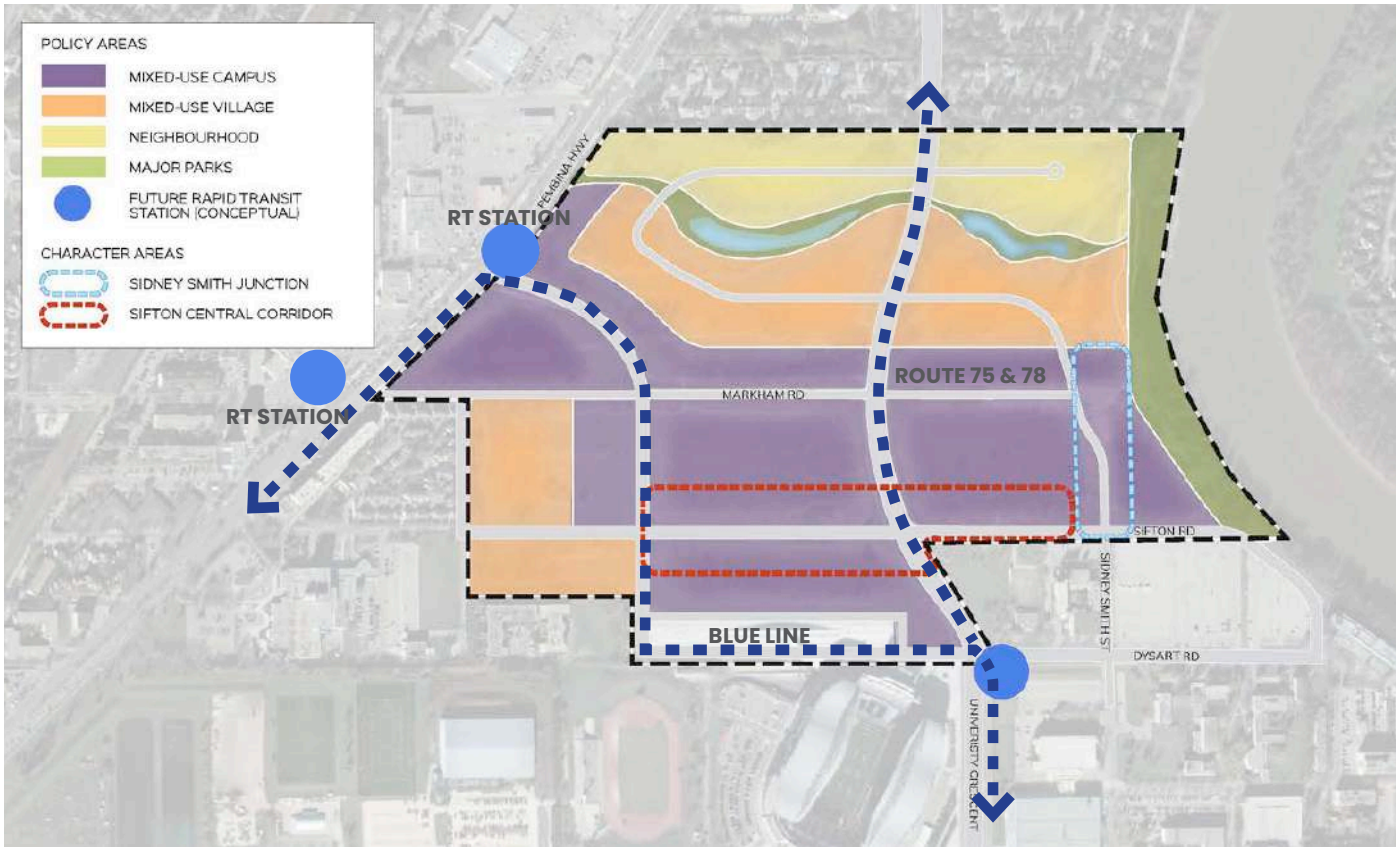
Site statistics based upon the approved zoning

are as follows:

Land Area:	*112.7 acres*
Net Developable Land Area:	*82.0 acres*
Approved Density:	*12 million square feet*
Permitted Uses:	*Residential, office, institutional, retail*
Max Residential Units:	*11,232*
Maximum Height:	*250 feet*
Minimum Height:	*35 feet*
Parkland:	*21 acres (vs 9 acres required under city policy)*
Waterfront:	*100% public park*
Active transportation:	*Approximately 10 km*



Policy Map 1 - Building Heights

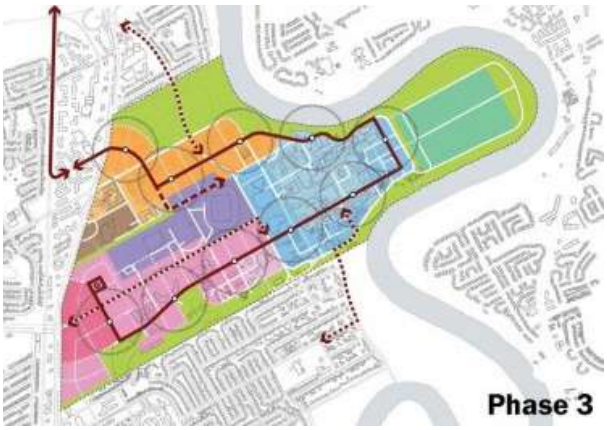


Policy Map 2 - Land Use Plan and Rapid Transit

UNIVERSITY ROADS AND TRANSIT

In addition to a network of active transportation routes (shown below) connecting Southwood Circle with the campus and surrounding community, university roads and transit improvements are core elements of the Southwood Circle transportation plan.

Under the VRG the Bus Rapid Transit is planned to be re-routed through the campus via Sidney Smith Street via Sifton Road. This will enable walk distances of 5 minutes or less to a stop on the bus rapid transit system adding support for our strategy to reduce cars and parking.



TAKING SHAPE - COMMUNITY MASSING PLAN

A 3D conceptual massing of the property based upon the approved zoning is shown below. The model is more detailed on the east side of University Crescent which represents the first phase of the project. Of note in this model is green space information that helps evolve the community vision, in respect of the development site connections to the surrounding green space and the provision of pedestrian and A/T routes, including through private property to support desire line linkages to destinations within the community and to the university.

The success of Southwood Circle will be determined in a large part by the quality and success of the first phase, which will include the core elements of the first destinations within Southwood and the primary connections to the UofM Campus. Success in the first phase, high architectural and landscape standards, parkland, neighbourhood retail, dining and meeting places will attract more development and accelerate overall site absorption.

Concept Plan 3D Model

COMMUNITY EXPERIENCE

Lived experience defines community and its qualities determine the level of success. The Southwood Circle goal is to be a world leader in community wellness determined by a combination of sustainability infrastructure and architectural design that make the community measurably better and resilient. Elements of the community vision include a vibrant pedestrian experience which is urban in terms of built form and activation. The built form pedestrian and active transportation movements are envisioned to be deeply intertwined with the natural and forested conditions that are being preserved as part of the development plan. Southwood will be welcoming and engaging. The landscape master plan and precedent images are shown below.

The sustainability goal for Southwood Circle is to be tangible and engaging in all respects. As a world leader in sustainability the fruits of these efforts will be evident in energy bills. The community will be engaged with nature, motivated to participate in waste diversion and water management.

Socially and culturally the community will be open, welcoming and diverse. Public places and intersecting activities will help encourage the embrace of diversity.

Economically the community will deliver superior value for money to all tenants and owners covering the full spectrum of economic means from affordable to affluent. This value proposition will include access to an abundance of existing community amenities, attractively priced housing, and the ability to avoid the second largest lifetime expense (after housing) - a car. Everything needed in this community should be available within a 5 minute walk.

Infill development of Southwood will on its own be of material benefit to the city and the environment. Southwood Circle will eliminate thousands of car commuters and miles of roads that would otherwise be necessary to serve suburban communities. Southwood Circle will make use of existing infrastructure (sewer pipes, water mains and roads) and university amenities that have available capacity. To these benefits UMPGP has added extensive Indigenously designed parkland, a public waterfront, old growth forest preservation, and transit oriented community design. This Development Plan sets out polices that will guide further development of the landscape master plan and set out criteria for building developers to deliver to a world leading standard.


① Fire Circle / Gathering Space


② Naturalized Grassland & Wetland


③ River Access & Landings

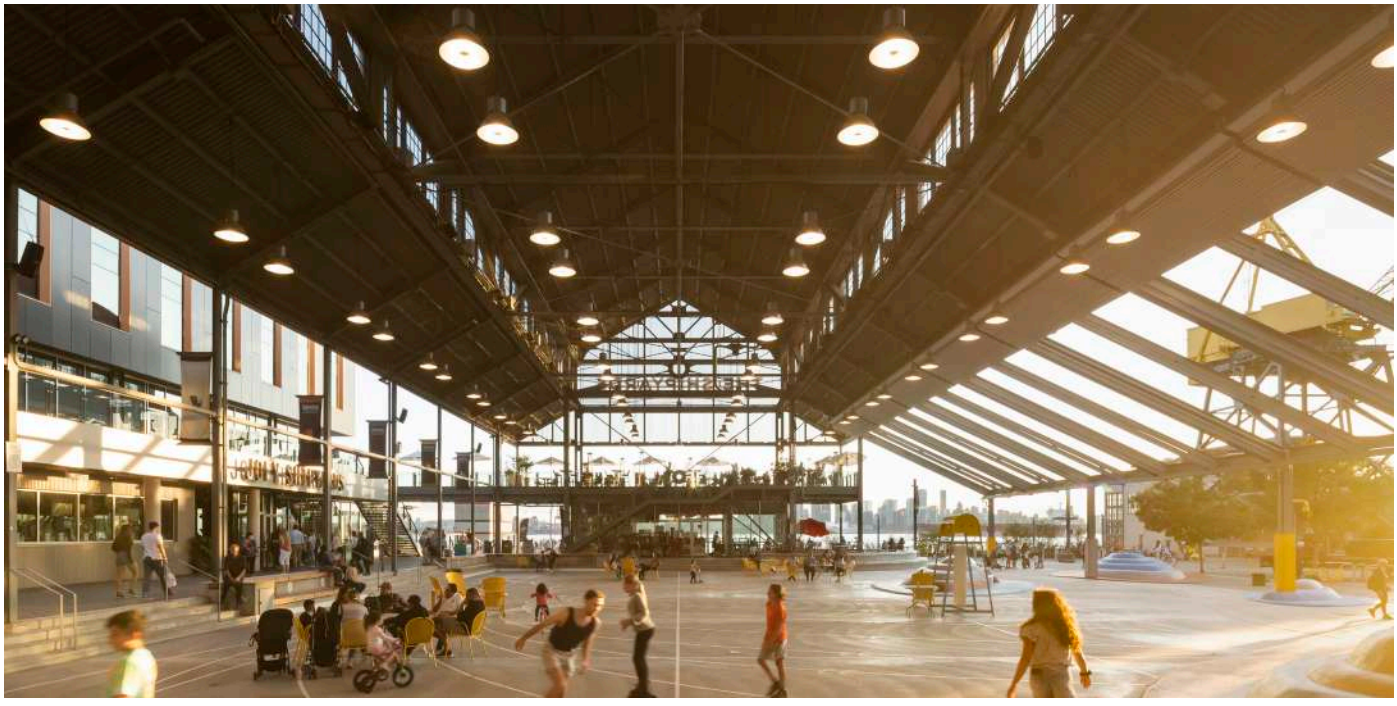

④ Ceremonial Gathering Spaces & Storytelling


⑧ Nature Play Experiences


⑦ Nature Play Experiences


⑥ Activities for All Seasons

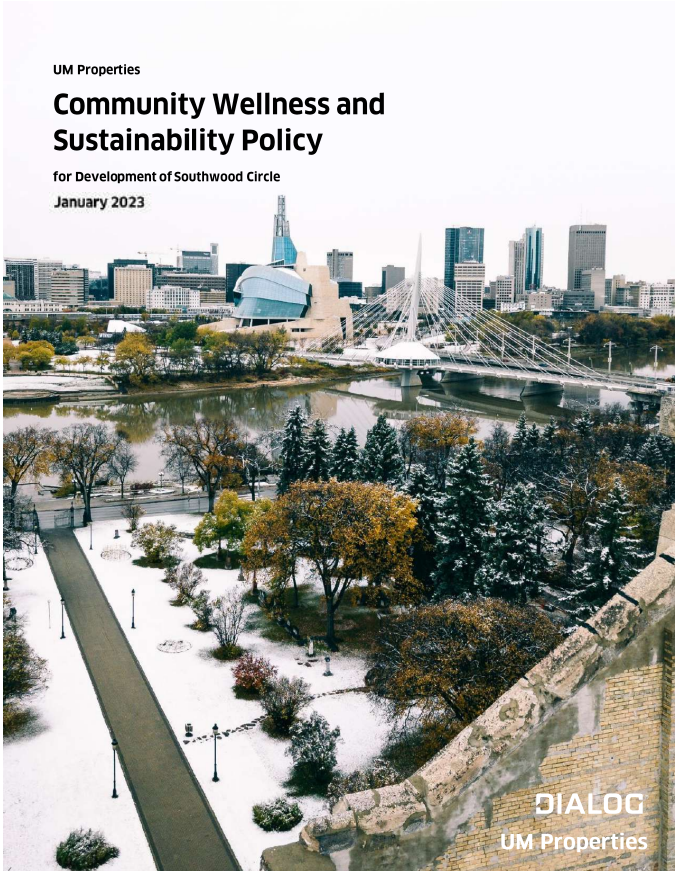

⑤ Gathering & Performance Spaces



COMMUNITY WELLNESS AND SUSTAINABILITY POLICY

In evolving the vision towards detailed design, it is important to apply structure to protect the integrity of the community vision. Design is an iterative and detailed process with thousands of connected choices. An organized and transparent structure is needed to enable evaluation of designs from the holistic perspective of optimal community wellbeing.

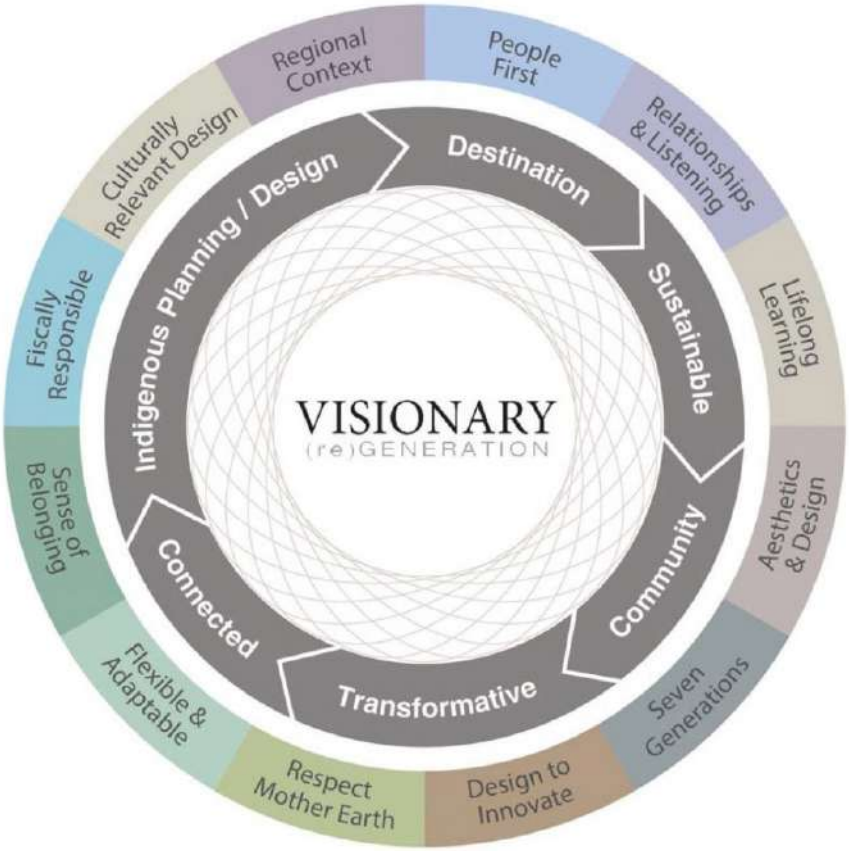
To this end UMPGP adopted the Conference Board Community Wellbeing Model. This model takes a holistic approach to the creation of successful communities as indicated by wellbeing, comprised of economic, social, political, cultural and sustainable domains. The model works as an extension of the VRG principles and enables a structured approach to designing for wellbeing. The domains contain and expand upon all of the planning and Indigenous planning and design principles contained in the VRG.



Structure, measurement and accountability enabled by the Community Wellness has the further advantage of supporting measurement, learning and continuous improvement of designs as the community is built out over time.

The Community Wellbeing model was expanded by UMPGP to become the Community Wellness and Sustainability Policy, to add emphasis on community sustainability. The Community Wellness and Sustainability Policy is contained in part two of this development plan.

The Community Wellness and Sustainability Policy is approved by the UMPGP Board of Directors for a period of 5 years and is subject to annual review. The policy is further subject to approval by the University as part of the Development Plan under the terms of the Master Head Lease. The policy will be provided to all potential developers and all development plans will be subject to evaluation in accordance with this policy by UMPGP's Design Review Committee of the Board of Directors. Developers will be required to sign a development agreement with UMPGP setting out contractual obligations, incentives and penalties applicable to each individual development.



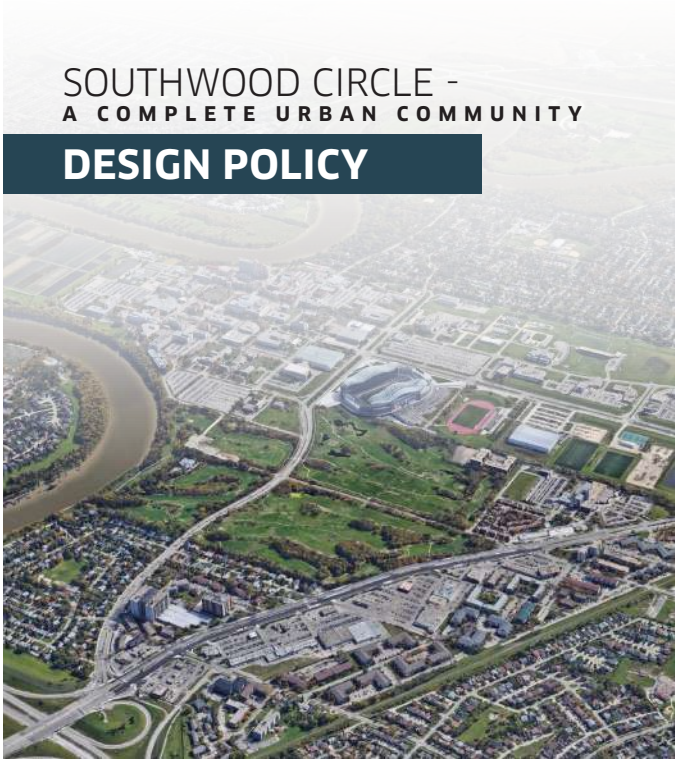
Indigenous planning and design principles

Community Wellbeing Framework Wheel

DESIGN POLICY

The Design Policy sets out architectural, landscape and building system criteria for application to all designs and developments by UM Properties and third-party developers. This policy was developed by the UM Properties design team working with Dialog consultants (the author of the original Visionary (re)Generation Master Plan) to establish design criteria applicable to the overall community with an emphasis on Phase 1. The Design Policy is contained in part 3 of this development plan.

The Design Policy will be provided to all potential developers and all development plans will be subject to evaluation in accordance with this policy by UMPGP's Design Review Committee of the Board of Directors. Developers will be required to sign a development agreement with UMPGP setting out contractual obligations, incentives and penalties applicable to each individual development.



DEVELOPMENT PHASING

Southwood Circle will be developed in phases. Each phase will be serviced with roads and sewers, phased to match capital investment with land revenues. Certain improvements will be front ended such as the waterfront park which creates a community destination, and the east stormwater pond that becomes an extension of the park and is needed to manage stormwater flows on site for all of the east side of University Crescent.

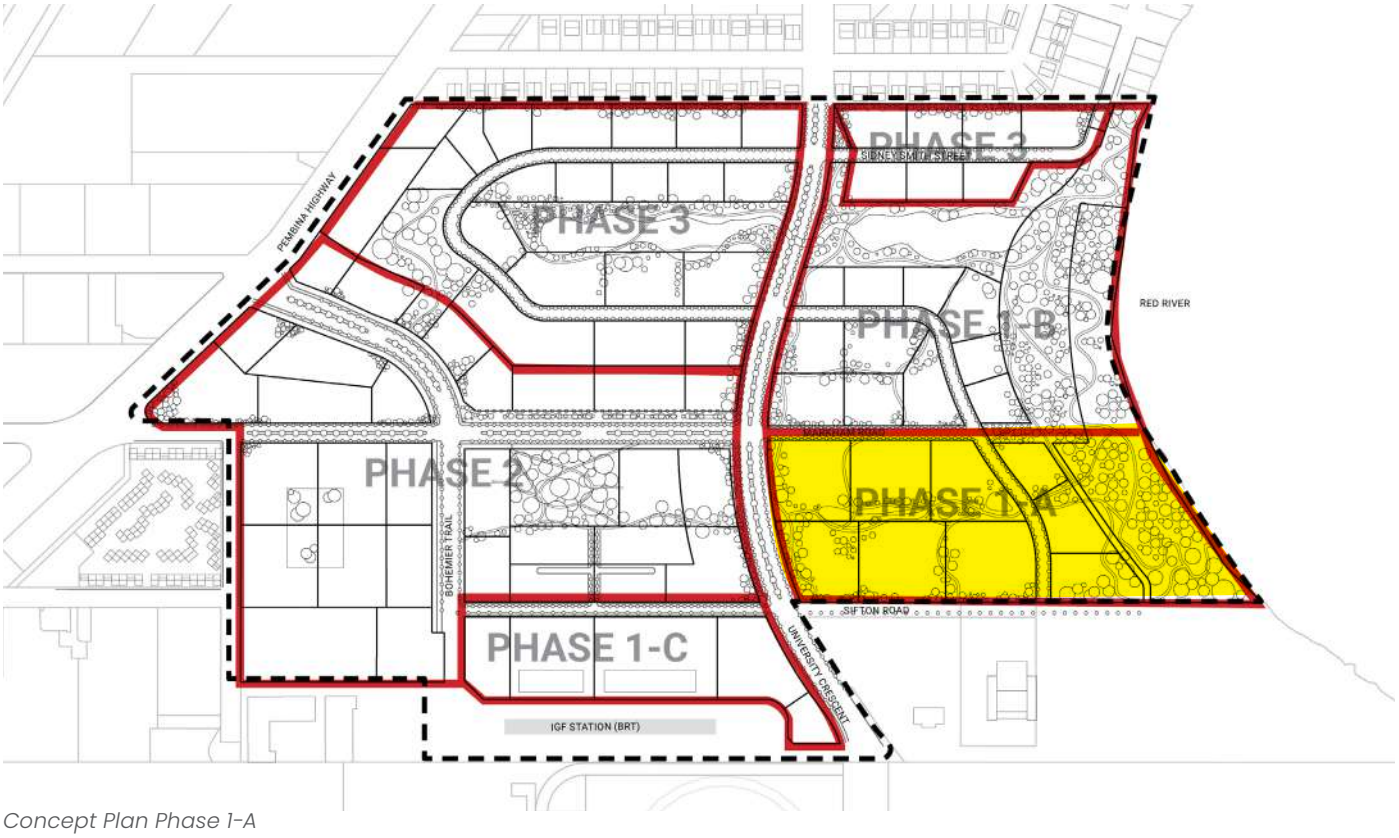
The first phase of development will be divided into three parts with each part representing approximately 10% of the total site development potential. Phase 1 parts A, B and C are anticipated to require between 10 and 15 years to full build out.

Phase 1 is intended to be the first nucleus created in the Southwood Circle community. This phase is in the closest proximity to the University of Manitoba, and best able to leverage the relationship with the University. Creating the right scale, the right mix of uses, the right aesthetic and the right experience will be driven through the full application of the Community Wellness and Sustainability Policy, working with qualified developers, who as noted above are anticipated to provide additional innovation and inspiration to the Southwood development plan. Qualified players will be experienced in urban redevelopment and highly sustainable development. Working with these deep pocketed and experienced investors will be important to the overall result.

Concept Plan Phasing

LAND LEASING

UM Properties will bring lots in phase 1-A to market beginning in Q1 2023. Phase 1-A lots have a total density of approximately 2,000,000 ft.² or approximately 2,000 units of residential density in addition to room for retail office and institutional space. The offering process will be transparently managed. Qualified developers will submit proposals to UM Properties for development that will be subject to review by the Development Review Committee and the UM Properties Board of Directors prior to approval. All qualified developers will receive advance copies of the Community Wellness and Sustainability Policy and Design Policy against which their proposals will be evaluated. Their design commitments will be enforced through development agreements between UMPGP and the developers.

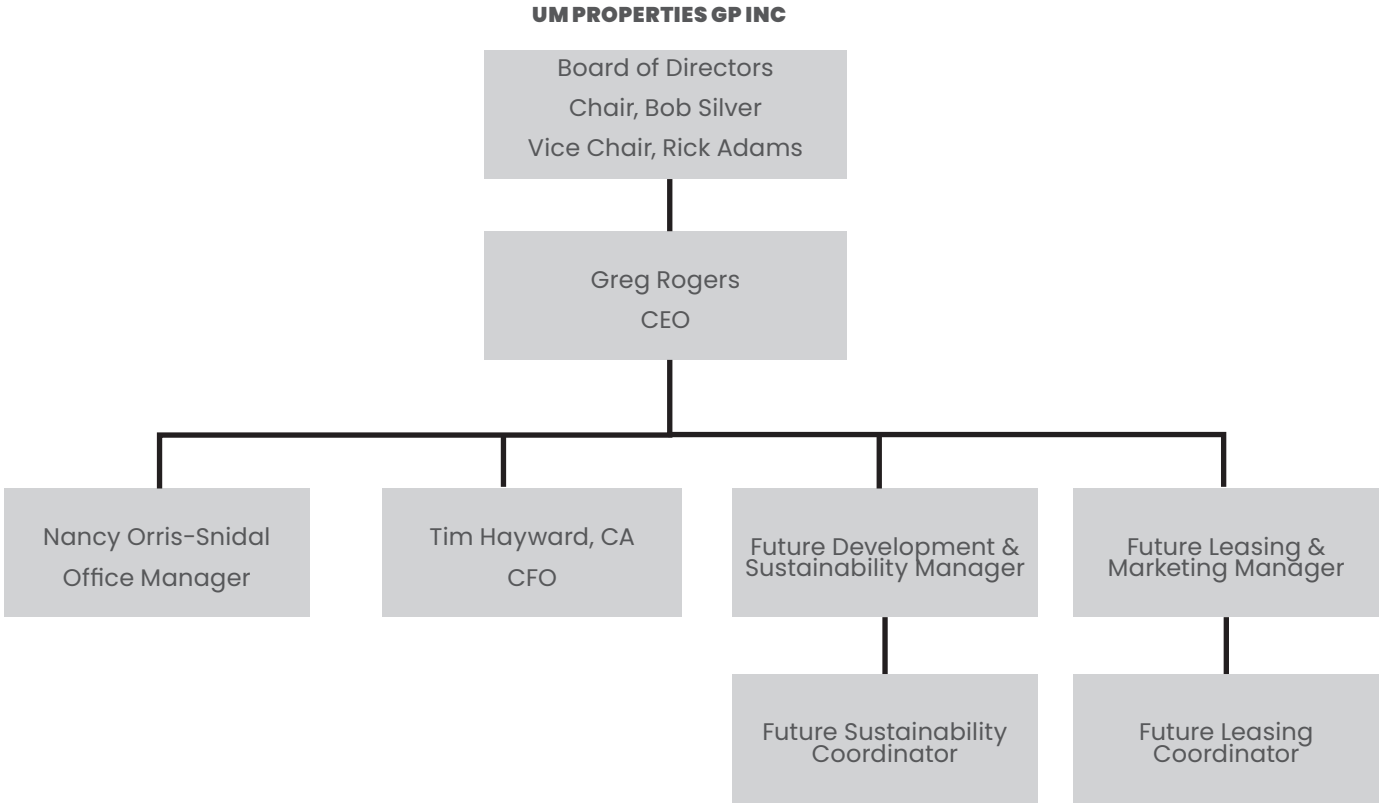


Concept Plan Phase 1-A

SOUTHWOOD CIRCLE DEVELOPMENT - GOVERNANCE AND MANAGEMENT

Governance of what is built on Southwood will be multi-pronged to ensure compliance, and foster innovation. UM Properties' executive will attract and inspire third-party developers to deliver the highest quality and most sustainable building proposals for the community, all of whom will be provided the Wellness and Sustainability Policy and the Design Policy, along with zoning by-laws.

The UM Properties Development Committee and Board of Directors will review and approve all development submissions. UM Properties will monitor landscape and building performance in the community in accordance with leases and contracts, in addition to which will be the creation, along with university researchers and Southwood developers of a Living Lab Consortium (described on page 26).



THE MASTER DEVELOPER

In accordance with industry best practices, UMPGP acts as the master developer of Southwood Circle. UMPGP's sets the community vision, master plan design, installs roads and services, establishes sustainability and design guidelines, leases lands to third-party developers and enforces land lease terms. UMPGP's executive reports to the UMPGP Board of Directors and committees of the Board.

UM Properties corporate mandate is to develop the lands, as part of a transformation of the University of Manitoba campus from a car commuter hub into a complete community. As the land developer, UMPGP is the enabler of the much larger, $6B total investment by third-party developers in this new community. Build out of the community by third-party developers in accordance with the community vision will be what transforms the campus. Providing an attractive opportunity to the private developer/ investor community, and by extension their residential customers, is key to success.

UM PROPERTIES GP INC CEO

UM Properties is led by an experienced President and Chief Executive Officer Greg Rogers with an extensive background in large scale urban infill and sustainable development. His track record with large-scale development in other major centers in Canada and the U.S. provides a unique advantage to the vision and strategy for Southwood Circle.

Greg has been a leader in sustainable building practices since the 1990's when he was one of the first to complete an energy retrofit on a portfolio of Canadian office buildings, and one of the first to develop a LEED Gold office building. His successes led to joining David Suzuki on a Toronto speaking tour to promote office building sustainability.

Later, as the head of a major North American developer's sustainability office, Greg's team coordinated company wide sustainability initiatives that were measured and reported on annually to shareholders. These efforts resulted in massive construction waste reduction, new building energy efficiency standards, and the first LEED Platinum office building in Ottawa.

UMPGP BOARD OF DIRECTORS

UM Properties GP Inc. is governed by a Board of Directors appointed by the Board of Governors of the UofM. It is comprised of independent members of the business community and University of Manitoba stakeholders. UMPGP's Board of Directors annually approves the business plan, all corporate policies, and the Development Plan, as required under the Master Head Lease.

DEVELOPMENT COMMITTEE

The Development Committee of the UMPGP Board of Directors reviews and recommends for approval to the Board, approves all proposed developments by UMPGP and all development polices.

DEVELOPMENT REVIEW COMMITTEE

The UMPGP board created a Development Review Committee comprised of members of the Development Committee plus a third-party architect. In accordance with the Master Head Lease the Development Review Committee reviews all design proposals by third-party developers, applying the Community Wellness and Sustainability Policy and Design Policy along with other relevant design considerations applicable to the particular development. The review process uses a scoring system to ensure transparency and diligence.

OWNERS ASSOCIATION

Roads, services and park improvements will be installed and owned by UM Properties for use and enjoyment by residents and the general public. As the roads will be privately owned, UM Properties will assess an annual maintenance fee for maintenance and repair of public improvements. The assessment will be charged on a per unit basis. The developers will determine how the charge is distributed within each of the buildings.

Property owners in the community will automatically become members of an Owners Association that will liaise with UM Properties on matters relating to road and property maintenance and enforcement of community rules.

LIVING LAB CONSORTIUM

All developers will be members of a living lab consortium. As a member of the consortium, each developer will participate in data gathering, data sharing, research and knowledge sharing in the various aspects of community development and operation ranging from building science to biological sciences to social sciences. The goal of the living lab is to enable positive evolutionary change as the community develops over time. Knowledge gained through development can be shared and exported for application in other communities.

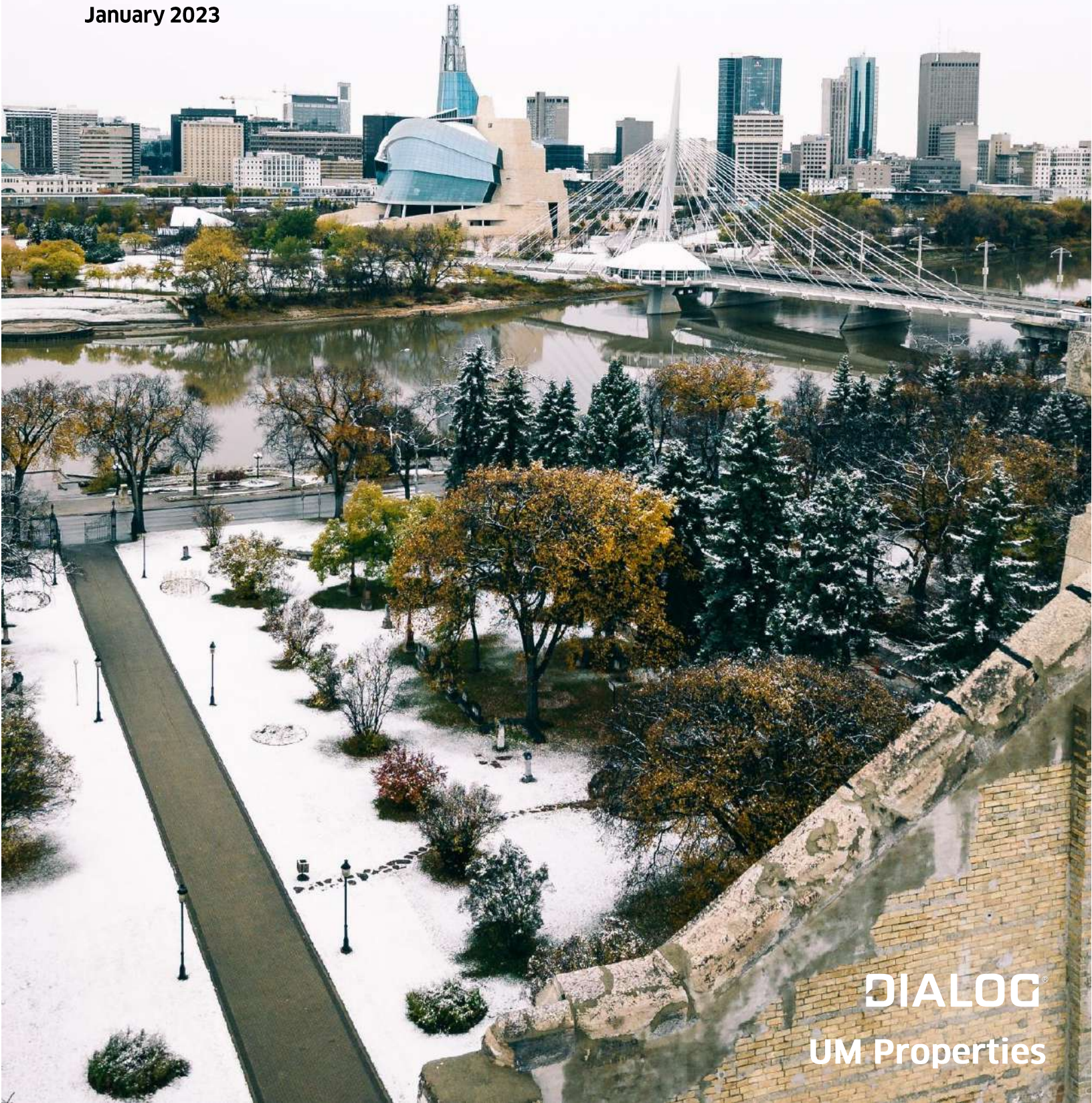
The living lab will not be a governor of development in Southwood. However, it will be a positive influence on development within and outside of Southwood Circle by enabling scientific investigation to improve the wellness and sustainability of communities in Winnipeg and beyond.

UM Properties

Community Wellness and Sustainability Policy

for Development of Southwood Circle

January 2023



DIALOG

UM Properties

Land Acknowledgment

The Southwood Circle Lands are located on original lands of Anishinaabeg, Cree, Oji-Cree, Dakota, and Dene peoples, and on the homeland of the Métis Nation. We respect the Treaties that were made on these territories, we acknowledge the harms and mistakes of the past, and we dedicate ourselves to move forward in partnership with Indigenous communities in a spirit of reconciliation and collaboration.

Southwood has been branded in name as "Southwood Circle, A complete urban community". The name acknowledges the site's past use as Winnipeg's oldest golf course and our embrace of Indigenous teachings. The word "Circle" reflects the importance of the circle of life in all things, which is an important part of Indigenous teachings.

Southwood Circle

The future development and governance of Southwood Circle is based on three comprehensive and living documents. The Southwood Circle Development Plan, Southwood Circle Community Wellness & Sustainability Policy and the Southwood Circle Design Policy. Each have been prepared to guide the future development of Southwood Circle into a complete community. All documents should be referred to and referenced for future developments.

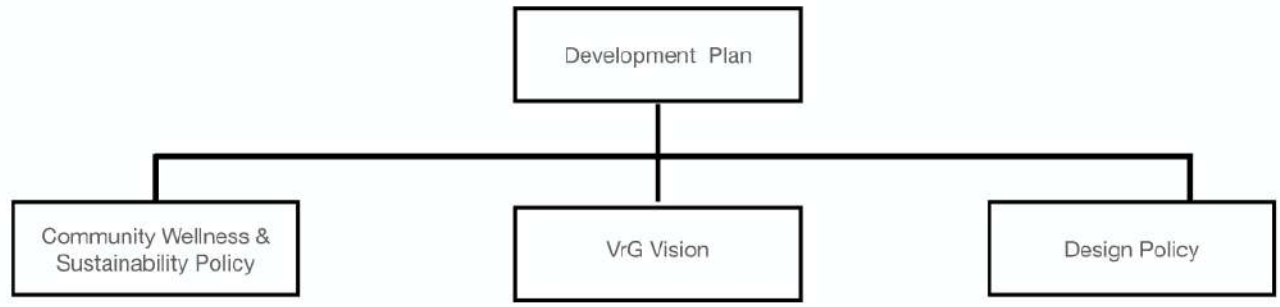
The **Southwood Circle Development Plan ("DP")** contains the vision and strategy, and policies governing land and building development of Southwood Circle. The DP covers a period of 5 years ending Q4 2028, and is subject to annual review by UM Properties GP Inc ("UMPGP").

The vision and strategy contained in the Development Plan are based upon the University Visionary (re) Generation Master Plan ("VRG") containing planning principles and Indigenous design principles that provide guidance to the creation of a vision for the Southwood Circle community. The process of developing a vision based upon these principles included an extensive municipal planning approval process followed by refinements to the vision that became this Development Plan containing policies that provide specific direction to land and building development. The DP will be administered and enforced by UMPGP and the Development Review Committee of its Board of Directors.

The **Southwood Community Wellness & Sustainability Policy** pushes the boundaries of sustainability to create the conditions that are essential for the community to flourish. This Policy is structured around Domains, Indicators, Metrics, and Actions, based on the Community Wellbeing Framework, and tailored to the specific context of the Southwood site. This policy will guide the development of the Southwood lands towards the goal of a healthy, welcoming community for all. As a living document, these domains, indicators, metrics, and actions will evolve over time – embracing a culture of learning and innovation.

The **Southwood Circle Design Policy**, establishes a consistent level of design excellence for building developments in Southwood Circle. Southwood Circle is envisioned as an extension of the existing campus will be a live-work-play mixed-use community, serving students, staff, faculty, and the broader community. The guidelines have been initiated by UM Properties, to provide guidance and direction on how to achieve the vision and should be used as a supplement to existing municipal policies in the City of Winnipeg.

All three documents seen below have been prepared to ensure there is a high quality built environment, both indoors and outdoors, that impacts wellness of our communities. As such, the Southwood community will put people first in its design and operations – prioritizing humans over cars, protecting and celebrating the natural environment and wildlife, and fostering a strong sense of belonging.



Contents

1.0 Southwood Circle and Community Wellbeing

The redevelopment of the Southwood Circle is a unique opportunity: a mixed-used community with deep connections to the University of Manitoba, a rich existing landscape providing natural amenities, connections to the Red River, and the National Centre for Truth and Reconciliation anchoring the Indigenous park network.

The quality of our built environment, both indoors and outdoors, impacts how we feel, behave, and relate to one another. Together this impacts wellness of our communities. As such, Southwood Circle will put people first in its design and operations – prioritizing humans over cars, protecting and celebrating the natural environment and wildlife, and fostering a strong sense of belonging.

This Policy will govern and guide the design for both land and buildings with the goal of supporting wellbeing for the community.

About UM Properties

UM Properties LP (UMP) was established in 2016 by the University of Manitoba as separate wholly owned legal and operating entity mandated to develop the Southwood lands as a mixed-use community.

UMP's goal for Southwood Circle is **to be a leader in sustainable practices that are measurable and become a living lab for improvements to be implemented over the 40 year development horizon of the community**. While UM Properties does not currently plan to be a building developer, we plan to implement design guidelines governing third party building developers.

The Community Wellness and Sustainability Policy

UM Properties is approaching the redevelopment of Southwood Circle with a focus on implementing strategies that drive the long-term wellness of the community. This is not a typical sustainability strategy which is focused exclusively on environmental metrics; the Southwood Community Wellness and Sustainability Policy pushes the boundaries of sustainability to create the conditions that are essential for the community to flourish. The policy is based on the Community Wellbeing Framework: A Guide for Design Professionals as published by The Conference Board of Canada.

Providing a Platform for Wellness

This policy is a public document, meant to be shared with the users and occupants of Southwood. Many actions contained within this Policy rely on end users – recognizing the role each of us have in ensuring a healthy planet for future generations.

Southwood Circle will be designed to support lifestyle choices that improve wellness. Throughout the development lifecycle, UM Properties will explore opportunities for community-scale approaches that will enable parcel developers and end users to achieve the actions that support community wellbeing. District approaches to sustainability strategies can provide future users of the site the ability to make decisions that contribute to health and wellbeing for the individual, the community, and beyond.

An Ever-Evolving Community

Supported by connections to the University of Manitoba, the Southwood community will embrace a culture of learning and innovation. UMP recognizes that technologies and industry practices will evolve over time. At the same time, Southwood Circle will be developed over a period of many years.

Strategies will be established, implemented, and monitored for their impact and effectiveness. Data collection is crucial to enabling the implementation of community wellbeing strategies. UMP will monitor and evolve this Policy over time, taking into account lessons learned through each phase of the development.

Integration with the Vision (Re)Generation and Southwood Lands Master Plan (VRG)

The VRG is a master plan for the University of Manitoba Fort Garry campus and the Southwood Lands. Six main principles guide the Master Plan, positioning the campus to be a place that is:

1. Connected, networking the campus and connecting to the city;
2. A Destination, offering reasons to come and reasons to stay;
3. Sustainable, functioning as a living lab;
4. A Community built for density and designed for people;
5. An example of Indigenous Design and Planning;
6. And finally, Transformative in terms of research, learning, working, and living.

How We Got Here – Engagement and Collaborative Workshops

This policy was created through extensive consultation with key stakeholders. Community Wellbeing Workshops were held with the design and engineering team for Southwood Circle, the U of M Sustainability Committee, and the university Office of Sustainability. These workshops allowed us to collect input on sustainable strategies from the designers of the site, hear what the priorities are from the future users of the site, and align the goals and actions with successful market strategies.

In each virtual workshop, the team presented the Community Wellbeing Framework, which was followed by breakout room sessions focused on brainstorming ideas around the five domains of wellbeing. Attendees generated ideas for actions within Southwood, and provided input on key benefits and outcomes.

2.0 The Community Wellbeing and Sustainability Framework

This Policy was created using Community Wellbeing: A Framework for the Design Professions, as published by the Conference Board of Canada. The Community Wellbeing Framework is based on the 5 essential domains of wellbeing including social, economic, environmental, cultural, and political conditions. The Framework is meant to guide a wholistic understanding of the relationship between the physical environment and the wellbeing of people and natural systems.

Designing for Community Wellbeing

Wellbeing is a multi-faceted, multi-dimensional, and dynamic concept.

Wellbeing can be described within different spatial contexts—global, country, region, neighbourhood, home, and workplace.

The Framework is grounded in a definition that identifies the essential dimensions, or domains, of community wellbeing: "the combination of social, economic, environmental, cultural, and political conditions identified by individuals and their communities as essential for them to flourish and fulfill their potential."[1] The objective of applying this framework to Southwood is to promote conditions in each of the domains that optimize a balance: supporting community wellbeing while creating resilient systems that ensure the ability to rebalance as conditions change over time.

In addition to identifying the domains of wellbeing, the definition integrates the concept of self-determination, leaving its application adaptable to specific contexts. The Framework was designed to be an open-ended guide for decision-making and examining the impact of the design of physical environments and on the operational aspects of the community—the subject matter of urban planners, architects, landscape architects, interior designers, and engineers—on the wellbeing of individuals and communities.

The Framework serves as a guide for built environment design professionals and the communities they work with to promote a holistic approach for design; provide easy-to-use approaches for examining how design features can contribute to community wellbeing; facilitate decision making around design options; and enable a project to continue contributing, throughout its life, to the wellbeing of the community. It is meant to be sustainable, straightforward to implement, and seeks to be flexible and accommodating to varying degrees of data, resources, and time availability.

[1] Wiseman and Brasher, "Community Wellbeing in an Unwell World," 358.

Social Domain

A welcoming, safe, engaged and supportive community that is highly preferred and broadly known

Environment Domain

A world leading sustainable community, delivering top percentile waste, water, and energy performance in which the community is directly engaged in caring for mother earth

Economic Domain

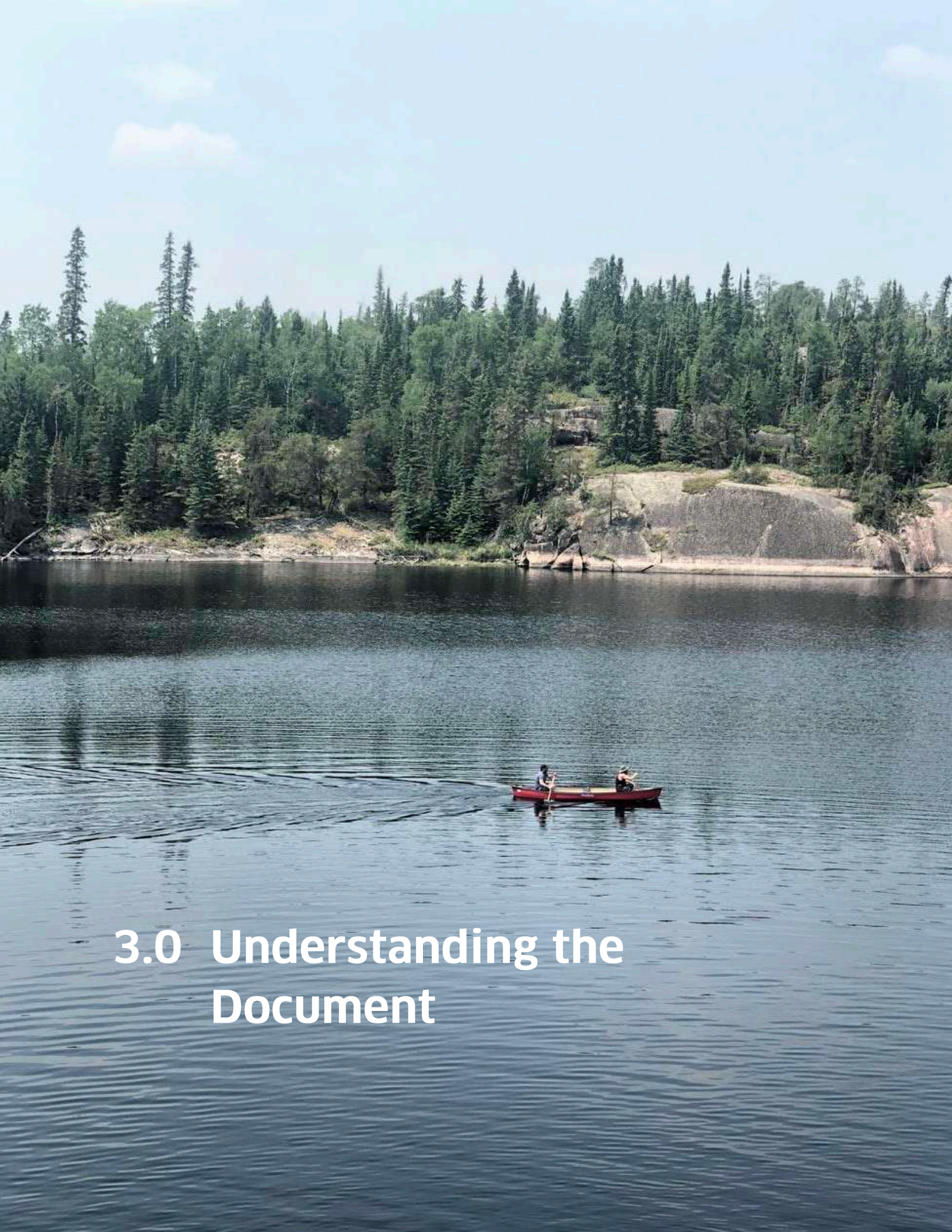
Economically diverse community providing superior value for money to all and support for the economically disadvantaged

Cultural Domain

A community that embraces cultural diversity, shared values with a sense of belonging to the community

Political Domain

A community filled with respect, honesty and transparency that listens to all constituents and acts in the best interests of the entire community



3.0 Understanding the Document

This Policy is structured around **Domains, Indicators, Metrics, and Actions**, based on the Community Wellbeing Framework, and tailored to the specific context of Southwood Circle. This policy will guide the development of the Southwood lands towards the goal of a healthy, welcoming community for all. As a living document, these domains, indicators, metrics, and actions will evolve over time – embracing a culture of learning and innovation.

Domains – The essential dimensions of community wellbeing, as determined by the research completed for the Community Wellbeing Framework including literature review, key informant interviews, and case studies. These domains form the definition of community wellbeing: "the combination of social, economic, environmental, cultural, and political conditions identified by individuals and their communities as essential for them to flourish and fulfill their potential."

Indicators – Broad concepts that express fundamental elements of the Policy. While in a traditional sense an indicator refers to a quantitative measure of a process, in the context of the Framework for Community Wellbeing, an indicator is defined as a measure of the Framework domain and can be qualitative or quantitative. Each indicator is associated with project specific metrics and actions.

Metrics – Project-specific statements that express a desired outcome to be achieved. While in a traditional sense a metric is defined as a quantifiable unit of measure, in the context of the Framework for Community Wellbeing, a metric is defined as a unit of measure that can be quantified or qualified for purposes of assessment or monitoring of specific design features.

Actions – Specific design features to be implemented to achieve the defined metrics of the Policy. Actions are marked as applicable to land development, building development, or the end user lifestyle.

- **Mandatory Actions** – These actions are instrumental to the creation of a healthy community and supporting the wellbeing of occupants and the environment. They are considered to be mandatory for all parcel developers at Southwood Circle.
- **Aspirational Actions** – These actions will contribute to a healthier community and provide benefits for users through enhanced wellbeing. Inspirational actions are considered to be voluntary for parcel developers at Southwood in this iteration of the Policy. The Policy will be updated annually, where lessons learned from each phase and parcel of development will be reviewed.

4.0 The Policy- Domains, Indicators, and Metrics

A total of 23 indicators under the five domains of wellbeing are the foundation of the policy, guiding development at Southwood Circle. Each indicator has an associated set of metrics, which will allow UM Properties to measure progress of the development over time.

Social Domain

The social domain speaks to the extent communities create opportunities for people to participate in community life and self-realization. The built environment both makes up the human-made surroundings that provide the setting for human activity, ranging from parks, to community places, to schools, workplaces, “third places”, and personal places. These places and their inter-relationships create important contexts in which wellness is shaped.

What makes a successful social domain?

- Walkable communities with a mix of uses – work, schools, civic space, residences
- Intersecting activities that inspire social interaction
- Strong social support systems
- Safety
- Community
- Embracing cultural diversity

What are the indicators of a successful social domain?

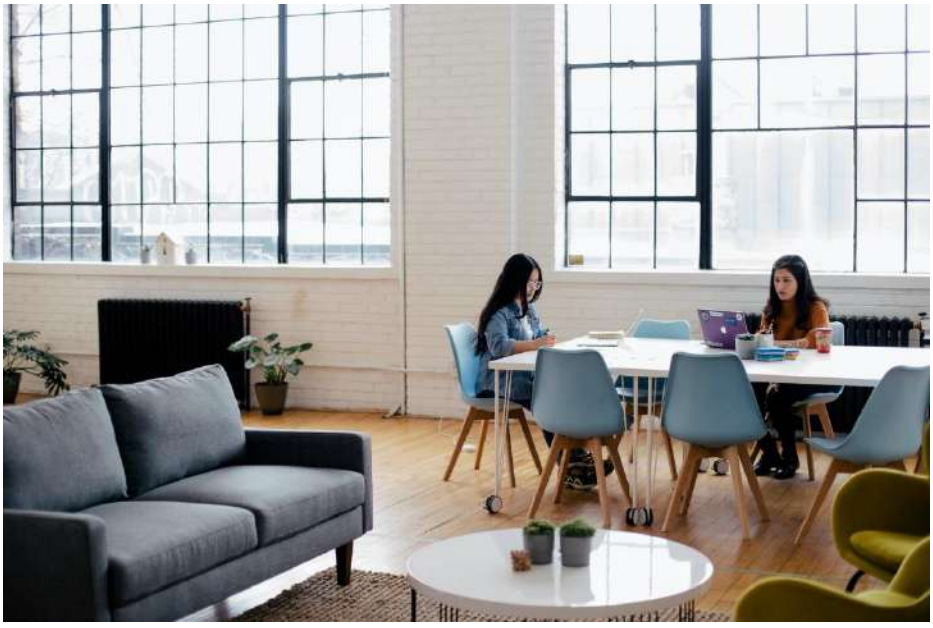
- Feel welcoming and energized

Social Domain	
	UM PROPERTIES PRIORITIES
Indicators	***Metrics***
Welcoming	Project design, siting, and orientation provides direct physical and visual connections to the public realm Lighting and wayfinding along public/common areas, supports a sense of safety, and highlights engagement within the built and natural environment Design to high accessibility standards Design to accommodate the needs of people of all ages, including children and seniors Designs to support and accept: Indigenous Groups, Neighbouring Resident Groups, University of Manitoba Students Faculty and Staff, Seniors, Newcomers to Canada, and others
Support System	Walking distance of health-related support services Provide local and sustainable food choices
Social Engagement	Provide indoor social gathering spaces Provide quiet space for individual repose and active spaces for individuals Embraces the 'winter-city' character, providing access to outdoor social gathering space year round Work with Indigenous groups and stakeholders to identify and accommodate context-specific spaces for social gathering(s)

Pedestrian Scale Lighting Prioritizes Humans in the Design of Streetscapes

Urban Community Gardens provide opportunities for local food growth and community connections

Spaces for Social Interaction on the Ground Floor allow for familiarity among residents



Environmental Domain

The wellbeing of the environment and of natural systems is intricately linked to the wellbeing of people—one is unattainable without the other. Design should seek to sustain and enhance the healthy functioning of natural systems that sustain clean air and water, flourishing ecosystems and biodiversity, and controllable climatic conditions. Project designs should also seek to create the conditions that promote healthy behaviours in users, such as the conservation of natural heritage and capital, the reduction of carbon and GHG footprints, water health, waste reduction, recycling, the enjoyment of active lifestyles with access to natural settings, and to future-proof the wellbeing of communities by building resilience, mitigation, and adaptation capabilities.

What makes a successful environmental domain?

- Carbon reduction and sequestration
- Biodiversity
- Wildlife protection
- Waste reduction
- Composting
- Recycling

What are the indicators of a successful environmental domain?

- Delight and enjoyment
- Overall footprint reduction
- Thriving nature
- Strong connection with mother earth

Environmental Domain	
UM PROPERTIES PRIORITIES	
Indicators	***Metrics***
Delight and Enjoyment	Maximize physical and visual connections to nature
	Evoke a sense of awe and encourage people to linger
	Quality design and beauty is a characteristic of Southwood recognized by users/stakeholders
Natural Systems	Enhances the ecological function and biodiversity of the site
Energy and Emissions	Southwood Circle demonstrates action in climate change mitigation and adaptation
	Southwood Circle aims to use energy efficiently, and encourages use of low-carbon energy sources
Water	Southwood Circle implements measures to promote water conservation and provides high-quality water treatment for use on-site
Pollutants	Southwood Circle minimizes the use of pollutant in design and operations
Waste	Southwood Circle promotes embodied carbon literacy and identifies opportunities to reduce lifecycle carbon emissions
	Southwood Circle reduces total amount of waste leaving the site and maximizes recycling
	Southwood Circle construction follows best practices in industry around construction waste management

Mobility	Southwood Circle provides ample opportunities for people to lead active lifestyles
	Southwood Circle prioritizes and celebrates active modes of transportation and public transit over single-occupancy vehicles
	Southwood Circle is designed to accommodate future mobility patterns, including electric and autonomous vehicles, and future modal splits
Buildings	Buildings achieve certification from third-party sustainability programs
	Southwood Circle design delivers high indoor air quality and thermal comfort
Circular Economy	Southwood Circle embraces innovation in circular economy practices
Resilience	Buildings in Southwood Circle are designed to be resilient and durable

The Winter Garden in Sheffield in the largest urban glasshouse in Europe. Using biophilic design principles to provide comfortable, year-round access to nature - which is open daily and free to enter.

Low Impact Design strategies to manage stormwater can be showcased to residents and users of the site[2]

[2] Kelly Callewaert and BNIM

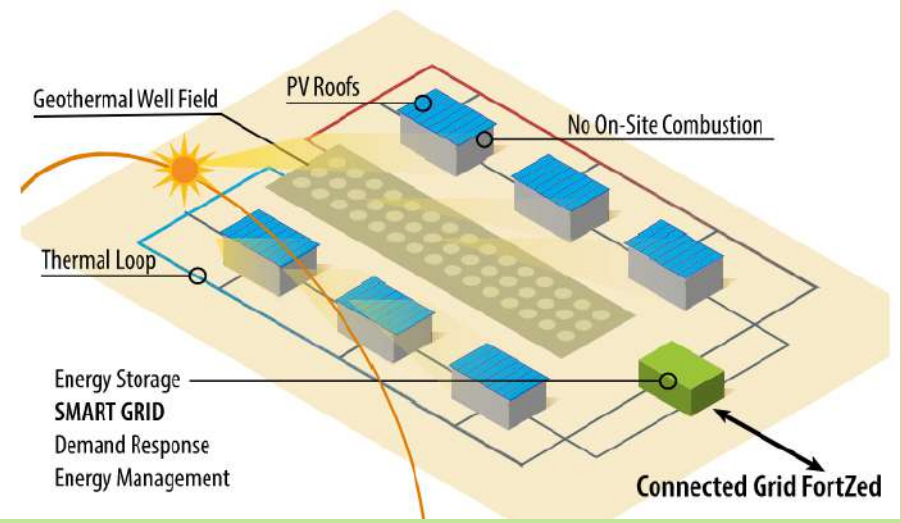
A Community Energy Plan for Southwood Circle

A Community Energy Plan for the Southwood site will identify early opportunities to achieve low carbon buildings and infrastructure at the district scale by integrating local energy solutions. A community energy plan would estimate at a high-level, all the energy needs of the site based on typical design practices, that is, a baseline. From there, the plan would identify energy efficient design solutions (such as highly insulated building envelopes, efficient mechanical systems, and others) to reduce the total energy load for the site. Once the energy loads are reduced, the community energy plan will explore opportunities for low carbon energy supply that are local and efficient. This would include:

- Geothermal energy
- Sewer heat exchange
- Solar PV
- Wind turbines
- Sustainable biomass
- Renewable natural gas
- And others

The benefits of a community energy plan are the early identification of opportunities to integrate:

- Energy sharing opportunities
- Innovative solutions to reduce energy consumption
- Local low carbon energy sources



Example Sketch from a Community Energy Plan - Demonstrating Low Carbon Energy Sources[3]

[3] NREL Guide to Energy Master Planning

Economic Domain

A built environment's influence on health and community wellbeing begins in the home and extends to where people work (and how they get between the two). Basic physical, social, and emotional needs are likely to be met when people can afford to choose well-designed, quality housing in a convenient geographic setting that accommodates safe living conditions and access to healthy lifestyle options, amenities, and active transportation between home, work, shops, and services.[4] When such choices are not affordable, people live in communities where homes are further away from basic amenities and services, and where public transport is less reliable and long commuting distances in cars is necessary. The built environment can contribute to more socially and economically equitable and sustainable communities, through its impact on density (e.g., concentration of buildings and population in an area), availability of public spaces and places, and opportunity for different uses within the same neighbourhood.[5]

What makes a successful economic domain?

- Good value
- Mix of affordable options
- Economically diverse and integrated (affordable and luxury in the same building)
- Low cost of movement between home, work, school, social activities

What are the indicators of a successful economic domain?

- Value for money
- Market share breadth and depth

[4] Government of Canada, "What Makes Canadians Healthy or Unhealthy?" & Mikkonen and Raphael, Social Determinants of Health.
[5] Gelormino and others, "From Built Environment to Health Inequalities.

Economic Domain	
UM PROPERTIES PRIORITIES	
Indicators	***Metrics***
Value + Affordability	Southwood Circle benefits, and can be enjoyed by, people of all income levels within the community – without segregation
Local Economy	Southwood Circle results in a net long-term amplification (of size, strength, and diversity) of the local economy and the readiness of a learning, innovation, and entrepreneurial culture
Complete Community	Southwood Circle enables a balanced lifestyle, connecting people to places to work, live, play, study, take transit, and make everyday purchases, within walking distance

Cultural Domain

Individually and collectively, we depend on forming bonds of understanding and identity, expressing ourselves creatively and freely, and nurturing a sense of belonging, delight, and play. Various forms of human expression help to fully define our lives and our wellbeing: leisure and cultural activities, whether arts, culture, or recreation, we contribute to our wellbeing as individuals, to our communities, and to society as a whole.[6] Participating in cultural activities (e.g., going to a museum, art gallery, film, or concert) on a regular basis increases longevity.[7] Built project design can help to support cultural activity, create opportunity for cultural programming, or promote recreational activities by providing spaces for cultural interpretation, activity, art, and recreation.

What makes a successful cultural domain?

- Respect
- Diversity and openness
- Leisure, arts, sports

What are the indicators of a successful cultural domain?

- Sense of belonging
- Shared values
- A sense of place

[6] Community Health and Wellbeing, "Shift the Conversation."

[7] O'Neill, "Cultural Attendance and Public Mental Health."

University of Manitoba's Indigenous Planning and Design Principles

Commit to Relationships and Listening

Relationships are the foundation. For Indigenous perspectives and priorities to be represented in the design and development of University lands, the Seven Sacred Teachings (Wisdom, Love, Respect, Bravery, Honesty, Humility, Truth) must inform relationships between Indigenous and non-Indigenous peoples providing a collaborative foundation for future planning and design projects. These relationships must reflect the Nation-to-Nation character of the Treaty Relationship; bringing together all stakeholders on equal footing in a spirit of reconciliation, listening, honesty, and openness. As a community we acknowledge we are not there yet, but we are committed to making this university a truly shared and common place for all its diverse users. Without a relational foundation, this goal will not be realized.

Demonstrate Culturally Relevant Design

Plans and designs are not gratuitous; rather, they convey underlying values. The University is uniquely located within Manitoba ("Manitowapow" / Manito-bau"), and the spirit of this place, along with its Indigenous cultures and values, must be reflected in planning and design on University lands – not just in the design of buildings, but woven through University campuses and spaces. This can make the University's lands truly distinct, fostering a "sense of place" rooted in the particular land and cultures found here. This can be encouraged through the naming of places and key features to reflect the pre-colonial legacy of the area, Indigenous languages, and contributions of Indigenous peoples to this place; through public spaces with ceremonial significance that are also open to broader public use; and through interpretive, educational, and artistic elements (especially around special areas, public spaces, features, views, and trails).

Respect Mother Earth

The natural environment of University lands is sacred, and should be celebrated and enhanced. It should reflect the interrelatedness between land, animals, and people; and a respect for life and all that is required to sustain life. This includes a stronger acknowledgment of key natural features; the conservation and restoration of local species and ecosystems whenever possible; and the exploration of "working landscapes" that are not just aesthetic but have other uses such as educating, harvesting/growing, healing, and engaging people with natural systems. It is important that – where possible – campuses strike a balance between public access to natural areas on one hand, and maintaining their qualities as habitat and as "quiet" natural spaces on the other.

Foster a Sense of Belonging and Community

Campus planning and design should strive to increase a sense of belonging for everyone. In particular, the University should be an environment in which Indigenous students, faculty, staff, and visitors can see themselves, and feel that they belong here. It should be a place where Indigenous groups and individuals can not only feel at home but also feel free to be part of the wider University community (as opposed to feeling isolated or segregated). Spaces that are welcoming to all people, Indigenous and non-Indigenous – offering the opportunity for paths to cross and for social gathering to happen – are an important part of this.

Embrace a 'Seven Generations' View

'Seven generations' refers to an Indigenous way of being that looks seven generations forward and seven generations back, while being rooted in our present generation. Building on this, campus development and design should be an expression of our own time, learning from history and those who came before us while taking into account the generations to come. This requires a long-term view of how University land is developed and used, engaging with traditional knowledge holders, children, and youth today, knowing that initiatives and projects may not be realized in our lifetimes but will have effects on future generations.

Cultural Domain	
	UM Properties Priorities
Indicators	***Metrics***
Cultural Vitality	Incorporate visual arts, public art, and/or opportunities for art programming
	Project commemorates natural and cultural heritage of the Southwood community, including connections to the Red River, native forests and grass landscapes, and history of settlements and farms on the site
	Project acknowledges and makes connections to nearby cultural destinations and amenities, including University of Manitoba destinations
	Project provides spaces (internal/external) that can be used for cultural programming and expression
Sense of Belonging	Project enables cultural representation in the design, programming, retail, services, and amenities
Indigenous Identity	Project reflects the spirit and recommendations of the Truth and Reconciliation Commission
Physical Literacy/Play	Project provides access to spaces and infrastructure for multi-generational spontaneous, informal, creative activity
	Project uses physical literacy principles in design
Learning	Project embrace connections to the University for people of all ages to learn and develop

Physical Literacy Enriched Environmental Design (PLEED) at Southwood Circle

Physical literacy is the motivation, confidence, physical competence, and knowledge and understanding to value and take responsibility for engagement in physical activities for life.

The primary goal of physical literacy is to generate physical and mental wellbeing through movement in an environment where the environment provides optimal opportunities for all ages and abilities to engage in their space. A physical literacy enriched community provides all members of a community to have the opportunity to find, develop and express their movement interests through provision of opportunities and the facilitators of the opportunities, through spaces, programs, and people. The guiding principles of PLEED are:

1) **a level of challenge for all levels of ability,**

2) **a type of challenge for all interests,** and

3) **movement intersection**.

Constructing Positive Challenges

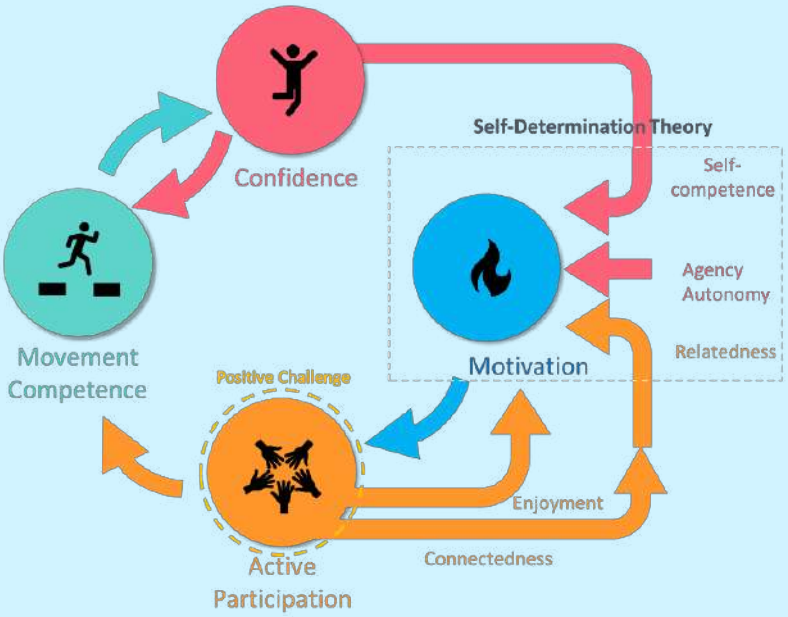
A key element within physical literacy enriched design is the construction of positive challenges, where we view the environment as space that offers all individuals a challenge suited to their abilities and interests. This hinges on "optimal challenge theory" which states that a challenge that is too easy will be discarded, and a challenge too difficult will be abandoned or not entered, and an optimal challenge will engage a participant into a competency progression. In design, this means our local community built and natural environments, whether indoor or out, have opportunities with appropriate challenge levels for all.

Risk and Adequate Safety

Physical literacy enriched design will provide adequate safety, and not surplus safety. Surplus safety (risk aversity) eliminates both the positive and negative short-term outcomes, and therefore results in medium- and long-term negative outcomes associated with the absence of active participation.

Movement Intersection

We often design spaces segregated by function, ability, culture, or gender. The concept of movement intersections requires the consideration of providing spaces where there can be a meaningful and authentic intersection of cultures, ages, abilities, and interests. The points of intersection generate interest, action, and a whole new world of opportunities.



Political Domain

The built environment represents an important policy domain, that defines the community experience. The process of defining the community experience requires listening, engagement, and to optimize support and acceptance, namely related to people's need to have opportunities to contribute to their own wellbeing. This is central to the process of being able to flourish and fulfill one's potential. Through collaborative and related processes, the design professions can provide meaningful opportunities for individuals and communities to contribute to their wellbeing.

What makes a successful political domain?

- Respect
- Honesty
- Transparency
- Balance
- Leadership
- Acceptance of diverse views
- Accountability

What are the indicators of a successful political domain?

- Engagement
- Support

Political Domain	
UM PROPERTIES PRIORITIES	
Indicators	***Metrics***
Listening and Engagement	Project process includes clear and effective mechanisms for ongoing collaboration with the community
	Project users are engaged in defining and monitoring community wellbeing indicators
Accountability	Project provides opportunities during design, construction, and operations to conduct research, measurements, or deployment of new technologies
	Project has mechanisms in place for wellness accounting and data is shared publicly
	Project design allows users to control their environment, including arrangement, furnishing, ventilation, etc.

5.0 Implementation, Governance, and Accountability

Governance

UM Properties will be responsible for the implementation of this Policy throughout the development lifecycle. Actions for parcel developers are identified as 'mandatory' or 'aspirational'. UMP, along with a Design Review Committee and Board of Directors will assess parcel developer proposals using this Policy, evaluating their ability to address mandatory actions, as well as voluntary aspirational actions.

UMP will also be responsible for the ongoing reporting of this Policy to the stakeholders. The annual updates of this policy will:

- Provide status towards achieving the defined metrics of community wellbeing, and;
- Revisit the list of 'Mandatory' vs. 'Aspirational' actions and update according to market, environmental best practices, and lessons learned.

This policy is a living document subject to annual review and revision. Each iteration of this policy will be required to receive UM Properties Board of Directors and the University of Manitoba approval.

Example Method of Reporting on Status of Community Wellbeing Metrics

Third-Party Industry Standards for Reporting

Third-party frameworks provide added credibility to sustainability and wellness claims. While this policy is a customized sustainability framework tailored to the conditions and ambitions of the Southwood lands context, the Policy references third-party frameworks such as LEED.

Buildings developed at Southwood Circle will be required to achieve LEED Gold Certification using the latest and most applicable version of the standard at the time. LEED Gold requires rigorous sustainability requirements and reporting, which will provide added credibility to Southwood's sustainability goals.

Policy Actions

This policy includes several mandatory and aspirational actions, that will be applied by the land developer, parcel developer, and end users. This list of actions is in Appendix A.

Parcel developers will be required to submit a checklist confirming mandatory actions to be implemented and demonstrate application of aspirational actions.

Engagement

Successfully achieving the Community Wellness, Sustainability & Design Guidelines Policy metrics will require engaging with future residents and users of the Southwood Community. This Policy will be shared with the public, along with updates on the data and measurements, to involve the community in achieving its success.

UM Properties will define the various methods of governance that will be deployed throughout the lifecycle of development and beyond, that will enable success in health and wellbeing for the community. These methods will include:

- Development Review Panel to ensure design and beauty is a characteristic of Southwood
- Living Lab consortium between the University and the development community, allowing for testing of innovative strategies, field measurements data collection, learning and growing.
- Neighborhood Associations that can engage residents in lifestyle choices that support a healthy and welcoming community for all
- Public website for data sharing on energy use, water use, carbon emissions, surveys, and more
- Partnerships with service providers such as electric scooter rentals, low carbon energy utilities, and others.

Financing Mechanisms

Many of actions within the Community Wellbeing Framework can be met at low to no-cost, but can have a significant impact on the environment, and health of the future occupants.

At the same time, UM Properties understands that specific actions within this policy may not currently be typical market practices for developers and may require additional capital costs that the current market is not able to absorb. As such, UM Properties will explore financial incentives and financing mechanisms to enable deployment of community wellness strategies.

Further Areas for Study

As mentioned, UM Properties will explore opportunities for community-scale approaches that will enable parcel developers and end users to make decisions that support community wellbeing. This will include further studies on:

- District Energy System to provide energy to each building parcel
- District-wide approaches to water treatment and re-use
- Community composting infrastructure
- District-wide snow melt systems
- Community-Based GHG Emissions Inventory
- Community Biophilia Plan

Appendix

Appendix A. Policy Actions - Implementation Checklist

Social Domain					
Goal: A welcoming, safe, engaged, and supportive community that is highly preferred and broadly known					
Key Indicators	***Recommended Actions***		***Scope***		
			Land Development	***Building Development***	***Resident and End User***
Welcoming	*1*	Exceed Requirements in the Accessibility for Manitoban Act standards	M	M	
	2	Achieve a minimum of 5% of new residential units to be accessible		M	
	3	Outdoor lighting is designed to be pedestrian scale, highlights architecture and landscape in public spaces, private outdoor spaces, and all terrain routes, while reducing impact on dark sky and wildlife	M	M	
	4	Buildings to maximize visual permeability at grade subject to thermal performance		A	
	5	Locate public/common areas along main pedestrian routes		A	
	6	Install multigenerational fitness equipment in parks that is free to use	M		
	7	A/T and pedestrian routes maximize movement intersections following the principles of physical literacy	M		
	8	Building amenity programing to include fitness and wellness as well as group meeting space		A	
	9	Wayfinding and community signage supports brand vision	M	M	
Support Systems	*10*	Retail merchants should support the community wellness vision by providing healthy and sustainable choices, and supporting the local circular economy	M	A	
	11	Provide community gardens, and consider setting up local operation offering product for sale	M		A
	12	Provide rooftop gardens		A	
	13	Provide connections to UofM health services and Victoria General hospital	M		
	14	Include health services in the commercial space		A	

Social Domain					
Goal: A welcoming, safe, engaged, and supportive community that is highly preferred and broadly known					
Key Indicators	***Recommended Actions***		***Scope***		
			Land Development	***Building Development***	***Resident and End User***
Support Systems	*15*	Install water fountains and bottle fill stations in public spaces	M	A	
	16	Maximize accessibility, aesthetics, and visibility of staircases		A	
Social Engagement	*17*	Provide a min of 0.4M^2 per unit for amenity space		M	
	18	Provide incentives to use UofM facilities and amenities	M		
	19	Provide outdoor meeting places applying Indigenous design principles that are designed for year around use	M		
	20	Use lobbies as a social connection point with seating and reasons to dwell		A	
	21	Retail mix will serve the full spectrum of resident demographics		A	

Environmental Domain					
Goal: A world leading sustainable community, delivering top percentile waste, water, and energy performance in which the community is directly engaged in caring for mother earth					
Key Indicators	***Recommended Actions***		***Scope***		
			Land Development	***Building Development***	***Resident and End User***
Delight and Enjoyment	*22*	Create a Biophilia plan to generate a deep connection between visitors, residents, and nature - plan to draw from science and Indigenous knowledge	M		
	23	Plant herbs along pathways to contribute to sensory experience	M		
	24	Include Indigenous medicine plants in landscape design	M		
	25	Apply Indigenous design and planning principles, knowledge, and teachings to the public areas	M		
	26	Design outdoor spaces for all seasons, including wind mitigation and solar gains strategies for thermal comfort	M		
	27	All common areas to provide direct connections to public naturalized areas		A	
	28	Buildings to include operable windows where feasible		A	
Natural Systems	*29*	Create a biodiversity monitoring plan to monitor the condition of the natural community	M		
	30	Forest management – protect and optimize forest health and biodiversity, including provisions for tree protection zones during construction	M	M	
	31	Street trees to have a minimum of 30 m^2 of soil per tree	M	M	
	32	Maximize the use of shade trees to improve outdoor thermal comfort	M	M	
	33	Utilize green or cool roofs in the design of buildings		M	
	34	Buildings to provide ambient noise plans that produce less than 50 dB for large outdoor spaces		M	
	35	Include plantings that support native pollinators in the landscape design	M		
	36	Include wildlife corridors and deer crossing safety measures	M		

Environmental Domain					
Goal: A world leading sustainable community, delivering top percentile waste, water, and energy performance in which the community is directly engaged in caring for mother earth					
Key Indicators	***Recommended Actions***		***Scope***		
			Land Development	***Building Development***	***Resident and End User***
Natural Systems	*37*	Include bird nesting boxes in the design and all glazing is to include bird friendly glass or other bird collision protection	M	M	
	38	Reduce night sky light trespass by using Dark Sky compliant fixtures (or shield fixtures downwards)	M	M	
Energy and Emissions	*39*	Achieve Efficiency Manitoba New Buildings Program with an energy model demonstrating 20% better than Manitoba Energy Code for Buildings (MECB) requirements		M	
	40	Register with Efficiency Manitoba and receive energy efficiency certification		M	
	41	At the Detailed Design stage provide a report on carbon footprint on the project (including embodied, operating, and sequestration of carbon). The report will be provided to the Living Lab Consortium to support data gathering and research.		M	
	42	Minimize fossil fuel energy use and maximize use of renewable energy	M	M	M
	43	Orient buildings for passive solar alignment			
	44	Connect to District Geothermal system, where applicable	A	A	
	45	Install wind and solar PV where possible	M	M	
	46	Maximize use of locally sourced low carbon materials subject to building lifecycle cost and aesthetic goals of the community	M	M	
Water	*47*	Use no potable water for irrigation or outside use, store rainwater for use in exterior landscaping and parkade washing	M	M	
	48	Use rainwater collection and re-use for toilet flushing		A	
	49	Install low-flow plumbing fixtures and appliances to reduce water use by 20%, use Water Sense labeled (or equivalent) fixtures		M	

Environmental Domain					
Goal: A world leading sustainable community, delivering top percentile waste, water, and energy performance in which the community is directly engaged in caring for mother earth					
Key Indicators	***Recommended Actions***		***Scope***		
			Land Development	***Building Development***	***Resident and End User***
Water	*50*	Use grey water collection for re-use	A	A	
	51	Use permeable hard surfaces where possible to allow land to absorb water	M	M	
	52	Prioritize use of bioswales rather than underground storm pipes where applicable	M	M	
Pollutants	*53*	Eliminate road salt	A		
	54	Eliminate the use of chemical and high phosphate cleaners		A	A
	55	Eliminate the use of pesticides and herbicides	M	M	
	56	Minimize use of cars and fossils fuels	M	M	
	57	Design storm ponds to maximize natural treatment of pollutants in land drainage	M		
Waste	*58*	Implement mandatory recycling and composting with tri-sorter in each building		M	
	59	Consider district recycling or composting program	A		
	60	Provide on-site drop off for electronic and battery waste	M		
	61	Retail stores to participate in waste & pollutant reduction and diversion		M	
	62	Deliver a plan for reduction and diversion of construction waste with a target of 50% landfill diversion.	M	M	
	63	Provide tools library to extend life of household goods		A	A

Environmental Domain					
Goal: A world leading sustainable community, delivering top percentile waste, water, and energy performance in which the community is directly engaged in caring for mother earth					
Key Indicators	***Recommended Actions***		***Scope***		
			Land Development	***Building Development***	***Resident and End User***
Mobility	*64*	A/T and pedestrian routes to follow desire lines wherever possible	M	M	
	65	Residential Buildings: Provide secure bike storage for minimum 10% of units		M	
	66	Non-Residential Buildings: Provide secure, covered short-term bicycle storage, adjacent to public areas, entrances, and primary circulation corridors		M	
	67	Provide opportunities for Bike / Car Share	M		
	68	Provide a plan for minimization of parking and car use through car share, bike share, unbundled parking and other methods designed to reduce overall car use.	M	M	
	69	Explore alternative electric micro-mobility options (golf carts, scooters, etc.)	A	A	
	70	Provide free bike repair stations	M		
	71	Include EV charging stations based on expected demand	M	M	
	72	Provide direct connection to pedestrian and all-terrain routes/cycling paths, and transit stations, to building entrances		M	
Buildings	*73*	All buildings to achieve LEED Gold certification		M	
	74	Deliver high quality indoor air by implementing enhanced ventilation systems and advanced filtration strategies		M	
	75	Provide air infiltration systems that meet MERV13 (or equivalent) for all ventilation systems that supplies outdoor air to occupied spaces		A	
Circular Economy	*76*	Retailers to sell locally produced food and goods		A	
	77	Provide forum for donations and trading of goods		A	
Resilience	*78*	Design for extreme weather events, snow storage, and flood mitigation	M	M	
	79	Submit a report that includes a list of strategies that will be implemented to support resilience for the site. The report will be shared with the Living Lab Consortium.		M	

Economic Domain					
Goal: Economically diverse community providing superior value for money to all and support for all socio-economic backgrounds					
Key Indicators	***Recommended Actions***		***Scope***		
			Land Development	***Building Development***	***Resident and End User***
Value + Affordability	*80*	Provide free access to natural amenities	M	M	
	81	Provide access to low cost local food options through local market and/or retailers	M	A	
	82	Promote transit use and car reduction as a household cost saving	M	M	
	83	Provide affordable housing options to support diverse housing types	M	M	
Local Economy	*84*	Encourage economic diversity and a strong general economic preference for the Southwood community	M	A	
	85	Explore district data systems (Wi-Fi and cable) to reduce cost of bandwidth to residents. Prohibit exclusive cable and Wi-Fi deals between developers and utilities	M	M	
Complete Community	*86*	Provide access and encourage use of university learning and amenities	M		
	87	Maximize transit utilization by maximizing density within 800m of Bus Rapid Transit stops	M	M	
	88	Include live-work units	M	M	
	89	Include social procurement policies that provide additional opportunities for under-represented communities and businesses	M	A	
	90	Provide full range of residential unit types (studio, single, family, accessible, seniors, etc.), tenure (condo, rental, life lease), and price points (affordable, mid-range, luxury)	M		
	91	Provide on-site or locate buildings within 800 m walking distance to at least 8 diverse use types (such as retail, restaurants, community centers, etc.)		M	

Cultural Domain					
Goal: A community that embraces cultural diversity and shared values with a sense of belonging					
Key Indicators	***Recommended Actions***		***Scope***		
			Land Development	***Building Development***	***Resident and End User***
Cultural Vitality	*92*	1% of project costs allocated to public art	M	M	
	93	Provide outdoor spaces programmable for cultural activities and events	M		
	94	Commemorate cultural and natural heritage elements	M	M	
	95	Wayfinding to identify key cultural elements/destinations	M		
	96	Host regular outdoor markets	M		
Sense of Belonging	*97*	Incorporate multifaith spaces	M		
Indigenous Identity	*98*	Include land acknowledgements on all documents	M	M	
	99	Engage with elders, knowledge keepers and leaders in the design process	M	M	
	100	Apply seven generations analysis to all projects	M	M	
Physical Literacy/ Play	*101*	Embrace diversity by designing intersections between ages, cultures, abilities, and interests	M	M	
	102	Design site for non- car pedestrian and multimodal intersecting movement	M	M	
Learning	*103*	Form Living Lab research consortium	M	M	
	104	Produce annual Community Wellness and Sustainability report	M	M	

Political Domain					
Goal: A community filled with respect, honesty and transparency that listens to all constituents and acts in the best interests of the entire community					
Key Indicators	***Recommended Actions***		***Scope***		
			Land Development	***Building Development***	***Resident and End User***
Listening and Engagement	*104*	Employ community engagement staff to listen, activate and engage the community	M	M	
	105	Regularly survey the community, share, and respond to survey results to close the feedback loop	M		
	106	Provide communications in multiple languages	M	M	
	107	Establish a Community Committee that includes a strong cross section of residents	M	M	
Accountability	*108*	Provide energy, waste and water metering for all buildings and share data publicly	M	M	M
	109	Issue annual Community Wellness and Sustainability reports and hold annual meeting	M		
	110	Living Lab Consortium to issue annual report	M	M	
	111	Share Community Wellness and Sustainability Policy with all residents	M		

SOUTHWOOD CIRCLE -
A COMPLETE URBAN COMMUNITY

DESIGN POLICY

JANUARY 2023

UM PROPERTIES GP INC. DIALOG

DEVELOPMENT PLAN
EXECUTIVE SUMMARY

SOUTHWOOD CIRCLE

The future development and governance of Southwood Circle is based on three comprehensive and living documents. The Southwood Circle Development Plan, Southwood Circle Community Wellness and Sustainability Policy and the Southwood Circle Design Policy. Each have been prepared to guide the future development of Southwood Circle into a complete community. All documents should be referred to and referenced for future developments.

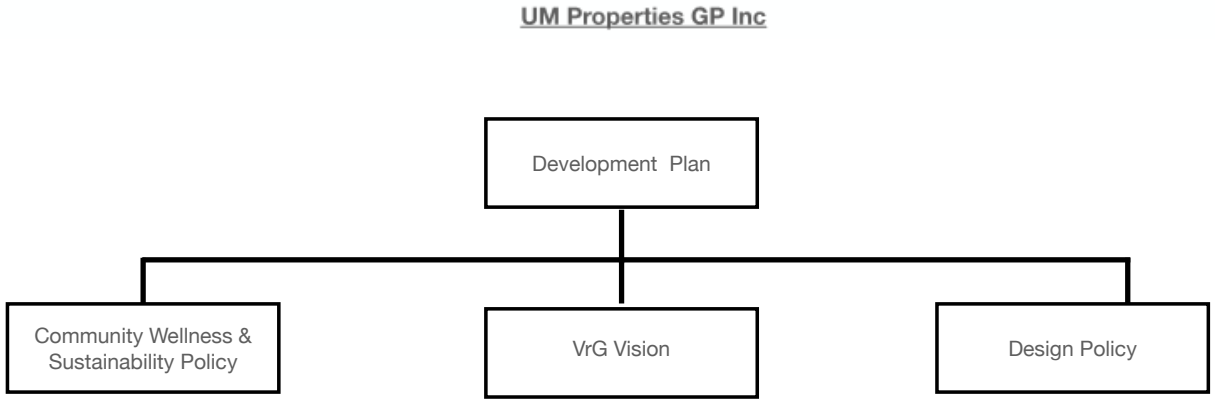
The **Southwood Circle Development Plan ("DP")** contains the vision and strategy, and policies governing land and building development of Southwood Circle. The DP covers a period of 5 years ending Q4 2028, and is subject to annual review by UM Properties GP Inc ("UMPGP").

The vision and strategy contained in the Development Plan are based upon the University Visionary (re)Generation Master Plan ("VRG") containing planning principles and Indigenous design principles that provide guidance to the creation of a vision for the Southwood Circle community. The process of developing a vision based upon these principles included an extensive municipal planning approval process followed by refinements to the vision that became this Development Plan containing policies that provide specific direction to land and building development. The DP will be administered and enforced by UMPGP and the Development Review Committee of its Board of Directors.

The **Southwood Community Wellness and Sustainability Policy** pushes the boundaries of sustainability to create the conditions that are essential for the community to flourish. This Policy is structured around Domains, Indicators, Metrics, and Actions, based on the Community Wellbeing Framework, and tailored to the specific context of the Southwood site. This policy will guide the development of the Southwood lands towards the goal of a healthy, welcoming community for all. As a living document, these domains, indicators, metrics, and actions will evolve over time – embracing a culture of learning and innovation.

The **Southwood Circle Design Policy**, establishes a consistent level of design excellence for building developments in the Southwood Circle Lands. Southwood Circle is envisioned as an extension of the existing campus will be a live-work-play mixed-use community, serving students, staff, faculty, and the broader community. The guidelines have been initiated by UM Properties, to provide guidance and direction on how to achieve the vision and should be used as a supplement to existing municipal policies in the City of Winnipeg.

All three documents seen below have been prepared to ensure there is a high quality built environment, both indoors and outdoors, that impacts wellness of our communities. As such, the Southwood community will put people first in its design and operations – prioritizing humans over cars, protecting and celebrating the natural environment and wildlife, and fostering a strong sense of belonging.



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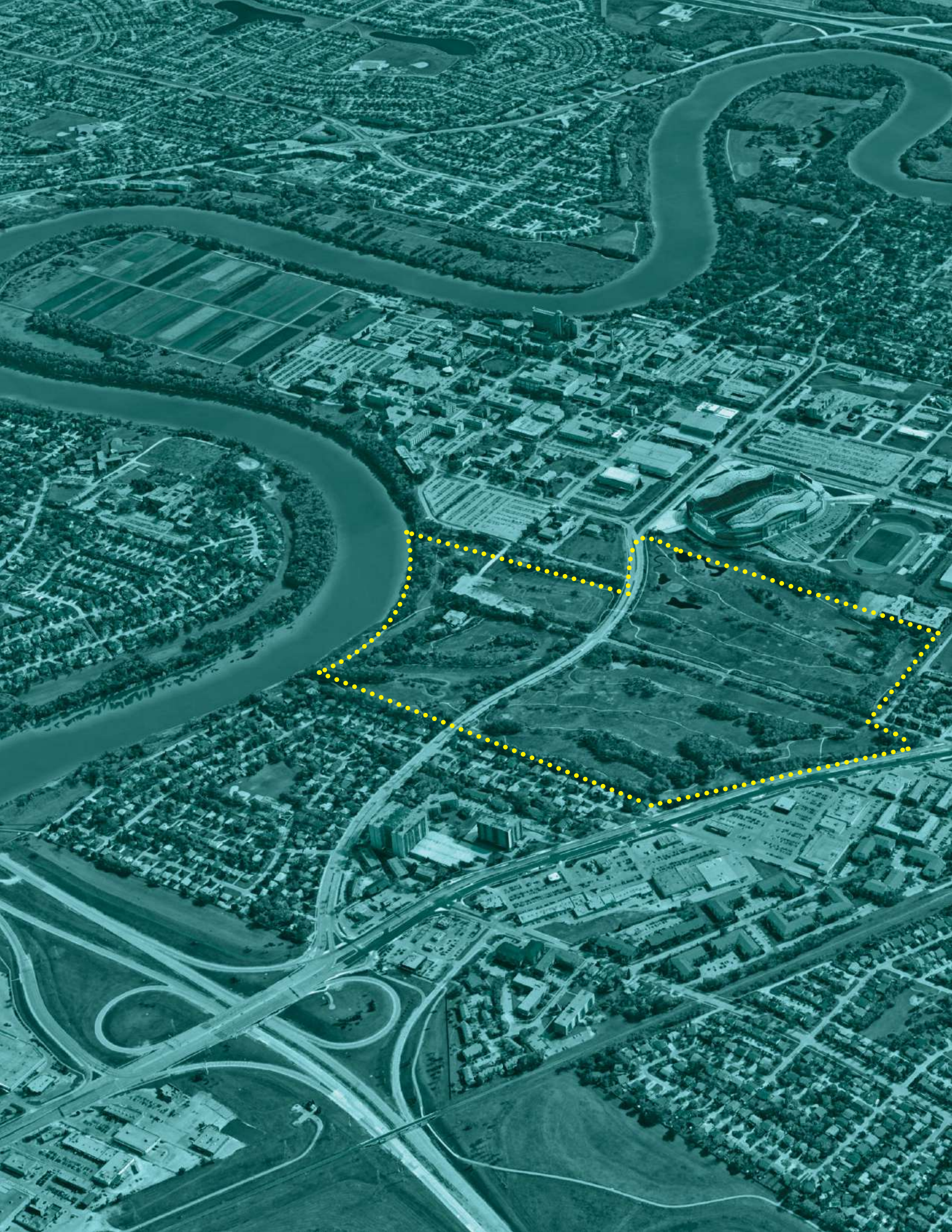
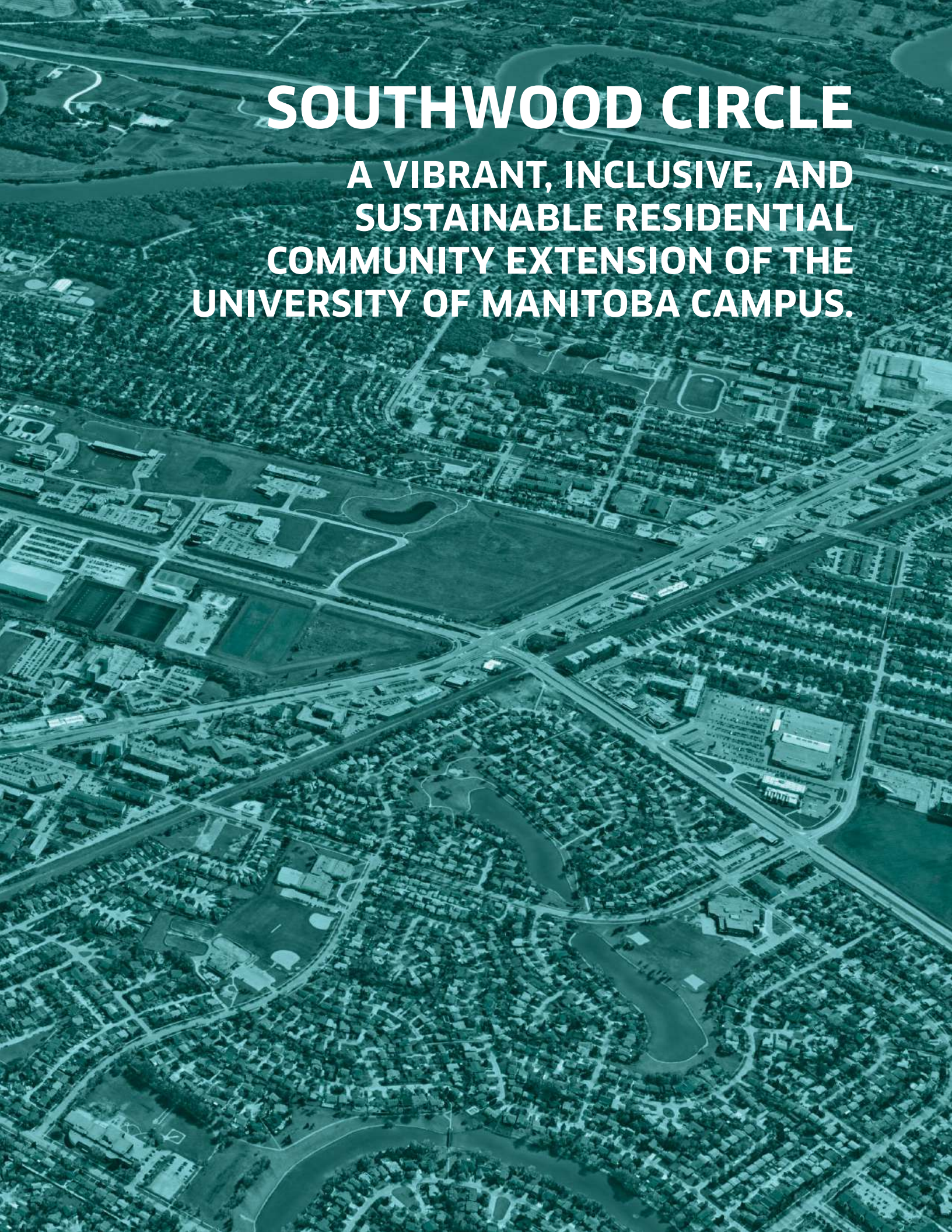




SOUTHWOOD CIRCLE

A VIBRANT, INCLUSIVE, AND SUSTAINABLE RESIDENTIAL COMMUNITY EXTENSION OF THE UNIVERSITY OF MANITOBA CAMPUS.

SECTION 1

INTRODUCTION

1.1 INTENT OF THIS DOCUMENT

The Southwood Circle Design Policy, establishes a consistent level of design excellence for landscape and building developments in the North Campus Lands. Southwood Circle is envisioned as an extension of the existing campus will be a live-work-play mixed-use community, serving students, staff, faculty, and the broader community. The guidelines have been initiated by UM Properties, to provide guidance and direction on how to achieve the vision and should be used as a supplement to existing municipal policies in the City of Winnipeg.

The guided " how to" approach lays the groundwork for future development and builds upon the Community Wellness and Sustainability Policy that sets out the principles building healthy and sustainable communities. The Design Policy and the Community Wellness and Sustainability Policy together set the standards to achieve a great future community in Southwood Circle, with clear objectives for contextually driven placemaking , well scaled and designed architecture, open spaces and landscapes that are natural, flexible and safe, as well as standards that ensure new development outcomes of the community are universally accessible and equitable.

The mandate of this document is to:

- Ensure that new development projects are inspirational and promote the highest quality of urban design and placemaking
- Provide comprehensive design direction that fulfills UM Properties vision for Southwood Circle
- Establish a consistent level of design excellence and intent-based approach to enable developers to add innovation and continually help raise the bar for the community
- Establish a clear and implementable Vision and Guiding Principals for Southwood Circle
- Create a complete community that complements and enhances the long- term growth of the University of Manitoba campus

BENEFITS OF THE DESIGN GUIDELINES

UM PROPERTIES: Provides certainty of surrounding developments quality and sets standards for the Southwood Circle community.

THE COMMUNITY: Ensures the delivery of a public realm that is sustainable, inclusive, safe and memorable.

DESIGNERS: Creates an understanding of frameworks and expectations of the proposed outcomes.

DEVELOPERS: Supports certainty of the investment and consistency of built environment.

APPROVAL AUTHORITIES: Provides clear guidelines for assessments and approvals of applications.

1.2 DOCUMENT ECOSYSTEM

The Design Policy is a part of an existing ecosystem of documents and builds on current frameworks and line up policies that relate to the UM Properties, Southwood Circle development. The Design Policy has been developed in accordance with the University of Manitoba Visionary (re) Generation Plan, Community, Wellness and Sustainability Policy, North Campus Lands Secondary Plan By-Law, University of Manitoba Indigenous Planning & Design Principals, and the City of Winnipeg Executive Policy document Southwood Circle. Furthermore, the guidelines are intended to complement a larger context of objectives and policy directions such as Our Winnipeg Plan, Complete Communities Pedestrian & Cycling Strategies and the Transit-Oriented Development handbook.

The various connections between the documents and their overlapping principles are of importance to the relevance and implementation of the Design Policy. These are outlined in Section 2.2 Background Documents.

1.3 HOW TO READ THE DESIGN POLICY

The Design Policy provides performance standards for building, landscape, and site design with a commitment at a minimum to best practice outcomes. They allow for a consistent and transparent approach to the planning, design, and assessment of developments in Southwood Circle. The Policy is to be used in conjunction with existing policies and frameworks related to the site. The Design Policy is intended to inform decision making, be inspirational, descriptive, and flexible in their approach to development. The Design Policy is a supplement to documents mentioned in Section 1.2, and provides guidance as to “how” to achieve desired outcomes. A high-level overview of these outcomes are for the private and public realm to be inclusive and sustainable with complete streets, quality buildings and beautiful places.

Each Policy guideline contains an overall intent, a brief description, along with detailed guidance to assist developers and designers in achieving that objective. Design Policies are user friendly and are a link between the Vision and implementation of project aspirations for the:

PUBLIC REALM

This section aims to provide guidance for parties involved in designing and building high quality public spaces that are vital for creating harmonious and socially inclusive communities.

PRIVATE REALM

This section aims to provide standards for future developments related to building and landscape designs that will strengthen the sense of place and promote high quality design for private developments.

The document is encouraged to be used at the conception phase of development and further referenced when assessing and benchmarking the intent and criteria for all identified public and private realm elements and typologies such as streetscapes, opens spaces, built form, circulation, public art, furniture, lighting, landscapes and more.

1.4 KEEPING THE DOCUMENT RELEVANT

The Design Policy is a 'living document;' it is not a static blueprint for new developments but rather, a framework for decision-making and ideal objectives for new UM Properties Developments that is subject to review, learning and positive evolution.

The public and private realm precedents shown in the document provide examples of how the guidelines can be applied and are not intended to exclude alternative approaches that meet the same intent. The document is intended to assist UM Properties and developers with clear tools to guide the design and development of projects within the Southwood Circle property boundary. This is essential to ensure that the overall outcomes of future developments are of the hightest standards and sustainable practices, connected with the university and larger community.

The Design Policy will adapt to changes in design excellence, building standards and external recommendations that address the existing and future character of the built environment, streetscaping, landscaping and open spaces, as well as the scale and continuity of development, existing heritage elements and preservation of the natural environment.

SECTION 2

SITE CONTEXT & BACKGROUND DOCUMENTS

2.1 SITE & CONTEXT OVERVIEW

2.1.1 CAMPUS OVERVIEW

The University of Manitoba Fort Garry campus contains several distinct areas that contribute to a diverse and rich campus experience. There are a total of seven(7) distinct areas identified in the University's Visionary (re)Generation Master Plan, each with its own unique characteristics and opportunities for growth.

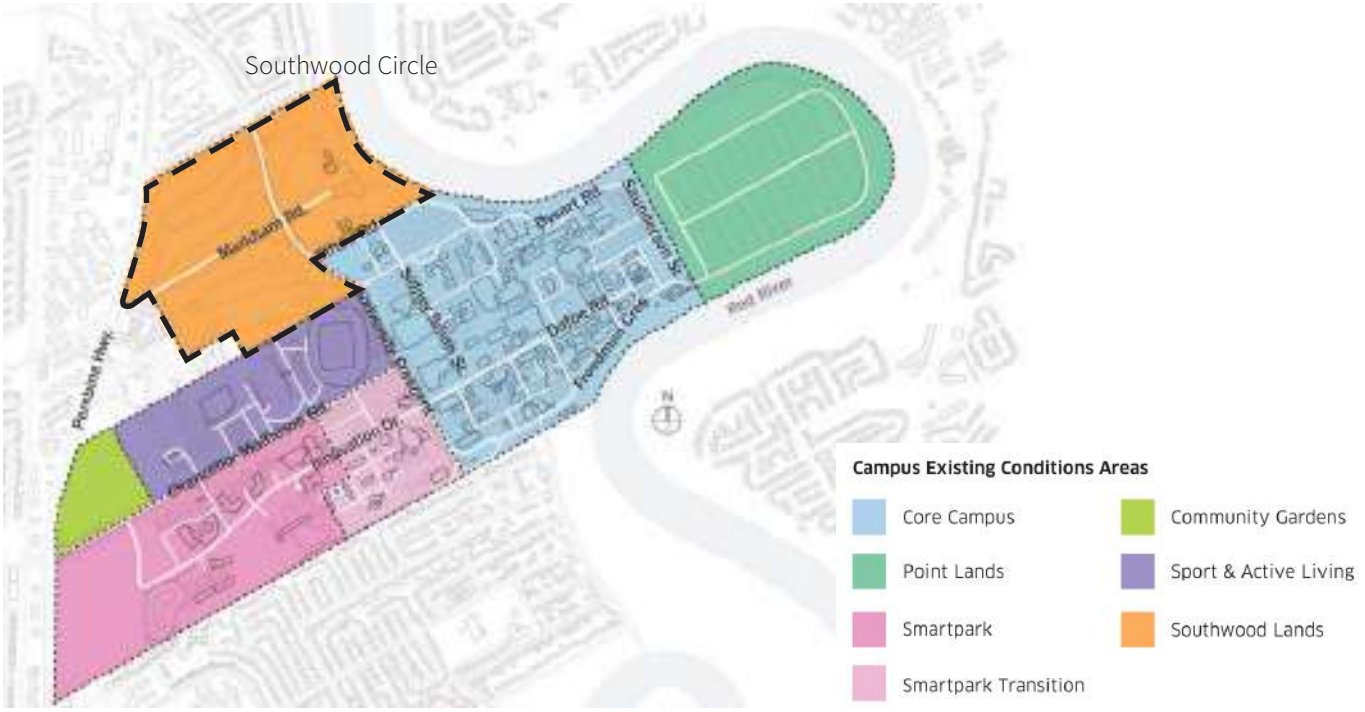
Southwood Circle has been identified as a major redevelopment site in the City of Winnipeg's Complete Communities direction strategy. Major redevelopment sites have significant strategic value based on their proximity to existing communities, and existing or planned infrastructure. In the case of Southwood Circle, the connection to the Fort Garry campus and the Rapid Transit System are key infrastructure pieces that can support intensification and an increased mix of uses.

The large-scale intensification opportunity of Southwood Circle requires a guided and multi-faceted approach to support a critical mass of residents, workers and visitors in a holistic and resilient way.

The City of Winnipeg defines a Complete Community as "places that both offer and support a variety of lifestyle choices, providing opportunities for people of all ages and abilities to live, work, shop, learn and play in close proximity to one another". Complete Communities can:

- Facilitate a range of transportation options, with an emphasis on more sustainable modes of travel;
- Support good health, wellbeing and social interaction;
- Protect, preserve, and promote culture, built and natural heritage; and
- Provide options for accessing daily needs and services that are readily accessible.

Southwood Circle is a critical component to the University of Manitoba's Vision for the future of Fort Garry campus, and the pivotal role that educational institutions can play in the nurturing of inclusive, sustainable and holistic communities.



Policy Map 1 - Land Use Plan

2.1.2 SITE OVERVIEW

The North Campus Secondary Plan, also known as 'Southwood Circle', is a one hundred and twelve(112) acre property that was purchased by the University of Manitoba (U of M) in 2008, with formal possession officially taking place in 2011. Southwood Circle was formerly a golf course and country club, and consists of a multitude of mature trees and wildlife corridors. As part of the redevelopment process of the lands, and under a one-hundred and forty (140) year lease, UM Properties will develop the lands on behalf of U of M, leasing the lands to private sector developers.

Southwood Circle will be redeveloped in three(3) phases, with a projected built out time of thirty(30) to forty(40) years. It is comprised of six(6) large development blocks, with each block to be subdivided into varying parcel sizes. There are four(4) Policy Areas; Mixed-use Campus, Mixed-use Village, Neighbourhood and Major Parks, two(2) Character Areas; Sidney Smith Junction and Sifton Central Corridor, as well as two(2) Rapid Transit Stations.

Below is a brief summary outlining each of the Phases:

Phase One(1) of the redevelopment spans the entirety of the Red River frontage, will accommodate approximately three thousand seven hundred (3,700) units. It includes the National Centre for Truth and Reconciliation, the entirety of the Sidney Smith Junction Character Area, and the Sifton Central Corridor Character Area. Phase 1 will be divided into phases 1a, 1b and 1c.

Phase Two(2) extends to Pembina Highway and contains a future school site with accompanying activity field, and part of the Sifton Central Corridor Character Area.

Phase Three(3) shares a boundary with the existing, stable neighbourhood to the north. It will be pure multifamily residential with reduced building heights.

2.1.3 CONTEXT OVERVIEW

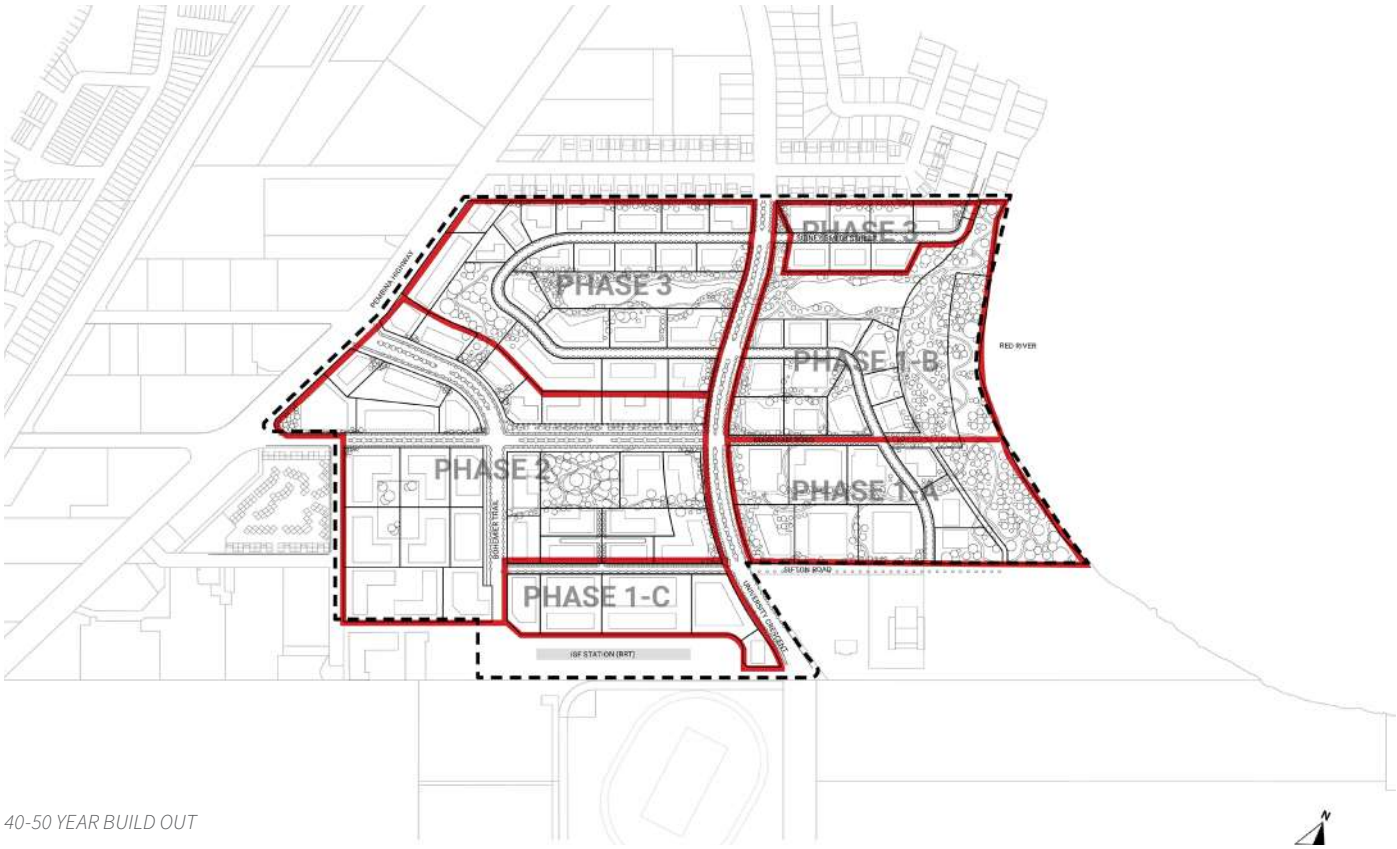
Southwood Circle is the northern-most property of the U of M Campus. With regards to its boundaries and their interfaces, there are unique contextual conditions on each of its sides.

The northern boundary interfaces with an established residential neighbourhood that is zoned as R1, which predominantly consists of one(1)-storey single family homes. Immediately north of the doubled-loaded R1 Thatcher Drive, is a large parcel of land zoned as RMF (Residential Multi-Family), which consists of apartment buildings ranging in height from three(3) to fifteen(15)-storeys. The corner parcels at Thatcher Drive and Pembina Highway are zoned as C1 (Commercial Neighbourhood) and C2 (Commercial Community), and consist of single-storey buildings.

The eastern boundary interfaces with the historic Red River, which was an important transportation route and part of an Indigenous trade network stretching as far as the Gulf of Mexico and Hudson Bay. Currently, there are trails that run along the riverfront, which can be accessed by various 'Gate' points around and within Southwood Circle.

The southern boundary interfaces entirely with campus property, sharing boundaries with the Core Campus and Sport & Active Living zones. A key element adjacent to the Sport & Active Living zone is Stadium Station, which separates the Secondary Plan Area from IG Field. Currently, a large portion of the Core Campus zone that is directly adjacent to Southwood Circle consists of surface parking Q Lot.

The western boundary interfaces with Pembina Highway, which is identified as a Regional Mixed Use Corridor in the City of Winnipeg's Urban Structure Map. A Regional Mixed Use Corridor is a major arterial road that will be transitioned in to a pedestrian-oriented corridor with an attractive public realm in the future. To support a more pedestrian-oriented environment, developments along these corridors should mitigate negative shadow impact, have a strong and defined street edge, support active ground floor uses with direct access to the public realm, and incorporate clear signage and wayfinding for multi-modal users.



40-50 YEAR BUILD OUT

Phasing Plan

North Campus Secondary Plan Area

2.2 BACKGROUND DOCUMENTS

2.2.1 UNIVERSITY OF MANITOBA VISIONARY (RE)GENERATION MASTER PLAN

A Master Plan was developed by the University of Manitoba in collaboration with Janet Rosenberg & Studio, DIALOG, Cibinel Architects, and MMM Group Limited. It was a two-year process initiated in 2014, that incorporated input from a broad range of stakeholders from the University and wider community.

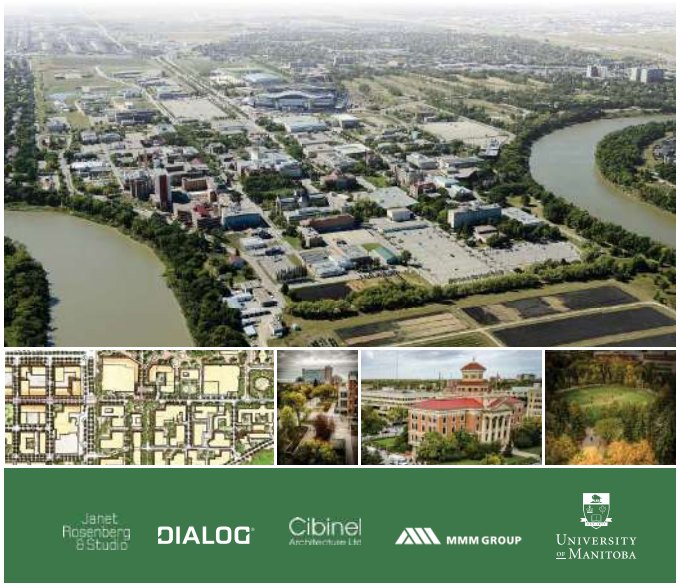
The main driver for the Master Plan was to re-examine and realign the design of the Fort Garry Campus with the priorities for the campus. The plan guides the design and development of the campus over the next 30 years. Due to the long-term applicability of the Master Plan, the document was created as a 'living document', that can accommodate needs, changes, and opportunities as they emerge.

Three(3) core *'Drivers for Change'* were identified to support the sustainable and dynamic evolution of the campus. They are the following:

- Creating a Complete Community
- Indigenizing the Campus; and
- Planning for Resilience - social, environmental, and economic sustainability.

Six(6) *Principles* were identified in the VRG as fundamental to execution of the VRG, based on the Drivers for Change. They are the following:

- *Connected*, networking the campus and connecting the city;
- A *Destination*, offering reasons to come and reasons to stay;
- *Sustainable*, functioning as a living lab;
- A *Community* built for density and designed for people;
- An example of *Indigenous Design and Planning*; and
- *Transformative* in terms of research, learning, working and living.



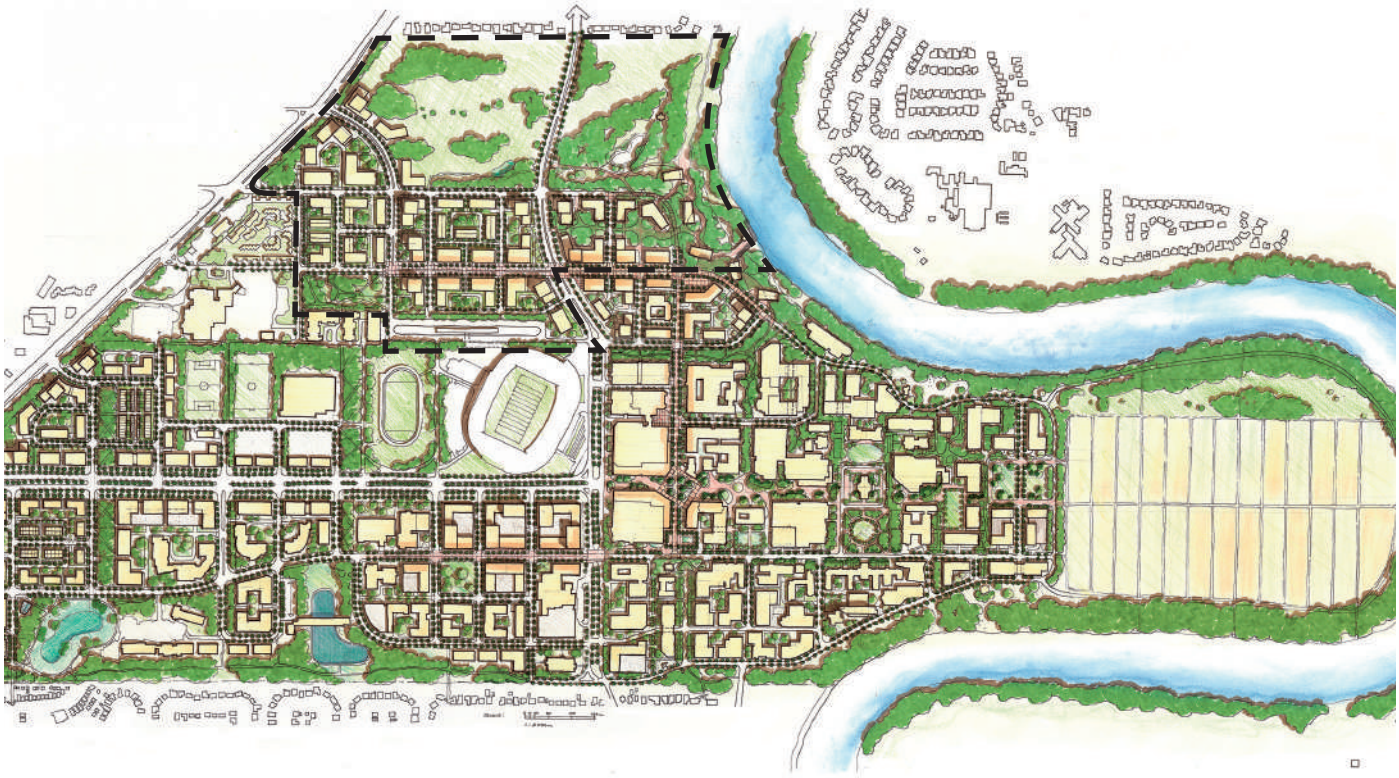
1. The Complete Community approach to the Master Plan will introduce new uses (Residential, Commercial and Retail) that will support a campus community where people live, learn, work and play.

2. Integrating with the surrounding community and network of trails and open spaces will contribute towards the vitality of the Master Plan and its ability to generate long-term value.

3. Developing compact campus built forms with walkable streets and blocks will increase multi-modal activity, and contribute to a public realm that is vibrant, safe and accessible for all.

4. Planning for environmental, social and economic sustainability will ensure that the wellbeing of campus and community users is protected long-term, which will ensure the resiliency of the Master Plan.

KEY TAKEAWAYS



Overall Campus Rendering

2.2.2 UNIVERSITY OF MANITOBA INDIGENOUS PLANNING & DESIGN PRINCIPLES

Indigenous Achievement and Reconciliation is a high priority at the University of Manitoba and UM Properties. The Indigenous Planning & Design Principles were established to respond to this priority by guiding any future growth and development. The principles were developed collaboratively under the guidance of an Indigenous Advisory Committee and Subcommittee, and are intended to be a starting point for further engagement when new projects come online.

There are five(5) Principles that graphically form a circle, which are intended to represent the interdependence of campus planning components. The various components, whether they be macro or micro, fine-grained or broad, are all linked in complex and reciprocal ways. The five(5) Principles are the following:

- Commit to Relationships and Listening
- Demonstrate Culturally Relevant Design
- Respect Mother Earth
- Foster a Sense of Belonging & Community
- Embrace a 'Seven Generations' View

The Indigenous Planning & Design Principles have been applied to many projects, which has involved Indigenous cultural advisors and Elders.

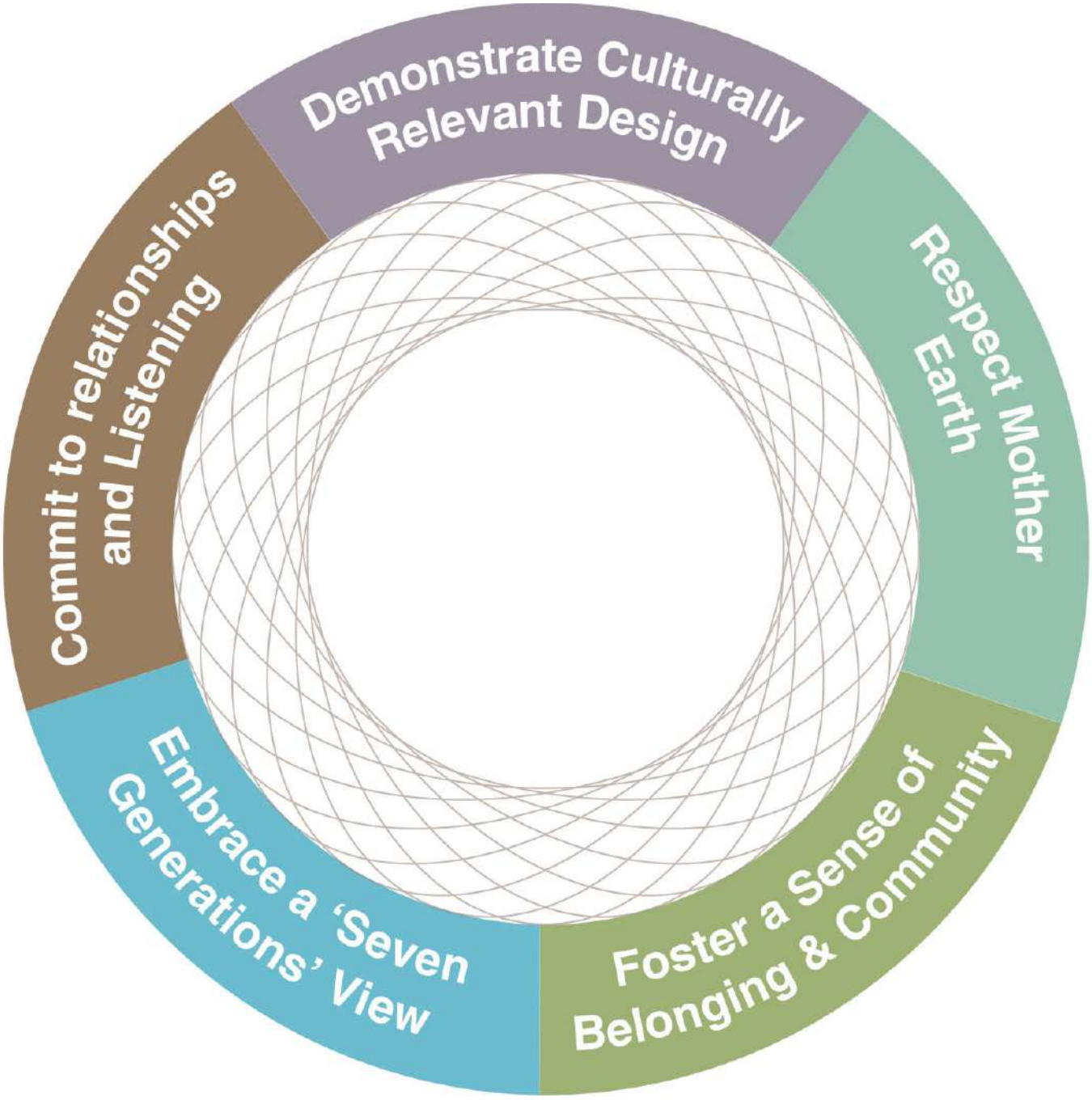
KEY TAKEAWAYS

1. Campus planning should be approached in a holistic way so as to understand the complexities and relationships between the various components of the design and context.

2. The application of the principles to campus development projects should become visible components of the university campus that is identifiable by all.

3. Indigenous cultures and values should not just be found in the design of buildings, but reflected in the planning and design of campus lands and open spaces.

4. There should be a strong acknowledgment of key natural features that includes the conservation and restoration of local species and ecosystems, as well as using the landscape as a way to educate and engage people with natural systems.



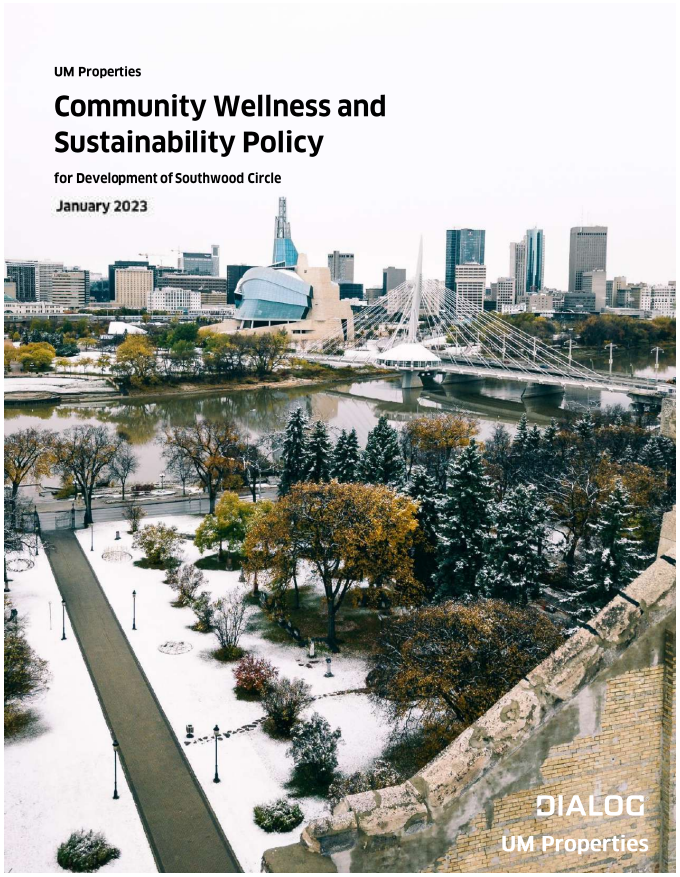
Indigenous Design Principles

2.2.3 UM PROPERTIES COMMUNITY WELLNESS AND SUSTAINABILITY POLICY

Through the redevelopment of Southwood Circle, UM Properties aims to be a world leader in sustainable practices that are measurable and drive the long-term wellbeing of the community. The Community Wellness and Sustainability Policy goes far beyond the lens of sustainability by pushing the boundaries of sustainability to include overall health and wellness including the social, cultural, political and economic determinants of optimizing community outcomes. All of these lenses combined contribute to conditions that are essential for a community to flourish. The Policy is based on the Community Wellbeing Framework, as published by the Conference Board of Canada in 2018.

The Community Wellness and Sustainability Policy is a public document with catered actions that are meant to enable developers and end users of the lands to achieve a healthy, low-carbon community that can support future generations. The Policy is structured around Domains, Indicators, Metrics and Actions. The Actions are specific design features that are meant to achieve the defined metrics of the Policy.

Various methods of governance, such as Development Review Committee, a Living Labs consortium and a Neighbourhood Association, a public website and partnerships with service providers will enable UM Properties along with U of M to successfully develop Southwood Circle as envisioned.



KEY TAKEAWAYS

1. Actions for developers are identified as ‘mandatory’ or ‘inspirational’ are outlined in a checklist for developers to follow and be evaluated against.

2. Third Party Industry Standards such as, LEED and the Canada Green Building Council will be used for reporting and to provide an added level of accountability.

3. All actions will be monitored for their impact and effectiveness, enabling updates to the Policy and improving development processes.

4. Engagement with residents and users of Southwood Circle will be critical to achieving the Policy objectives.

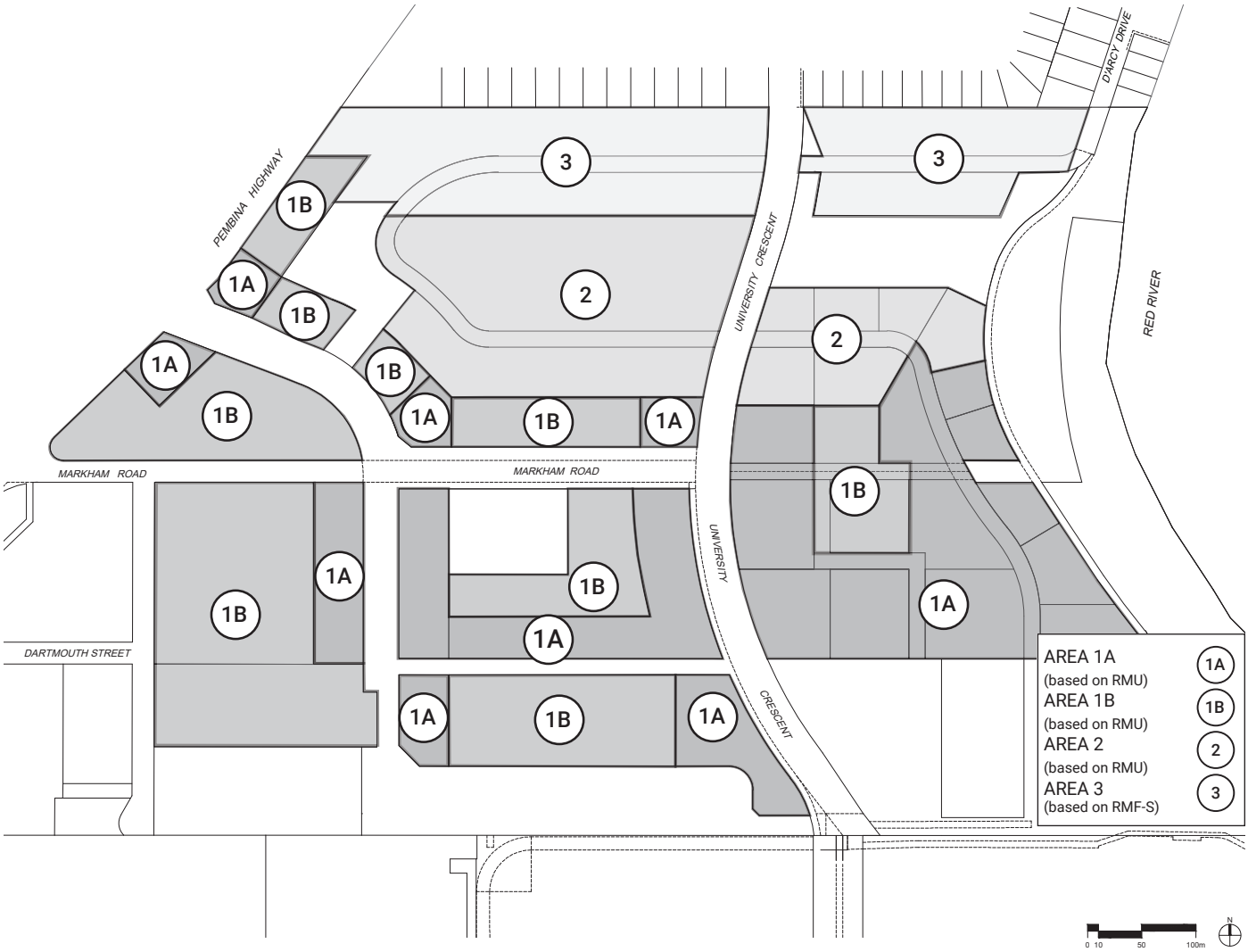
Community Wellbeing Framework Wheel

2.2.4 ASSINIBOIA COMMUNITY COMMITTEE

The Assiniboia Community Committee is comprised of 3 city councillors who review development applications and make recommendations to council. The committee, unanimously approved the Southwood application, unopposed by local residents. The vision for Southwood Circle presented to the city through site plans, land use plans, hand sketches, 3D visualizations, as well as inspiring graphics and renderings, provided a sense of realism and granularity for the bold redevelopment visions of the lands.

KEY TAKEAWAYS

1. Include public art to activate the public realm and strengthen sense of place within the community.
2. Capitalize on the natural and culture heritage of the Red River through open spaces, as well as placemaking and placekeeping.
3. Have daily needs and services within a 5-minute walk and develop an interconnected and seamless active transportation network.
4. Celebrate Indigenous cultures and provide inclusive gathering spaces through the development of the National Centre for Truth and Reconciliation.
5. Preserve trees and forest



Map 1; North Campus Overlay Map

2.2.5 NORTH CAMPUS LANDS SECONDARY PLAN BY-LAW

The North Campus Lands Secondary Plan By-law No. 82/2020 was passed in January 2021 after going through three (3) readings. The document consists of five (5) sections; Introduction, Secondary Plan Vision and Principles, Land Use Framework, Infrastructure Framework and Implementation, as well as schedules.

The Introduction section reiterates the significance of the development opportunity of Southwood Circle and how an alignment with the University of Manitoba and City of Winnipeg policies is made. All future development is required to conform to the policies of the Secondary Plan.

The Secondary Plan Vision and Principles section conveys that the North Campus Lands are an extension of the University of Manitoba, and the six(6) Principles identified in the Visionary (re)Generation Master Plan are to be consistently followed.

The Land Use Framework section lists the four(4) Policy Areas within the Secondary Plan; Mixed-Use Campus, Mixed-Use Village, Neighbourhood, and Major Parks, providing a description of each land uses and area-specific Objectives and Policies. An estimated number of dwelling units at full build out are listed for each Land Use Policy Area, with units totaling to 10,130.

The Infrastructure Framework section lists the key infrastructure and servicing pieces that will support the intensification of Southwood Circle, and the Complete Community vision. The four(4) key pieces of infrastructure; Transportation, Sewer, Water and Utilities, Drainage, and Flood Protection, each have their own specific Objectives and Policies.

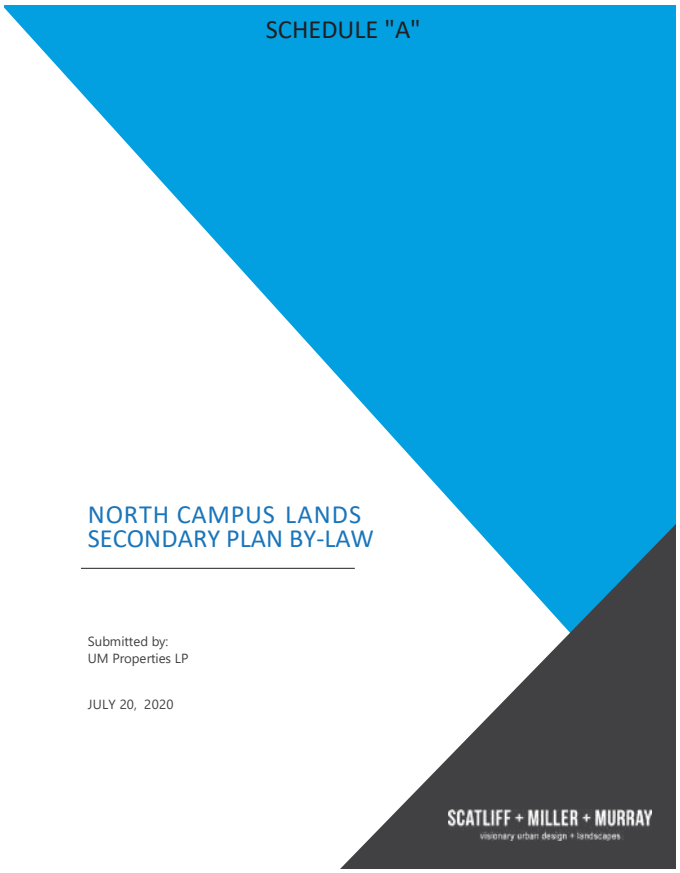
Lastly, the Implementation section provides guidance on Development Phasing, Administering the Plan, Block Plans, and Monitory and Review.

KEY TAKEAWAYS

1. The policies support the creation of a vibrant, mixed-use transit-oriented community that will transform the U of M campus into a live, learn, work and play urban centre.
2. The proper planning and implementation of the key infrastructure pieces is paramount to providing a high quality of life and community that is resilient and viable for many generations.

2.2.6 NORTH CAMPUS PLANNED DEVELOPMENT OVERLAY 2 (PDO-2)

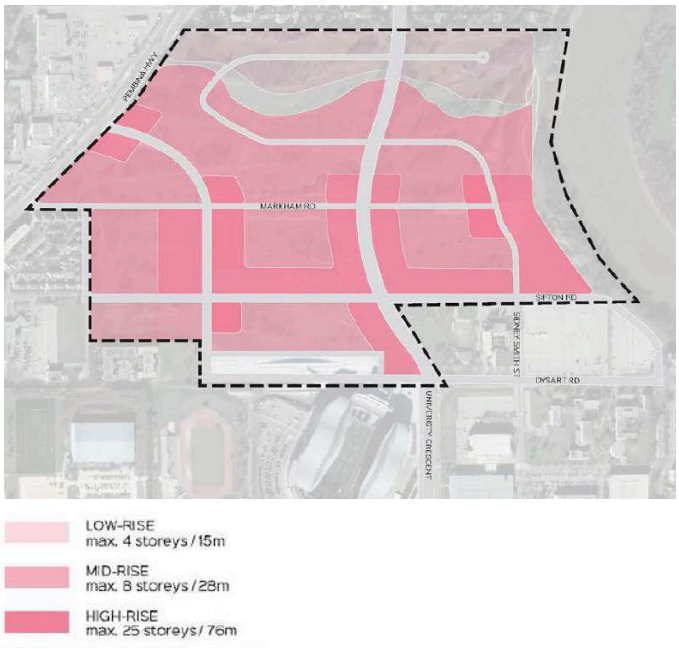
The North Campus PDO-2 was reviewed by the Assiniboia Community Committee in June 2022, with a total of thirteen(13) recommendations made to the city council, the



most obvious being the removal of Section 7 (Design Review Required) and 8 (Design Review Process) in its entirety. The accompanying overlay map to the document depicts the subdivision and rezoning of Southwood Circle. The lot and block plan shows the private and public streets, as well as the desired zoning for each of the subdivided lots. The development intent of each area on the overlay map is described and is accompanied by a list of regulations and standards.

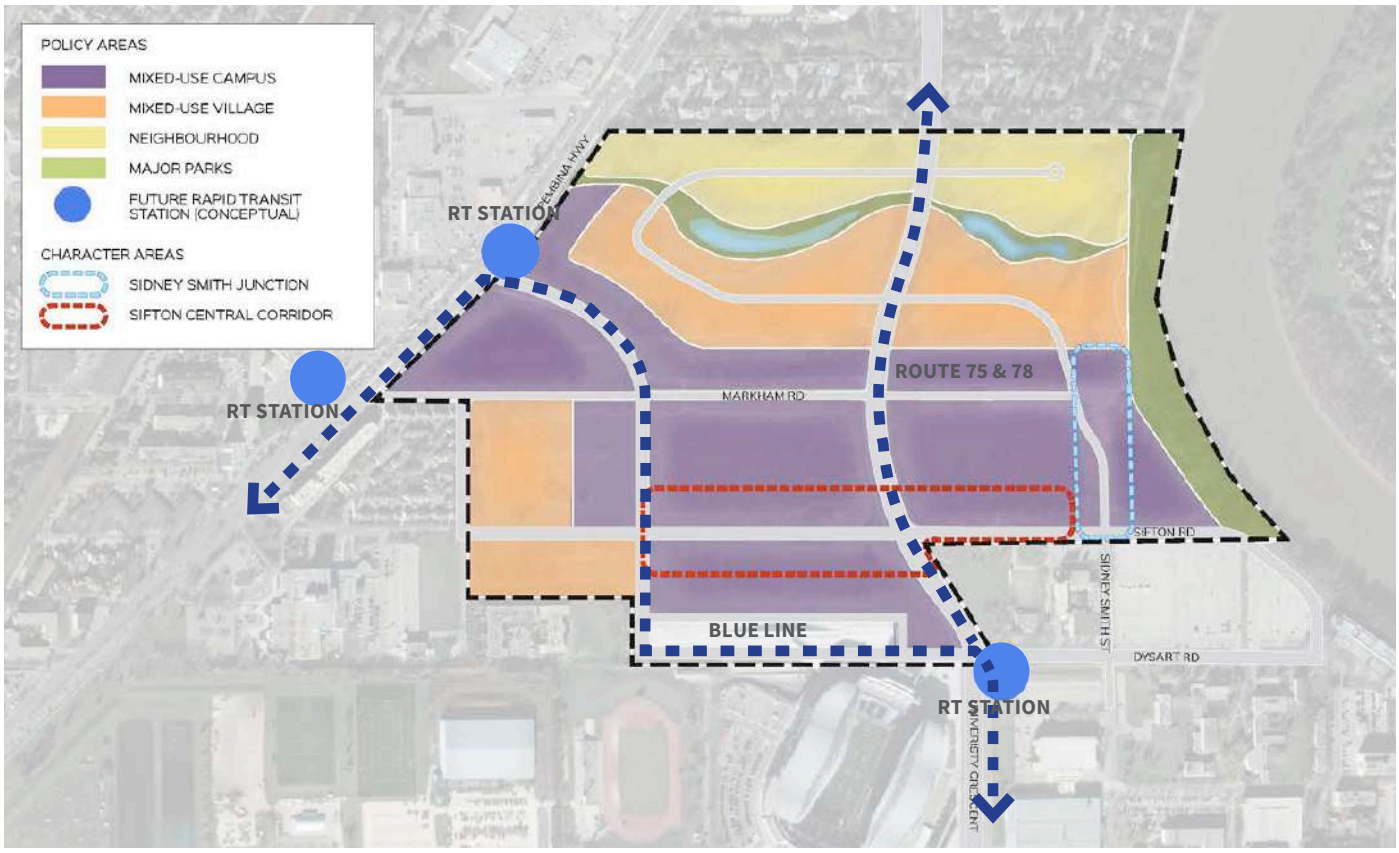
KEY TAKEAWAYS

1. Vehicle parking requirements is reduced, however bicycle parking requirements will remain the same.
2. Prohibited uses within all of the Areas include single-family detached and two-family dwellings.
3. Area 1 is expected to be a high density district with taller buildings and a mix of uses.
4. With Area 3 being adjacent to the existing low-rise residential community to the north, it is expected to be a lower density district that provides a range of housing types.



Policy Map 1 Building Heights

Policy Map 2 Circulation



Policy Map 3 - Land Use Plan and Rapid Transit

SECTION 3

VISION, PRINCIPLES & WELLBEING

3.1 VISION

The vision for Southwood Circle aligns with that of the Visionary (re)Generation Master Plan (VRG) to create a Complete Community that comprehensively addresses environmental, social, economical, cultural and political sustainability. The Southwood vision is to become a world leader in sustainable community development.

A Complete Community requires a holistic approach to supporting the right mix of uses, diversity in housing options, accessibility for all, vibrant social spaces, pedestrian-friendly environments, multi-modal mobility options, and a unique sense of place. A key aspect to the holistic approach includes incorporation of Indigenous values and Indigenous Planning and Design Principles, in addition to protecting and enhancing existing natural and cultural heritage assets.

Creating a community for people to live, work, shop, learn and play will encourage diversity, vibrancy, sustainability, and uniqueness to thrive. The vision for a Complete Community reduces barriers for people with a variety of lifestyle choices, abilities, backgrounds and needs.

Southwood Circle is an opportunity to show leadership in large-scale community building that pushes social boundaries, design excellence, sustainability and wellbeing.

A COMPLETE COMMUNITY

Complete Community Visualization

3.2 PRINCIPLES

3.2.1 PLANNING PRINCIPLES

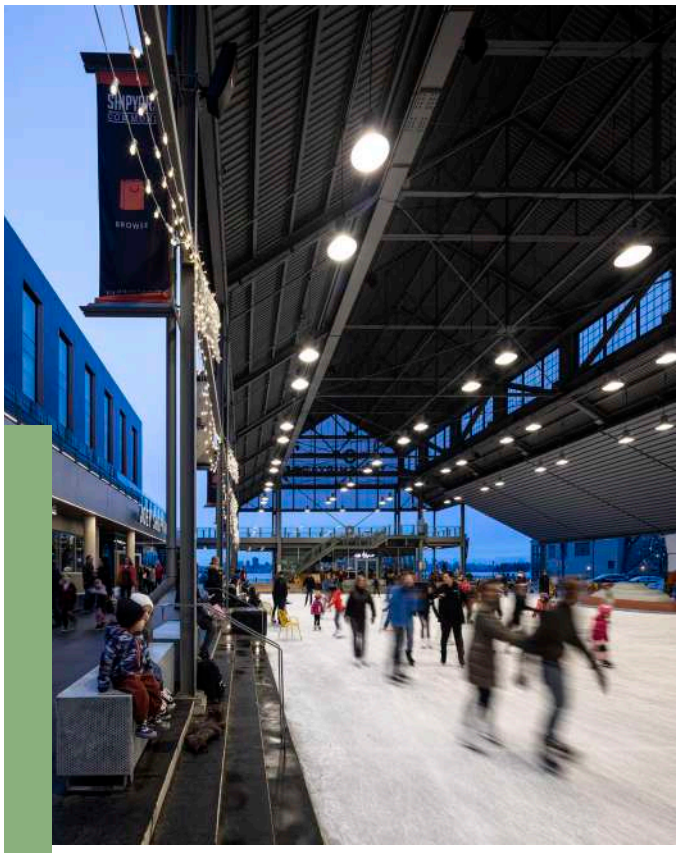
To ensure synergy and a consistent design language with the Fort Garry Campus, UM Properties has applied the six(6) Principles outlined in the Visionary (re)Generation Master Plan (VRG) to all planning submissions, and will continue to be drawn from for all Southwood Circle developments.

As part of the VRG process, stakeholder engagement was a pivotal piece to formulating the Principles. They are reflective of the University's long term vision to create a Complete Community at the Fort Garry Campus. The word cloud below illustrates some of the key stakeholder feedback received that assisted in solidifying the Principles.

The Principles provide a foundation for design work and policies, and relate to recommendations set out in the Master Plan, as well as the Secondary Plan. They are a key cross reference for any design and implementation decision as the Fort Garry Campus and Southwood Circle grow and develop over time.

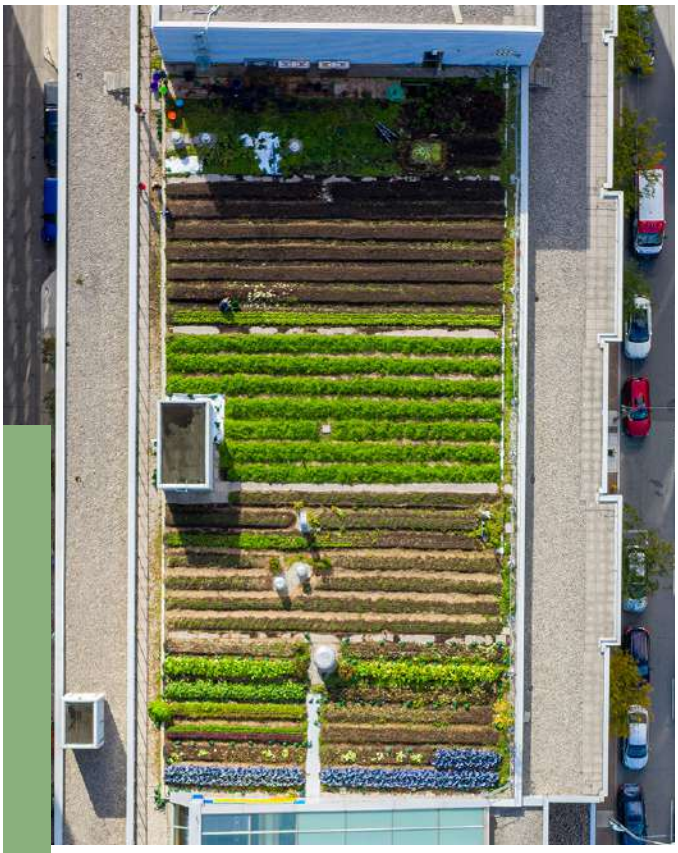
1 BE CONNECTED, NETWORKED WITH THE CAMPUS AND CONNECTED TO THE CITY

- *Active transportation routes network the community and the campus;*
- *All streets to have sidewalks and A/T routes;*
- *A/T routes to follow desire lines*
- *Transit oriented development - all of Southwood is walkable to the bus rapid transit*
- *All private building sites are required to include public access to adjacent open space as of the park network strategy.*



2 BECOME A DESTINATION, OFFERING REASONS TO COME AND REASONS TO STAY

- *Complete community design envisions the community as a complete destination - residential, services, amenities, and employment uses are all walkable;*
- *As an extension of the campus, Southwood will leverage the destination elements of the University;*
- *Southood will have multiple destination elements: waterfront park; National Centre for Truth and Reconciliation (NCTR) facility; commercial, retail and services including a marketplace; and a waterfront public park*
- *Approved density and compactness of the community create sufficient critical mass to support retail and services.*

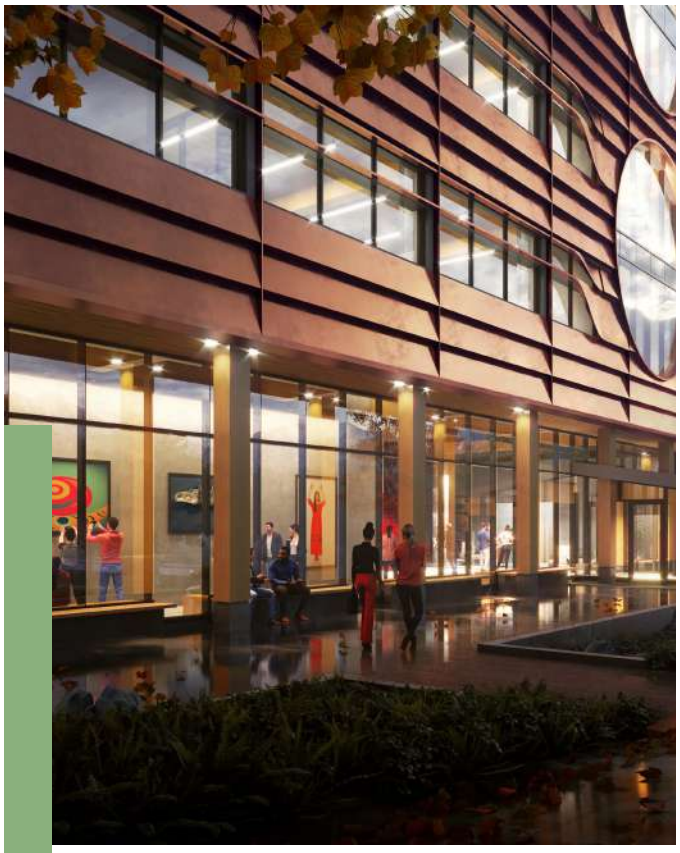


3 BE SUSTAINABLE, FUNCTIONING AS A LIVING LAB

- *Park network strategy includes extensive preservation of old growth trees, wildlife corridors and public waterfront. Landscape will be naturalized and minimize the use of mechanized management;*
- *Storm ponds, trees and naturalized planting areas will capture carbon;*
- *City parking requirements are reduced by 30% with delegated authority for further reductions without requiring a variance;*
- *Buildings will be required to achieve LEED Gold;*
- *Sustainability is defined with holistically in terms of overall community health and wellness within 5 domains (Environmental, Social, Cultural, Political and Economical - See Section 3.3); and*
- *The community will include membership by developers in a living lab consortium.*

4 BE A COMMUNITY BUILT FOR DENSITY AND DESIGNED FOR PEOPLE

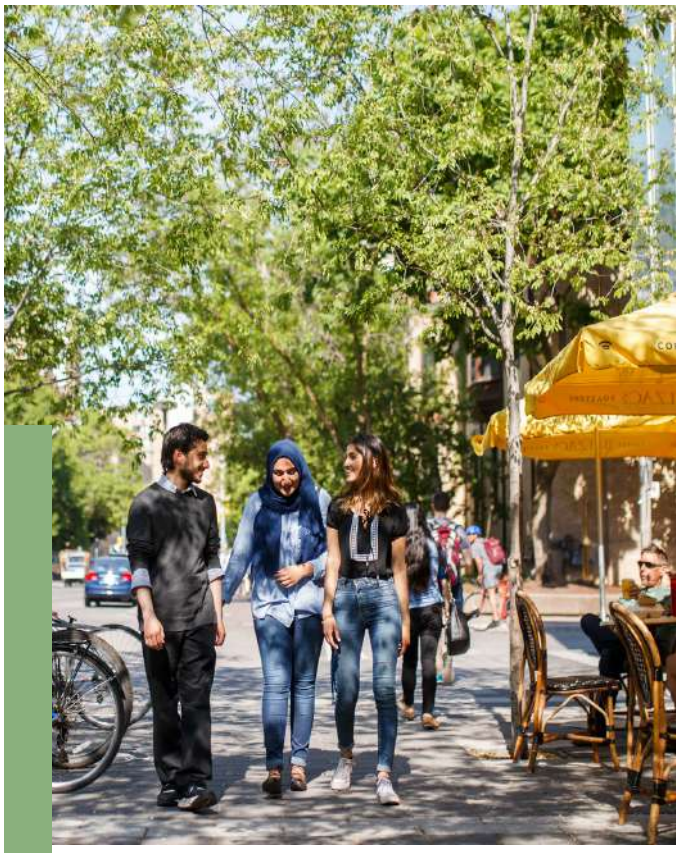
- *The community is approved for 11,000 units - considered a minimum for a complete healthy community able to support the full suite of amenities;*
- *Public open spaces and parks are naturalized and connected to enable fluid pedestrian and active transportation movement; and*
- *Buildings will be designed for winter to minimize winter wind impacts and maximize solar gain.*



5 BE A LEADING EXAMPLE OF INDIGENOUS DESIGN AND PLANNING

- *The park network design is by a Manitoba Indigenous designer and incorporates the Indigenous Planning Principles from the VRG; (UM Properties also consulted with Indigenous Elders and the Survivors Circle.)*
- *The NCTR is an anchor to the park network; and*
- *Design guidelines will incorporate Indigenous Principles:*
    - *Commit to Relationships and Listening*
    - *Demonstrate Culturally Relevant Design*
    - *Respect Mother Earth*
    - *Foster a Sense of Belonging and Community*
    - *Embrace a 'Seven Generations' View*

**Refer to Indigenous Planning and Design Principles outlined in Section 3.2.2*



6 BE TRANSFORMATIVE IN TERMS OF RESEARCH, LEARNING, WORKING AND LIVING

- *The community is set on a foundation of a naturalized urban area with a U15 institution as an anchor, all directly connected via roads, A/T an major transit infrastructure;*
- *The community will be developed in phases, with each phase planned as a destination; and*
- *The Design and Community Wellness and Sustainability Policies will attract the best and most sophisticated developers to the community who are willing to work with UM Properties to continually improve and evolve community health and wellness as a model to other communities.*
- *Developers will join UM Properties and the __ in a living lab consortium.*

3.2.2 INDIGENOUS PLANNING & DESIGN PRINCIPLES

Indigenous Achievement and Reconciliation is a high priority at the University of Manitoba and UM Properties. The Indigenous Planning & Design Principles were established to respond to this priority by guiding any future growth and development. The principles were developed collaboratively under the guidance of an Indigenous Advisory Committee and Subcommittee, and are intended to be a starting point for further engagement when new projects come online.

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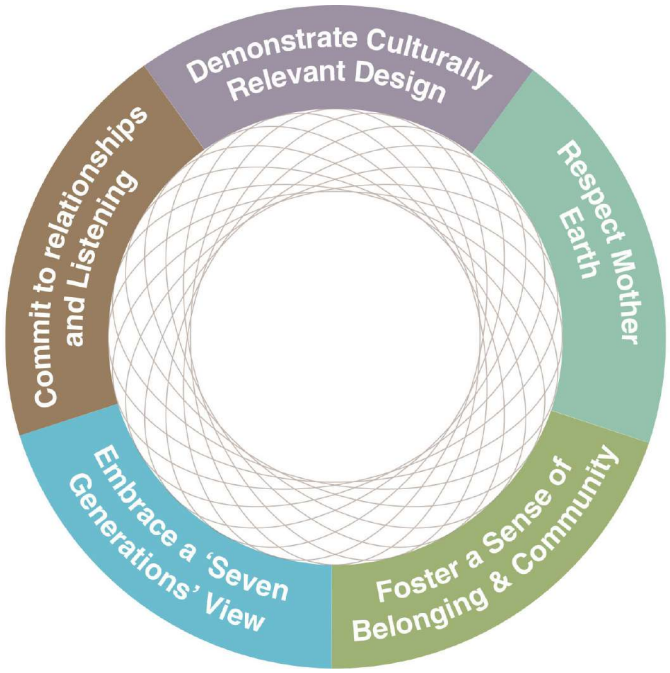


THE UNIVERSITY OF MANITOBA INDIGENOUS PLANNING & DESIGN PRINCIPLES

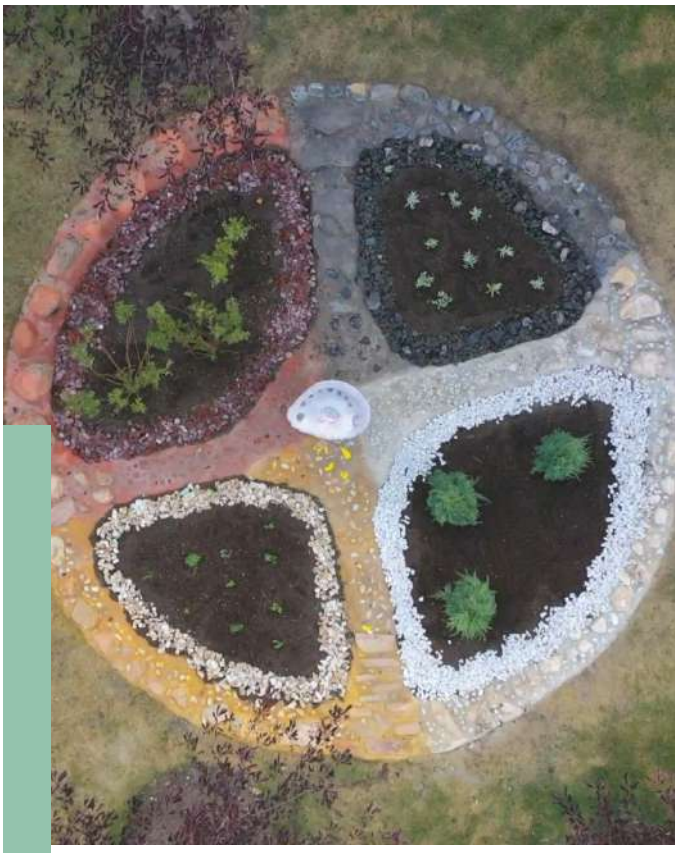
Link to be added

1 COMMIT TO RELATIONSHIPS AND LISTENING

Relationships are the foundation. For Indigenous perspectives and priorities to be represented in the design and development of University lands, the Seven Sacred Teachings (Wisdom, Love, Respect, Bravery, Honesty, Humility, Truth) must inform relationships between Indigenous and non-Indigenous peoples providing a collaborative foundation for future planning and design projects.

2 DEMONSTRATE CULTURALLY RELEVANT DESIGN

Plans and designs are not gratuitous; rather, they convey underlying values. The University is uniquely located within Manitoba ("Manitowapow" / Manito-bau"), and the spirit of this place, along with its Indigenous cultures and values, must be reflected in planning and design on University lands – not just in the design of buildings, but woven through University campuses, lands and spaces

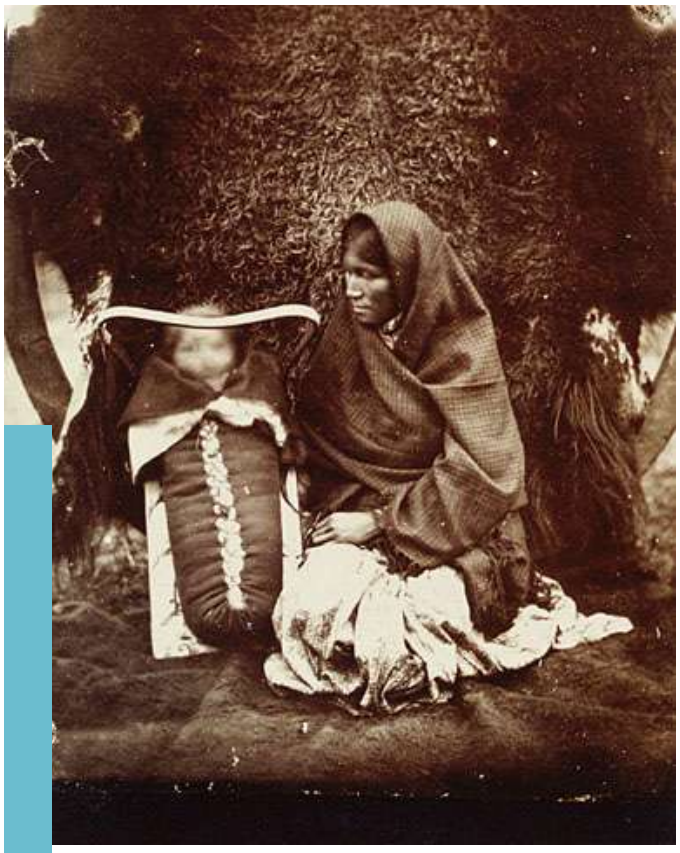


3 RESPECT MOTHER EARTH

The natural environment of University lands is sacred, and should be celebrated and enhanced. It should reflect the interrelatedness between land, animals, and people; and a respect for life and all that is required to sustain life. This includes a stronger acknowledgment of key natural features; the conservation and restoration of local species and ecosystems whenever possible; and the exploration of "working landscapes" that are not just aesthetic but have other uses such as educating, harvesting/growing, healing, and engaging people with natural systems.

4 FOSTER A SENSE OF BELONGING AND COMMUNITY

Campus planning and design should strive to increase a sense of belonging for everyone. In particular, the University should be an environment in which Indigenous students, faculty, staff, and visitors can see themselves, and feel that they belong here. It should be a place where Indigenous groups and individuals can not only feel at home but also feel free to be part of the wider University community (as opposed to feeling isolated or segregated).



5 EMBRACE A 'SEVEN GENERATIONS' VIEW

'Seven Generations' refers to an Indigenous way of being that looks seven generations forward and seven generations back, while being rooted in our present generation. Building on this, campus development and design should be an expression of our own time, learning from history and those who came before us while taking into account the generations to come.

Spirit Garden, Thunder Bay, ON

3.3 COMMUNITY WELLBEING

The redevelopment of Southwood Circle is not only a unique opportunity, but a generational defining one as well. The emphasis of approaching the redevelopment through a Community Wellbeing lens will greatly influence the long-term livability, resiliency and prosperity of Southwood Circle.

As highlighted in Section 2.2.3, UM Properties initiated the creation of a policy document that focuses on community wellness and sustainability. The policy is based on the Community Wellbeing Framework: A Guide for Design Professionals, as published by the Conference Board of Canada (2018). UM Properties understands that the quality of our built environment impacts how we feel, behave and conduct our lives. Therefore, a 'people first' approach to design and operations ensures that people are prioritized in the built from, open space and movement frameworks of the site.

Community Wellbeing goes far beyond typical sustainability strategies that have exclusively focused on environmental metrics; instead it pushes the boundaries to include other lenses that are essential for a community to flourish. This multi-lens strategy, or rather holistic one, also allows for adaptation when responding to ever-evolving community, national and global circumstances.

Community Wellbeing is structured around five(5) Domains (Social, Environmental, Economic, Cultural and Political) with accompanying Indicators, Metrics and Actions. For the purposes of the Design Guidelines, the Domains and Indicators are the most applicable. The following is a brief description of each:

DOMAINS

Form the definition of Community Wellbeing. The five(5) Domains are essential to allowing individuals and their communities to flourish and fulfill their potential.

INDICATORS

Fundamental elements of each Domain. The Indicators can be qualitative or quantitative and are associated with project-specific objectives and actions.

ACTIONS

Actions are an expression of the elements of the Domains that drive community wellbeing. Actions range from built form to community programs.

PUBLIC ENGAGEMENT

The community wellbeing model enables constructive public engagement around the development of key indicators, in the current local context that will drive better outcomes within each domain and community wellbeing overall. The wellbeing model for Southwood drew on extensive workshop engagement with stakeholders.

Immersive Collaboration Techniques

Workshop & Engagement Facilitation Tools

SOUTHWOOOD CIRCLE DESIGN POLICY

The Design Policy is separated into two sections Public Realm and Private Realm.

SECTION 4.0 THE PUBLIC REALM

This section outlines detailed guidelines of all components related to the public realm by defining the intent of the guidelines supported by a description and detailed recommendations for various design elements.

SECTION 5.0 THE PRIVATE REALM

This section outlines detailed guidelines of all components related to opportunities in the built environment by defining the intent of the guidelines supported by a description and detailed recommendations for various design elements.

Further to these sections, is the 6.0 Implementation which address how this document can and should be used to insure there are consistent standards of excellence in the design and implementation of Southwood Circle.

SECTION 4

PUBLIC REALM

PUBLIC REALM

The public realm is defined as all open spaces surrounding built form and includes streetscapes, gateways, parks, gardens, plazas, courtyards, and recreational fields. The public realm is vital to maintaining quality of life, ensuring the health of the community and contributing to economic and community wellbeing.

Southwood Circle will be a new community that has to establish its own unique character and identity. The public realm and its elements create community identity and sense of place. The design elements support a shift to active transportation, contribute to biodiversity and the preservation of the natural environment, meet recreational and gathering needs, and most importantly, contribute towards the overall health and wellbeing of a community.

A thoughtful and comprehensive approach to public realm design will fulfill Southwood Circle's vision of being a vibrant, mixed-use complete community that allows all to thrive and prosper in the long-term. The public realm is intended to be accessible by everyone; where we socialize, live, work and play. It should reflect the diverse identity of the community, and most importantly, recognize its rich history in commemorative and purposeful ways.

Open spaces that support all ages

Versatile public realm with fixed and flexible seating

4.1 STREETS & BLOCKS

INTENT

To create compact, walkable development blocks that are supported by an interconnected street network and circulation system for pedestrians and multi-modal users to safely, comfortably and efficiently move about.

DESCRIPTION

Streets and blocks should provide unencumbered community permeability for pedestrians, cyclists and vehicles and promote a connected and continuous street network. The development of large blocks should encourage public circulation through the creation of a network of smaller blocks and streets and/or through utilizing mid-block connections.

DESIGN GUIDELINES

1. Provide an integrated and connected street network with high-quality streetscapes, that preserve existing natural trees, generous sidewalks, and quality landscaping and furnishings along all vehicular routes.

2. Block lengths greater than 150 metres should be broken up by utilizing of mid-block connections to ensure the traversable length is no more than 75 metres. The connection should provide pedestrian and cycling access, and may provide a vehicular connection depending on the context.

3. Mid-block connections should be a minimum of 6 metres wide to allow shared use between pedestrians and active transportation users. .

4. Blocks for multi-unit, mixed-use buildings should be located within walking distance to amenities, services and transit.

5. Mid-block open spaces can be integrated with snow storage locations.

6. It is encouraged that laneways be provided for service access and parking to serve mixed-use buildings fronting on key streets and Character Areas to support pedestrian access and an active streetscape.

High-quality streetscape

7. Gateway features can be employed as public art and wayfinding landmarks, in addition to creating a sense of place for key streets within Southwood Circle.

8. Street parking is encouraged on one side

9. Where possible, cul-de-sacs or dead-end streets should be avoided. If unavoidable, connections to pedestrian and active transportation trails should be provided.

10. Landscape features should periodically interrupt street parking. (see page 38 image)

Gateway features to create a sense of place and act as intuitive wayfinding tools

Generous sidewalk with high quality landscaping and rear access lanes

Activated mid-block connection

U OF M MASTER PLAN REFERENCE

Refer to Section 4: Planning Policies - The Frameworks for complementary information regarding Street Networks.

4.2 STREET TYPOLOGIES

INTENT

To support the Southwood Circle community with a range of streets typologies that compliment the different at-grade uses, land use, built form and context.

DESCRIPTION

Streets, including laneways, facilitate the movement of vehicles, but they are also significant components of the public realm. Like pedestrian linkages, they connect buildings and open spaces and serve and support the structure and connectivity of the open space network.

Streets form the “glue” that binds a diverse community together. They become outdoor rooms at the ground plane when bounded by appropriately-scaled buildings. They contain the landscape that adds the richness of nature to the city. They also support the day-to-day activities that make for an active and vibrant community.

DESIGN GUIDELINES

1. Provide a hierarchy of streets with safe circulation to all buildings while reducing conflict between the various modes of movement and supporting pedestrian priority.

2. Design beautiful, green, and sustainable new streets with naturalized landscaping, native planting, dense tree canopies, universal site furnishings, and improved connections to surrounding natural areas, open spaces, and parks.

3. Incorporate design elements such as raised crosswalks, speed bumps, parking bump-outs, on-street parking, and unit pavers to mitigate speed and promote a safe pedestrian experience.

4. Streets should be designed as an extension of the public realm along the entirety of the roadway and at intersections to reduce vehicular speeds and support a pedestrian-priority environment.

5. Pedestrian-scaled lighting should be used within the open spaces and streets. Vehicular-scaled lighting should be used primarily at street intersections.

Active Streets

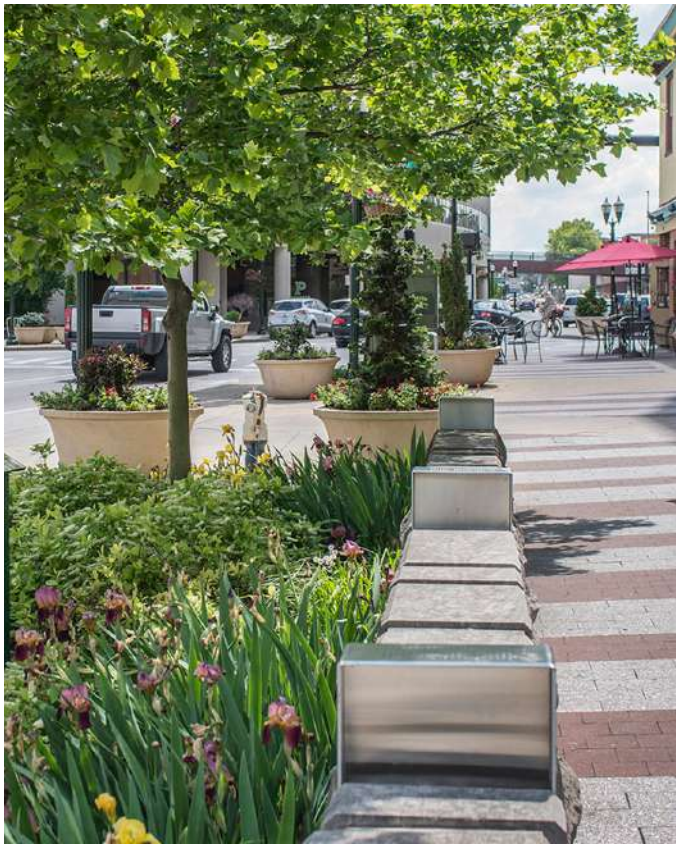
6. Design sidewalks as safe, attractive, and interesting public spaces, wide enough to accommodate a large number of users, and supplemented with seating and hardscaped areas.

7. Pursue traffic-calming measures and other right-of-way design approaches that prioritize pedestrian and cyclist safety.

8. Streetscape elements should create attractive, cohesive and safe streets that strengthen the desired character of Southwood Circle.

9. Sidewalks should be designed to connect to adjoining recreational trail networks.

Shared Streets

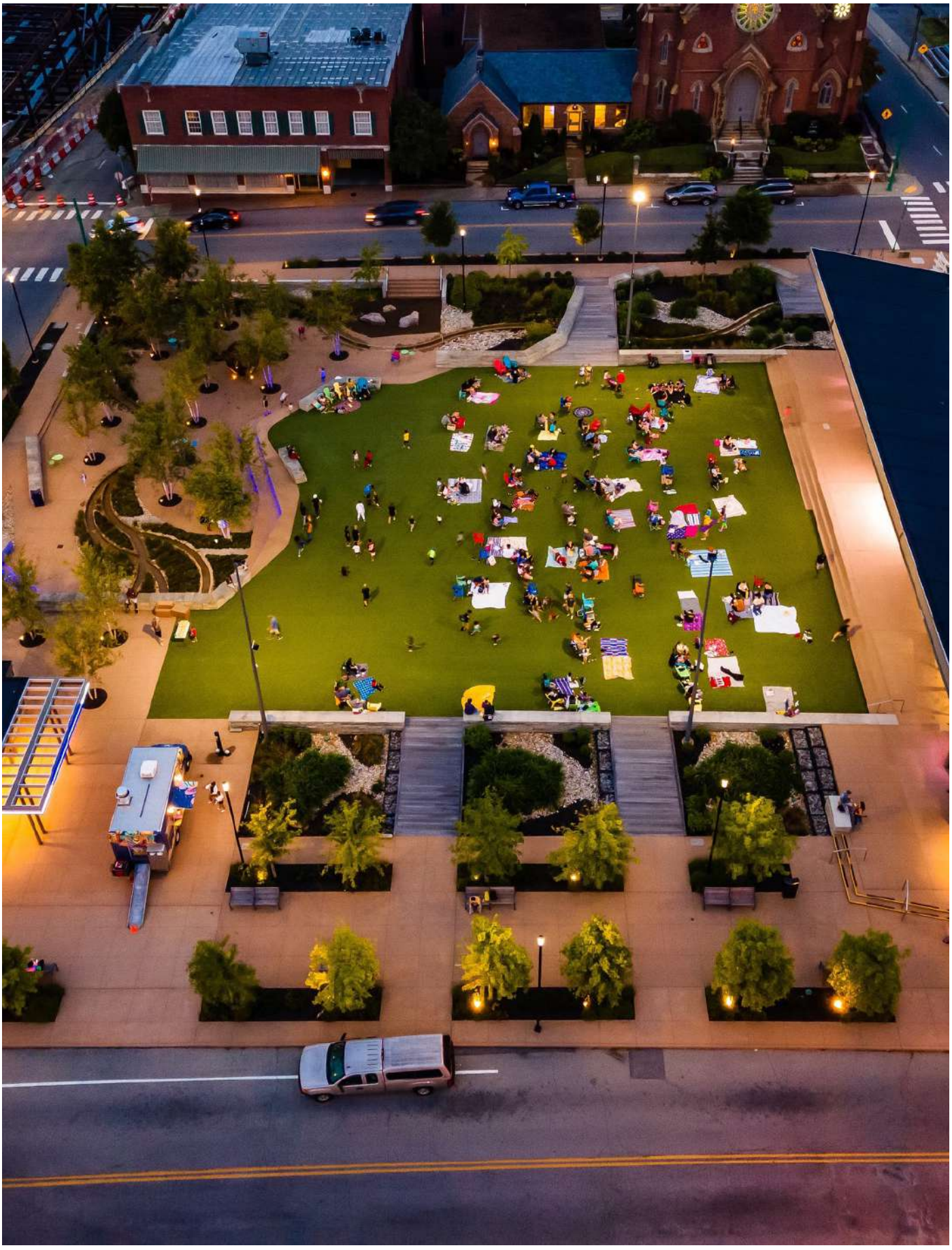


Green Streets

On-street Parking with planted Bump outs

U OF M MASTER PLAN REFERENCE

Refer to Section 4: Planning Policies - The Frameworks for complementary information regarding Street Networks.



Flexible open space that can accommodate different events and activities

4.3 PUBLIC OPEN SPACE - PARKS & PLAZAS

INTENT

To create an accessible network of open spaces that vary in size, program and use, that can be used by people of all ages and abilities.

DESCRIPTION

Parks play an important role in supporting the quality of life and public health of community members. Parks foster social interaction and provide locations for users of all ages and abilities to enjoy outdoor rest, relaxation, or play. From splash parks to dog parks to playgrounds, these green spaces are recreational areas that serve the needs of community members. Plazas are intended to function as places to gather, host events, locate permanent and temporary art and unique landscape features, and support community and business initiatives.

DESIGN GUIDELINES

1. The lighting design of open spaces should be carefully chosen to complement the use and character of the space and to enhance the unique elements and landscapes within. Light color temperature and intensity should be uniform. All lighting must be LED.
2. Explore revenue and activity-generating amenities (i.e., restaurants, cafes, bars) adjacent to plazas to provide a year-round destination that keeps the plaza active during all times of the day, all days of the week and all four seasons.
3. Design plazas that meet universal accessibility standards and use distinctive paving materials for placemaking.
4. Provide moveable seating and weather protection to promote year-round use of plazas.
5. Plazas should be designed as a mix of hard and soft surfaces and include trees for shade and garden landscaping to beautify the space.
6. Large open spaces should be designed with flexible use in mind to adapt to different times of the year and community needs.
7. Community spaces must follow Indigenous planning and design principles
8. Hard surfaces should be porous
9. Parks should be framed by a strong built form edge and active frontages.
10. A range of parks and open spaces should be provided to meet the various needs of the Southwood Circle community and add to the character of neighbourhoods.
11. Parks and open spaces should be prominently located within the community with public frontage on multiple streets to ensure they are highly visible and accessible.
12. All parks and open spaces should link to each other in an accessible, intuitive and clear manner.

Plaza adjacent to active frontages with interactive public art

Pocket Park for immediate neighbourhood use

Open spaces that support families with children

U OF M MASTER PLAN REFERENCE

Refer to Section 4: Planning Policies - The Frameworks for complementary information regarding Parks and Open Spaces.

4.4 MID-BLOCK CONNECTIONS

INTENT

To create a finer-grained circulation network for pedestrians and active transportation users that allows them to comfortably, safely and efficiently access various destinations within the Southwood Circle community.

DESCRIPTION

Mid-block connections are important connectivity features that contribute towards increased site permeability for pedestrians and active transportation users. They provide a finer-grain circulation experience between buildings and to adjacent properties within a development block.

DESIGN GUIDELINES

1. In blocks over 150m in length, provide mid-block pedestrian connections that are wide enough to accommodate cyclists and pedestrians, well-lit and naturally surveilled from adjacent buildings.

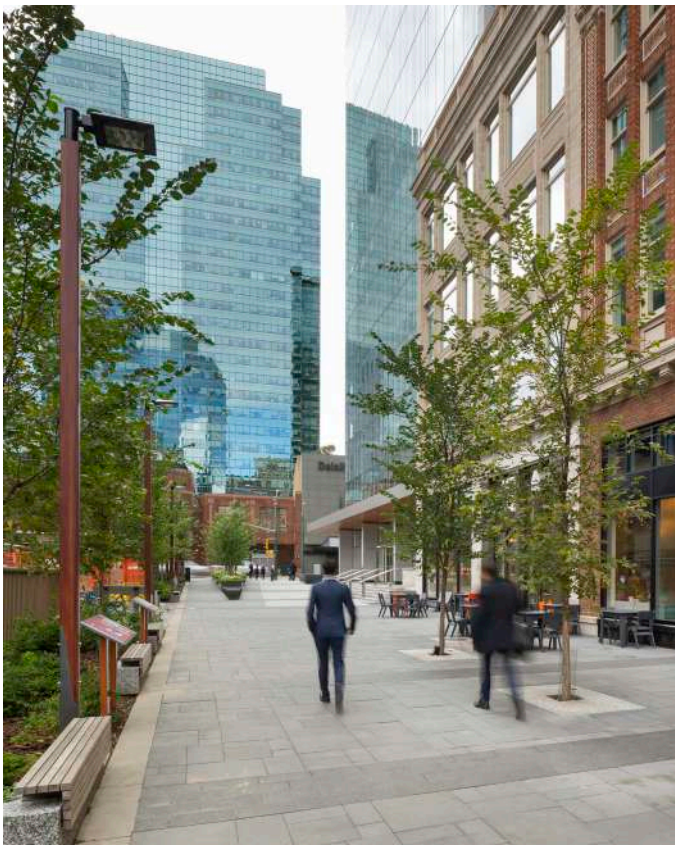
2. Provide an intuitive, universally accessible network of paths connecting internal and external streets, gateways, building entrances, and open spaces across the campus and beyond.

3. Mid-block connections should connect to trails or sidewalks on either end and should include signage or wayfinding. They should be barrier free and visible from the sidewalk.

4. Blank walls fronting onto mid-block connections are not permitted. Blank walls must be treated with public art or architectural texture that animates.

5. Mid-block connections should be a minimum of 6 metres wide to allow shared use between pedestrians and active transportation users.

6. Create mid-block pathways and crossings, which can provide relief from the wind, and collect solar gain and create multiple route options.



Active ground floor uses fronting onto a mid-block connection

7. Mid-block connections should remain clear of snow and debris year-round.

8. It is recommended that landscaped zones be provided on each side of the mid-block connection for the inclusion of trees and plantings.

U OF M MASTER PLAN REFERENCE

Refer to Section 4: Planning Policies - The Frameworks for complementary information regarding Mid-block Connections.

4.5 CURBSIDE MANAGEMENT

INTENT

To effectively manage curbside space that balances the needs of all road users including pedestrians, ensuring safety, accessibility and flexibility for a wide variety of curbside demands including storage, delivery and changing technologies.

DESCRIPTION

Curbside space is in demand for an increasing number of competing users including vehicles, cyclists, ridesharing services, parking, couriers, and so on. Competing demand can result in conflicts, congestion, accessibility issues and safety concerns. Curbside management can support mobility and access for people and goods, which can limit impacts to the public realm and active frontages.

DESIGN GUIDELINES

1. Where possible, designate and consolidate car pick-up/ drop-off locations in common with other rideshare, wheel-trans, and alternative mobility locations to promote stretches of roadway that can be pedestrianized.

2. Maximize safety for all curbside users and others within the public realm.

3. Curbside uses that can occur off-street are encouraged where it is reasonable and practicable.

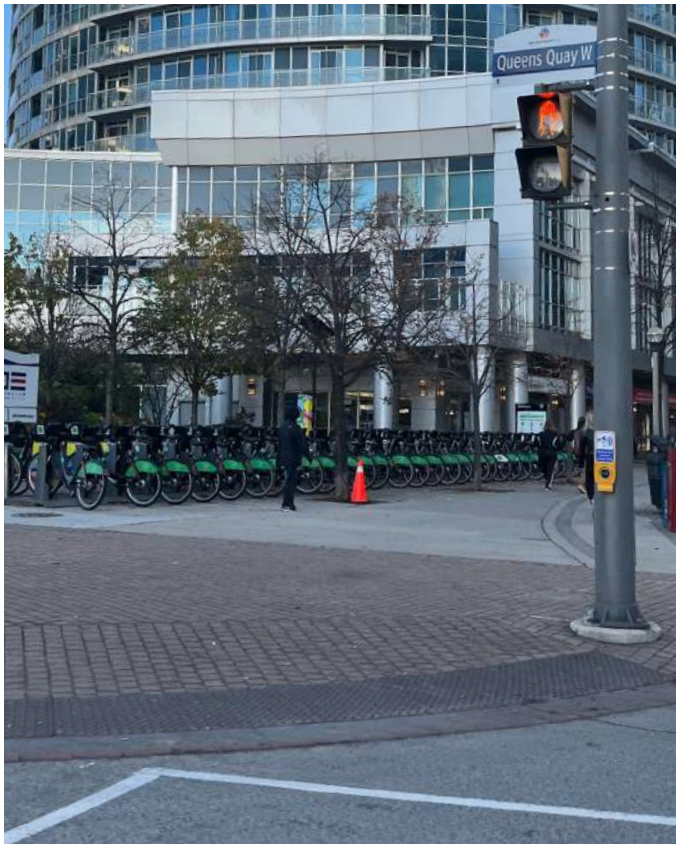
4. Ensure curbside use supports the desired street function, adjacent ground floor use, and is appropriate for the specific location.

5. Consider creative re-purposing of curbside space for extending the public realm and active ground floor use functions.

6. Work with major carriers to identify opportunities to expand the use of off-peak deliveries to the evening and overnight periods.

7. Curbside design should accomodate winter maintance such as snow storage and clearing.

Separating modal users at the curbside



Accomodating Bike Share programs

Re-purposing on-street parking space

4.6 DESIGNING FOR WINTER

INTENT

Provide flexible guidance for the physical components of the private and public realm that support a positive quality of life and built environment within a winter context.

DESCRIPTION

Designing with winter in mind at the early stages of the development process can support a built environment that is active and safe year round, provides protection from the wind, captures optimal amounts of the sun's warmth, and increases the accessibility of Southwood Circle. Designing for winter can also support unique and inspirational interventions, such as incorporating vibrant colours and creative lighting opportunities within the public realm.

DESIGN GUIDELINES

1. Adequate space for snow storage should be available to permit regular and quick clearing of primary circulation paths; consider dedicating areas away from main circulation routes or open spaces.

2. Locate and mass buildings to allow for adequate sunlight penetration to open spaces, including streets, courtyards, plazas, POPS, parks, rooftop amenities and pathway links.

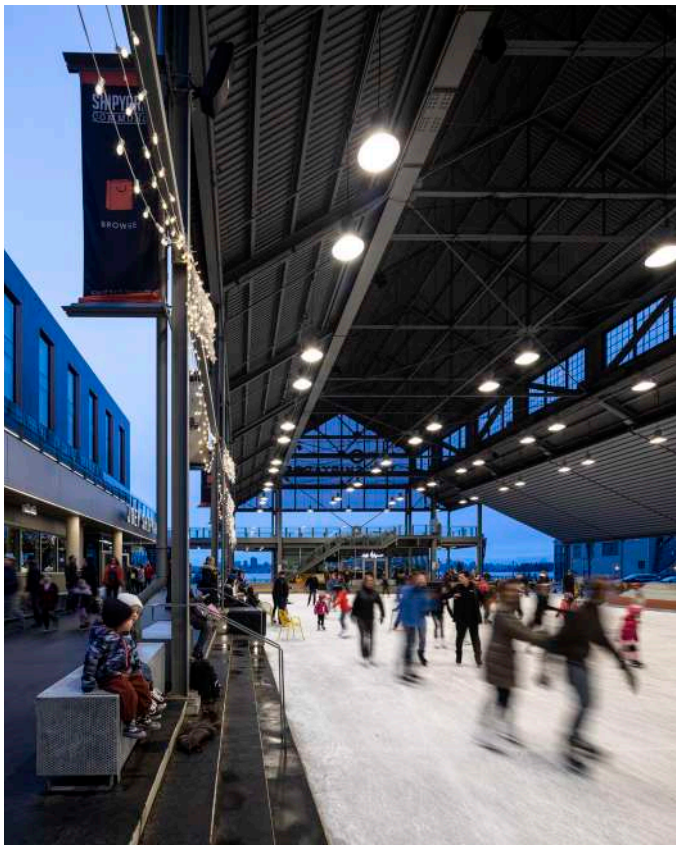
3. Locate taller buildings on the north side of the street to minimize shadows over outdoor spaces.

4. Design roofs to shed snow and ice away from entrances and walkways.

5. Create setback niches within south-facing building façades to create "sun traps," places that capture sun exposure.

6. Create mid-block pathways and crossings, which can provide relief from the wind and create multiple route options.

7. Open spaces should be designed to maximize southern exposure to take advantage of sunlight. The massing and design of surrounding structures should maximize sunlight penetration to these spaces, especially during winter and shoulder seasons.



Flexible outdoor space converts into a ice rink during the winter months

8. Hard-surface spaces such as streets, sidewalks and plazas should be designed for efficient snow clearing in winter.

9. Design outdoor spaces to accommodate winter activities and opportunities to engage the community such as festivals and winter design competitions.

10. Create year-round patios that are comfortable throughout the seasons. Use durable wood as material for comfortable seating in the winter.

11. Avoid use of salt through heated sidewalks and ramps.

Temporary, interactive, destination activities

Create comfortable outdoor gathering spaces with various heating options

Outdoor light exhibits to activate the public realm at night

U OF M MASTER PLAN REFERENCE

Refer to Section 4: Planning Policies - The Frameworks for complementary information regarding Design for Winter.

4.7 THERMAL COMFORT

INTENT

Identify guidance related to thermal comfort in the public realm and shared outdoor amenity spaces, taking into consideration future climate projections and the impacts of surrounding built form. This includes, but is not limited to, streets, lanes, parks and open spaces.

DESCRIPTION

It is becoming increasingly important to protect the quality and comfort of the public realm that serves and is enjoyed by all populations. Climate change is placing further pressure on public spaces to provide respite during extreme heat days, which are increasing in frequency and intensity. The design of the public realm with thermal comfort at the forefront is key in designing a resilient community.

Mechanisms include: solar access, shade and urban canopy, wind, water and cool materials.

DESIGN GUIDELINES

1. Provide weather protection through building and landscape design to improve pedestrian comfort and to make the outdoor walking experience attractive.

2. Tree species with large canopies should be chosen to create shade, to act as wind breaks and to increase the overall tree canopy for the community. Mature trees should be limbed up to provide 6.0 to 8.0 m clearance under the canopy for clear visibility and sight-lines along the street.

3. Plant coniferous trees along the edges of, and in grouped patterns within, open spaces to act as wind breaks.

4. Use light-coloured hardscape materials to reflect sunlight and reduce the heat island effect.

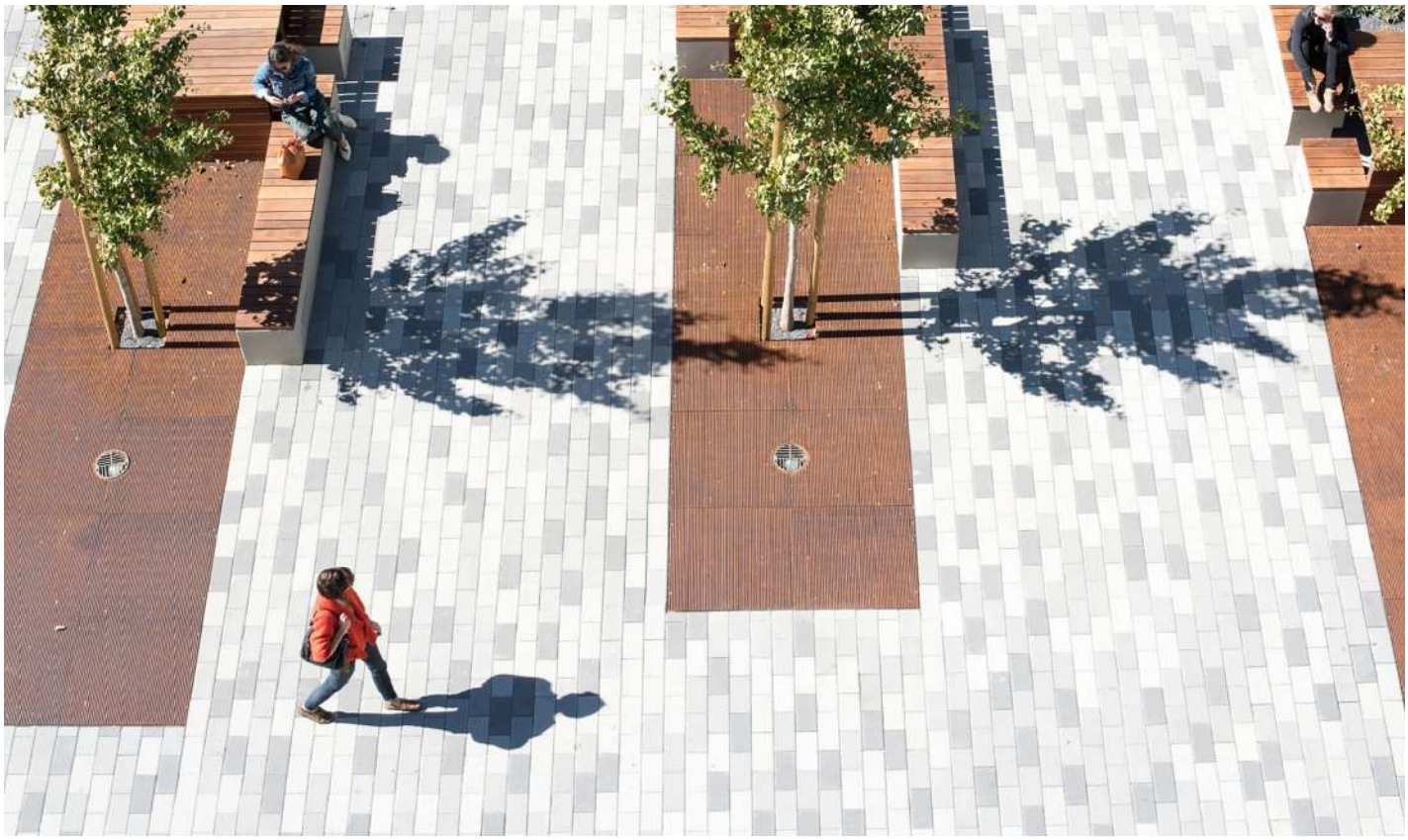
5. Where possible, incorporate vegetation to retain and absorb water, increasing the moisture content of the soil to assist with cooling, and capture carbon.

Design to improve pedestrian comfort with clear visibility and sight-lines

6. Aim to achieve a 40% tree canopy coverage for streets, parks and open spaces for all developments.

7. Open spaces should include mitigation measures from wind, snow and rain: trees, canopies on buildings, stand-alone structures (e.g. heated winter huts) or art.

Design flexible spaces for cooling



Use high albedo (light-coloured) paving surfaces to reflect sunlight

4.8 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

INTENT

Apply Crime Prevention Through Environmental Design (CPTED). Creating safer communities through a multi-disciplinary approach to architecture and urban design is a pro-active crime prevention technique.

DESCRIPTION

CEPTED is an innovative way of integrating safety measures that can reduce potential acts of crime. A well designed community incorporates natural surveillance and access control that improves quality of life.

DESIGN GUIDELINES

1. To enhance the safety of developments and minimize the opportunities for crime to be committed. Using design for natural surveillance (eyes on the street design) to improve visibility to foster positive social interaction.

2. Design buildings with openings and multiple viewpoints that overlook the public realm.

3. Create landscape designs that provide surveillance and protection, especially at building entrances.

4. Ensure that there are no poorly lit areas, blindspots, or sight-limiting features such as fences.

5. Place amenities and outdoor spaces in areas that attract increased use to increase the perception of safety.

Night light in open space with secure but permeable boundary

Design to improve pedestrian comfort with clear visibility and sight-lines

Clear sightlines, lighting, landscaping and art used for CPTED

Well lit driveway and building in the public realm

SECTION 5

PRIVATE REALM

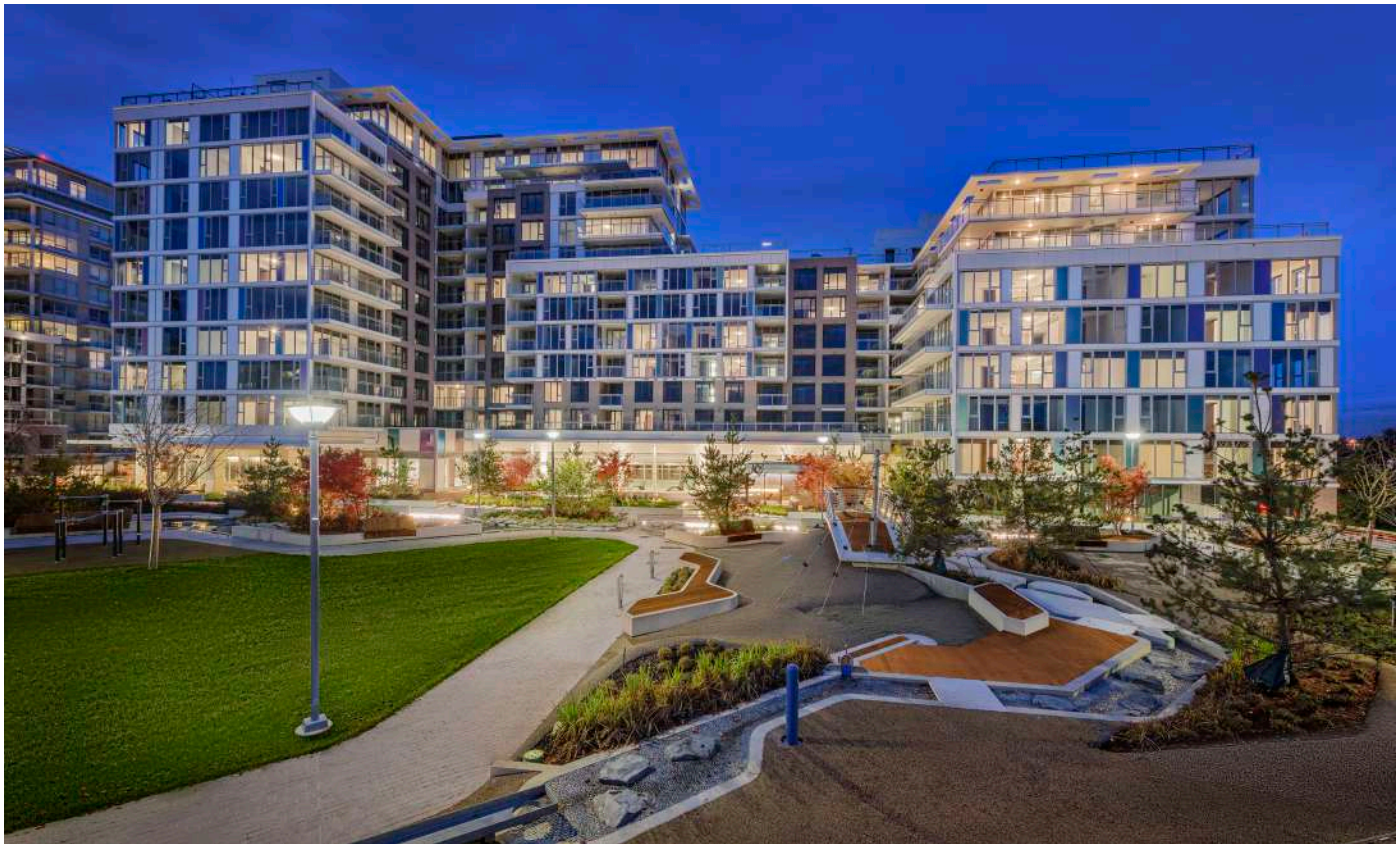
PRIVATE REALM

The built environment plays a pivotal role in defining the character of a community, shaping the public realm, and influencing how people experience their surroundings. As such, it is critical that the built environment is designed and constructed by applying design excellence, high-quality building materials, best practices with regards to landscape architecture, accessibility, and architectural design, in addition to sustainable practices that benefit the environment, natural systems, and local species.

How buildings are designed and sited can contribute towards a walkable, vibrant and comfortable pedestrian-oriented public realm. The pedestrian-oriented approach sets the stage for a community that can support an array of users and residents with varying needs and abilities, to fulfill their daily needs.

The guidelines for the private realm have been written to holistically encompass the varying built form opportunities of Southwood Circle.

Mixed approach to building articulation and materiality



Outdoor amenity space for multi-unit buildings

5.1 SITE ORGANIZATION & DESIGN

5.1.1 BUILDING FRONTAGE, ORIENTATION & PLACEMENT

INTENT

To ensure that the built form is appropriately aligned and placed to frame streets, create view corridors, support site permeability, and maximize solar-gain.

DESCRIPTION

Optimal orientation and placement of buildings is essential to creating a comfortable, pedestrian-friendly, and human-scale environment, supporting, and enhancing the community's identity and public realm design. Building orientation should take into consideration the maximization of views from as many units as possible, particularly the longer views towards the river to the east and campus to the south.

DESIGN GUIDELINES

1. Organize the built form to create neighbourhoods that have unique but complementary character, amenities, and destinations.
2. Orient buildings to front onto and frame street edges, open spaces, and pedestrian pathways, with generous entrances and glazing to provide transparency from interior to exterior.
3. Position and design landmark buildings to accommodate animated, amenity, and destination-oriented uses.
4. Orient buildings to maximize sunlight, increase visibility and enhance sightlines and wayfinding, and incorporate weather protection features to provide protection from the wind in the public realm.
5. Provide connections to the public realm for all sides of a building. Careful considerations should be given to all frontages, including back-of-house, loading and servicing areas.

Continuous street wall with transparent and active frontages

6. Avoid designing blank walls along streets. Where large blank walls are unavoidable (for example, in back-of-house, loading, and servicing areas) they should be screened and/or treated as canvasses for public art.
7. Weather protection and shading elements should be designed as integral elements of a building's architecture.
8. Generous weather protection must be provided at all pedestrian entrances to buildings. Canopies must be at least 3m in depth across the length of building façades when adjacent to public spaces or walkways.
9. Orient for maximum solar-gain potential from the south to reduce heating demand in colder months.
10. Site and orient all buildings to maximize the creation of open spaces.

Indigenous public art mural on blank facade of mixed-use development

Weather protection at pedestrian entrance to building

Orient buildings to maximize sunlight for interior open spaces

U OF M MASTER PLAN REFERENCE

Refer to Section 4: Planning Policies - The Frameworks for complementary information regarding Built Form Framework.

5.1.2 BUILDING SETBACKS & STEPBACKS

INTENT

Utilize a combination of setbacks and stepbacks to create a unique form to the building, new space for use and to distinguish the transition from one building height to another.

DESCRIPTION

Building setbacks and stepbacks not only contribute towards the articulation of a building, but also the creation of new spaces. For instance, a setback at the ground level, whether it be along the building edge or at the corner, can create space for a corner plaza or room for a cafe to incorporate outdoor seating. Stepbacks can create terraces for individual units or a development's amenity space.

DESIGN GUIDELINES

1. Set back buildings to create generous walking zones and forecourt spaces that support streetscaping and street activity.

2. Upper-storeys of new buildings should stepback a minimum of 3m to maintain a desired four to six (4-6) storey street wall, to create a comfortable "human scale" pedestrian environment and to minimize shading on adjacent open spaces and pedestrian connections. A minimum 3m stepback also allows for usable upper level terrace space.

3. Buildings should be placed to create a consistent street wall and frame the street. Slight setback variations may be considered where appropriate, particularly along long streets to provide visual relief and interest.

4. Setbacks must be carefully considered to accommodate the full canopy growth of street trees and to provide buffer and enhanced landscaping where desirable.

Setback to accommodate planting buffer at private residence entrances

Stepback to provide separation between the podium and tower built forms

5.1.3 VIEWS & VIEWS TERMINI

INTENT

To protect, enhance and create new view corridors throughout the Southwood Circle Community.

DESCRIPTION

View corridors and view termini intuitively provide direction on the extents of a built environment and connections to key community features. For instance, view corridors through or between sites can provide the visual link for pedestrians to navigate to an open space and subsequent open space system. View termini can place emphasis on a strategically placed prominent architectural building that adds character to the overall community.

DESIGN GUIDELINES

1. Buildings are to optimize daylight and views to support wellbeing and biophilia for occupants. Building designs shall balance this objective with controlling unwanted solar gain and glare and maximizing building envelope performance.

2. Maximize view opportunities onto the public realm at the ground level of buildings by providing a high level of building transparency.

3. Position public art to focus views and terminate long view corridors.

4. Orient the buildings in such a way that promotes clear views through the site and towards building entrances.

Tower acts as view terminus, with units having direct views to open space

Ground floor transparency with active use

5.1.4 PARKING

INTENT

To provide high-level direction on parking strategies that will support a pedestrian-oriented community with minimal impacts to the public realm.

DESCRIPTION

The provision for parking is a necessary accompaniment to development, however, the provision for parking should be mindful of the transit-oriented nature of the Southwood Circle community, and what that implies in terms of strategy, innovation and uses.

DESIGN GUIDELINES

1. Incorporate future-proofing measures to accommodate new types of vehicular uses and required infrastructure (e.g., parking). Regularly review mode-share and parking counts, and ensure that vehicular parking is not over built.

2. Design streets, parking structures and pick-up/drop-off areas for emerging and new vehicle types (e.g., electric or hybrid). Include electric vehicle charging infrastructure in new parking areas.

3. Where new parking is necessary, 90% of parking must be below or above-grade options in all new development where topographical conditions allow.

4. Provide incentives to incorporate Traffic Demand Management (TDM) strategies that reduce the demand for parking in the community.

5. Accessible parking spaces, EV charging stations and car-share parking should be given the most convenient access to building entrances and be appropriately lighted and signed for ease of identification.

6. Entrances to below-grade and above-grade parking should be located off of service corridors to minimize conflicts with pedestrians and cyclists.

7. Incorporate secure bike storage including EV Bike charging stations.

Priority parking for electric vehicles

All season rideshare waiting areas

U OF M MASTER PLAN REFERENCE

Refer to Section 4: Planning Policies - The Frameworks for complementary information regarding Built Form Framework.

5.1.4.1 BELOW-GRADE PARKING

INTENT

To provide guidance on the optimal location for parking access within a development, the extent of access along key edges and the seamless integration with building facades.

DESCRIPTION

Below-grade parking allows for the maximization of a development's ground floor use, open spaces and landscape. Access can be integrated into the overall building design to limit it's impact on the public realm.

DESIGN GUIDELINES

1. Entrances to below-grade should be located off of service corridors so as to minimize conflicts with pedestrians and cyclists.

2. Below-grade parking structures should be set back from property lines where possible to allow for uninterrupted landscaping and/or mature tree growth that will not be affected by maintenance of the structure over time.

3. Vehicular access to below-grade parking should be located at the rear and/or side of buildings, away from main building frontages and major streets.

4. Where access must be provided from the primary frontage, access to below-grade parking should be integrated into the overall building design.

Inset below-grade parking access

Below-grade parking entrance integrated into building design

5.1.4.2 ABOVE-GRADE PARKING

INTENT

To creatively support parking demands that limits the need for excessive site excavation, while still supporting a mixed-use development with active at-grade uses.

DESCRIPTION

Wrapped above-grade parking is a preferred alternative for a development's parking strategy. A wrapped above-grade parking structure is typically covered on three of its sides, with consistent or varying uses depending on the adjacent context. Lobby entrances for development above the structure will need to be spaced and appropriately sized correctly to accommodate vertical circulation and supportive program.

DESIGN GUIDELINES

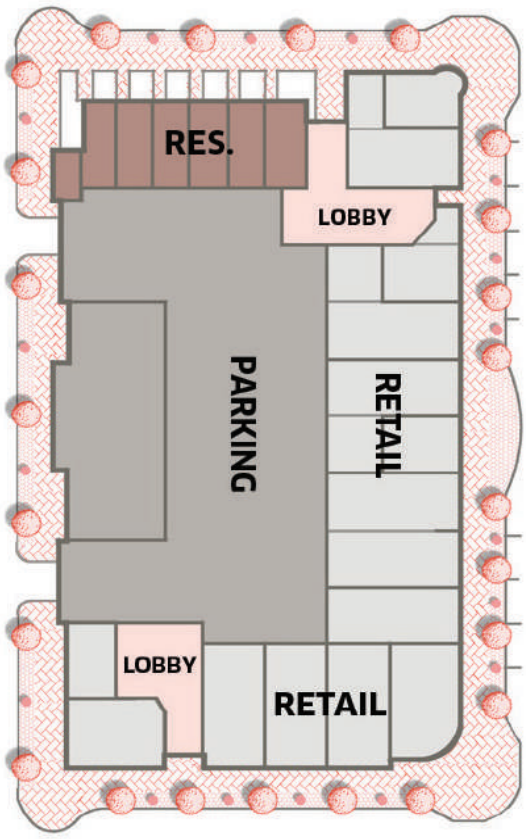
1. Where below-grade parking is not possible, prioritize opportunities for above-grade parking facilities. Front any new above-grade parking facility with a mix of uses, public art, and plantings.

2. Above-grade parking should not be a stand-alone building. Above-grade parking should be integrated into the design of buildings with animating uses on the ground-level.

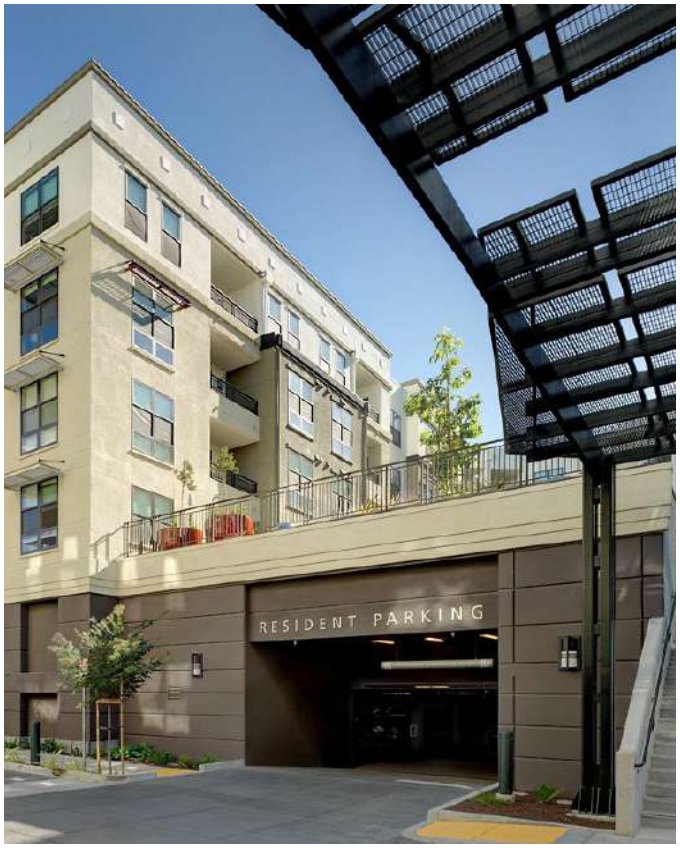
3. Ramps and access stairs to above-grade parking should be integrated into the design of the building.

4. The design of above-grade parking structures should complement the main building through massing, material selection and architectural design feature/language.

5. Where possible, utilize the roof of the above-grade parking structure for outdoor building amenities.



Above-grade parking wrapped with residential and retail uses



Outdoor building amenity above parking

5.1.4.3 SURFACE PARKING

INTENT

To provide the optimal approach to surface parking that limits the impacts on the public realm and environment when parking demands cannot be supported by other strategies.

DESCRIPTION

Surface parking takes valuable space from the public realm, however, it may become part of a parking demand strategy if site conditions are unfit for below-grade or above-grade parking, and/or if cost limitations are involved. In this instance the location, layout and design elements of a surface parking lot will be strongly influenced by building frontage, land use, pedestrian circulation and the overall public realm.

DESIGN GUIDELINES

1. Surface parking is allowed if direct accessibility to buildings is required and cannot be accommodated in parallel parking along the street edge, below-grade or in above-grade parking forms. Surface parking should not be allowed to front any building.

2. Sustainable design measures should be part of the parking design including shrub and tree planting, bioswales, and if possible, permeable pavers.

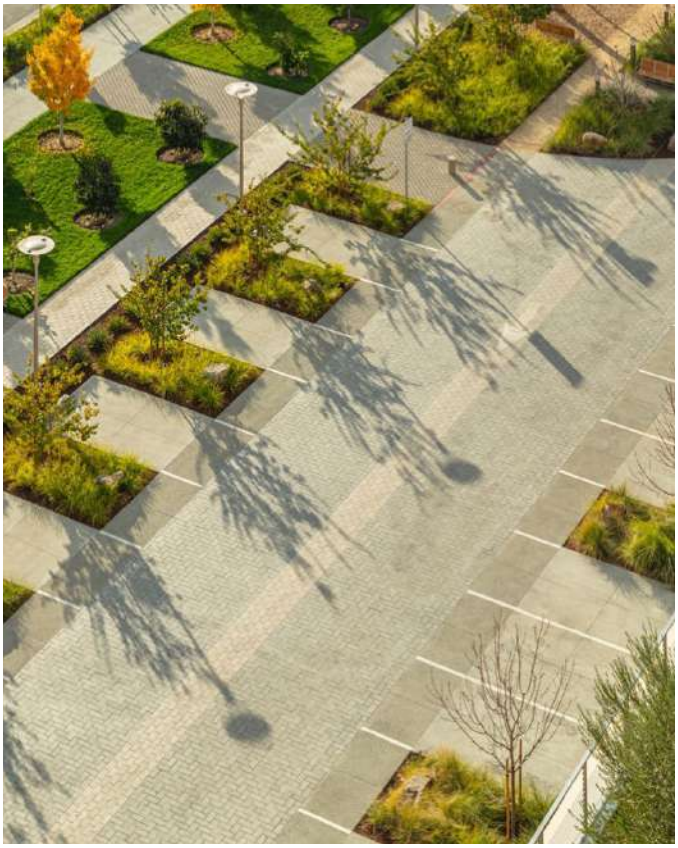
3. All surface parking areas should be well lit, universally accessible, with landscaping, and applying CPTED principles.

4. Where surface parking is adjacent to the public realm, a landscaped buffer consisting of planting and/or low architectural wall/decorative fence should be provided for screening.

5. Parking circulation throughout the site should be continuous. Dead-end driveways and turn-around spaces should be avoided.

6. Shade trees should be provided throughout surface parking areas.

Planting buffer with shade trees



Permeable paving with modified parking spacing

5.1.5 SERVICING AND LOADING

INTENT

Consolidate and integrate servicing and loading components to minimize the visual and functional impact on the public realm.

DESCRIPTION

Servicing and loading is a necessary component of all developments. It should be an understated component that does not interfere with key building frontages, main pedestrian circulation corridors or the public realm.

DESIGN GUIDELINES

1. Locate service roads and parking entrances away from the public realm. Provide service access through secondary streets, where feasible.

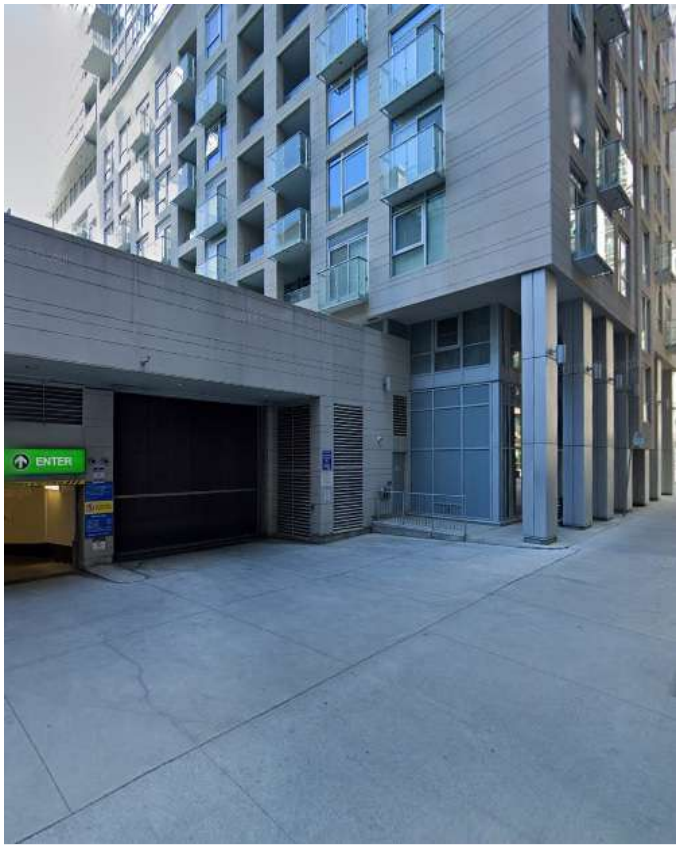
2. Locate service, garbage removal and loading dock access internally within buildings rather than in adjacent structures or in outdoor areas.

3. Location of service entrances should not be in conflict with main pedestrian circulation corridors.

4. Loading areas and servicing shall be integrated with the building envelope where possible and screened with materials that compliment the design and treatment of the building.

5. Loading and servicing components should be coordinated, consolidated and located together.

6. Adequate internal space for loading and service, and convenient access for pick-up should be considered early in the design process for all uses and built form types



Consolidated laneway loading, servicing and parking access

Creative art and planting screening solution

5.1.6 VEHICULAR ACCESS

INTENT

Strategically locate, size and incorporate streetscape elements that limits curb cuts and supports a comfortable pedestrian experience.

DESCRIPTION

The location and design of vehicle access can impact the efficiency of vehicle movement, pedestrian comfort, on-street parking opportunities, stormwater runoff, heat island effect, ground floor uses and so on.

DESIGN GUIDELINES

1. All service and parking access roads should be designed as pedestrian-friendly spaces with enhanced paving treatments.

2. Where possible and appropriate depending on the use and built form typology, driveways should be shared between adjacent properties in order to reduce the frequency of interruptions to sidewalks and the streetscape.

3. The number of driveways to a site should be kept to a minimum to support on-street parking and landscaping treatments, and to provide a more continuous public realm.

4. Driveways are encouraged to be located as far as possible from parks, open space features, public walkways, schools and intersections.

5. Driveways should be designed to support traffic calming through minimum widths and curb radii to reduce speed of vehicles and enhance pedestrian safety.

6. Driveways should be designed to minimize stormwater runoff and heat island effect.

Key frontages are maximized for streetscaping and parking opportunities

Continuous streetwalls and streetscaping elements

5.1.7 PRIVATELY OWNED PUBLICLY ACCESSIBLE SPACES (POPS)

INTENT

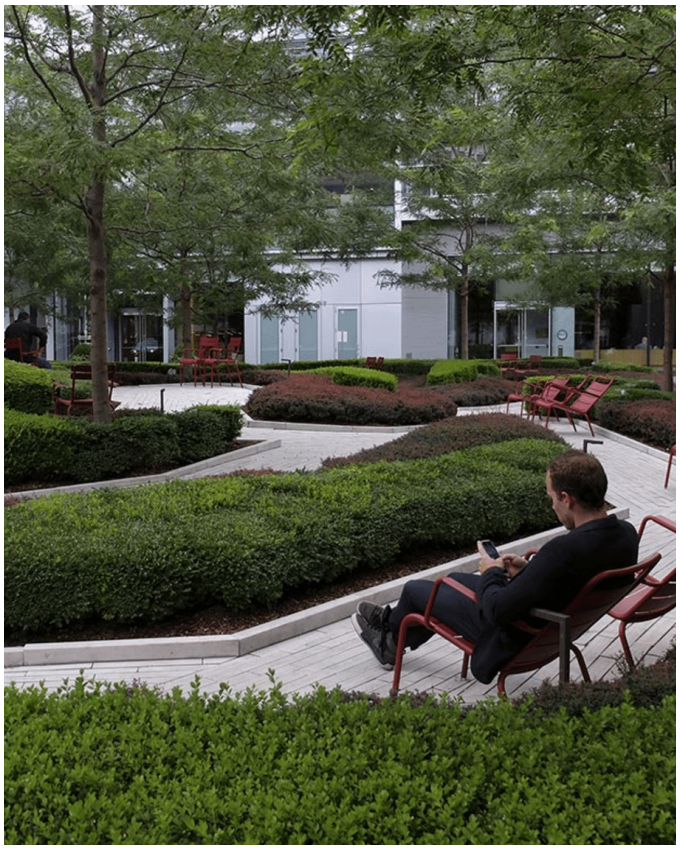
To provide additional opportunities for the public to access highly visible and accessible shared space for a variety of functions and needs.

DESCRIPTION

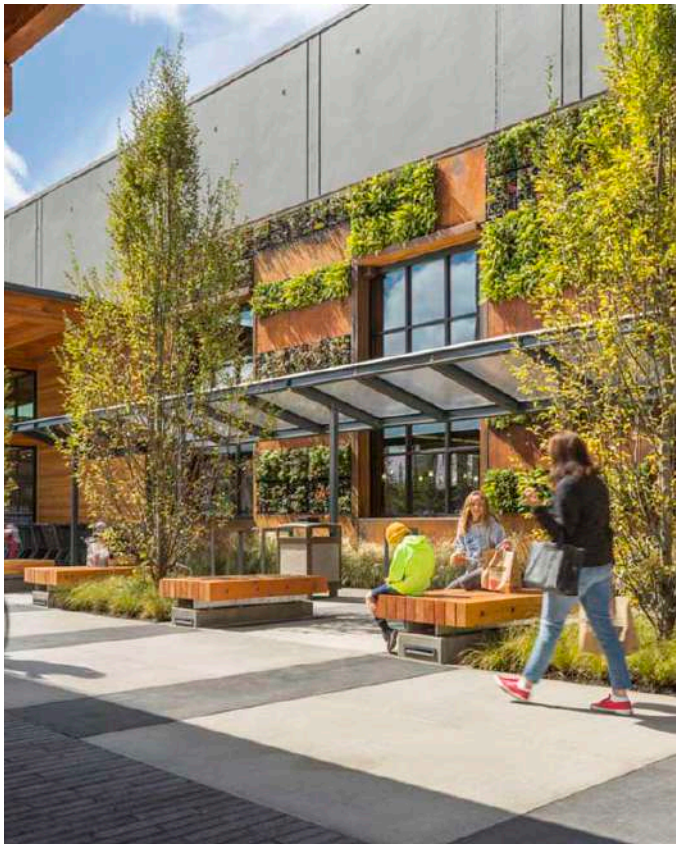
Though not designated as parkland, POPS are valuable spaces for gathering, landscaping, showcasing art, and extending the community fabric. They are an opportunity to provide additional linkages to the open space network and can take the form of arcades, plazas, landscaped mews, mid-block connections, small parks, or an atrium. They can be flexible in nature to accommodate a range of uses and designed for universal access and use.

DESIGN GUIDELINES

1. As part of the community park network, developers are required to provide POPS connections to the park network.
2. POPS should be visible and accessible from public streets, parks or open spaces.
3. POPS should be designed to promote active interface with adjacent development to encourage the use of open spaces and allow for passive surveillance.
4. POPS should be designed to establish a seamless transition between public and private areas.
5. The design of POPS should be coordinated with adjacent streetscape design with respect to planting species selection and material/furniture specifications.
6. Adequate lighting should be provided to ensure safety and usability at all times of day.



Quiet POPS with unique landscape design



POPS mews

POPS that display public art

Interactive POPS framed by active ground floor uses

5.1.8 LANDSCAPING & PRIVATE YARDS + OUTDOOR AMENITIES

INTENT

To utilize various forms of landscaping to provide buffers between the public and private realm, screening for privacy, and opportunities for plant species variety. Depending on the built form typology, to identity opportunities for private outdoor space, whether it be for individual units or entire developments.

DESCRIPTION

For dense mixed-use communities, private development outdoor amenities are crucial to relieving congestion of the parks and open space system.

DESIGN GUIDELINES

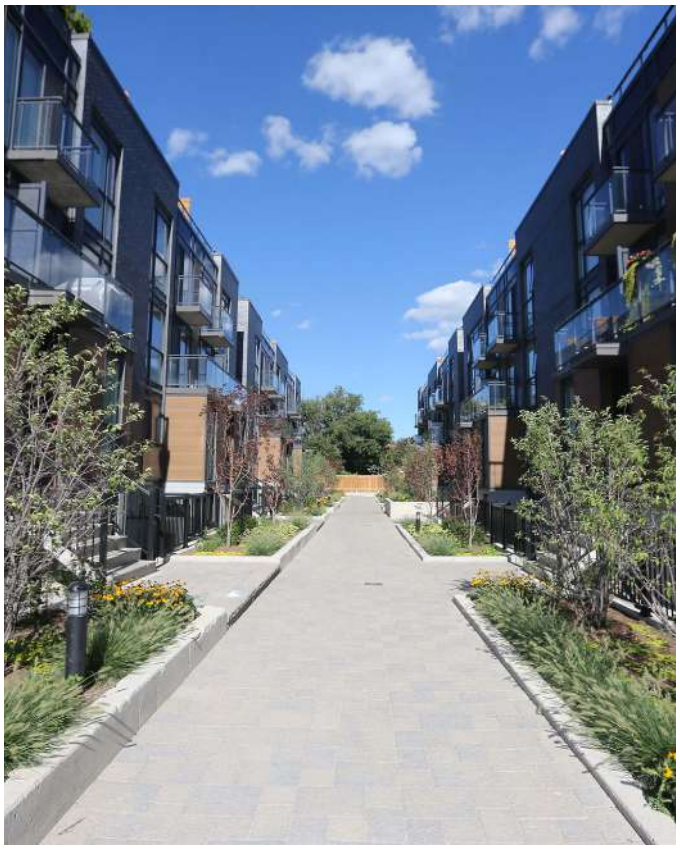
1. Usable private outdoor amenity spaces should be provided for all developments.

2. The use of hard surfaces should be minimized in yards and setback areas. If unavoidable, permeable surfaces should be introduced.

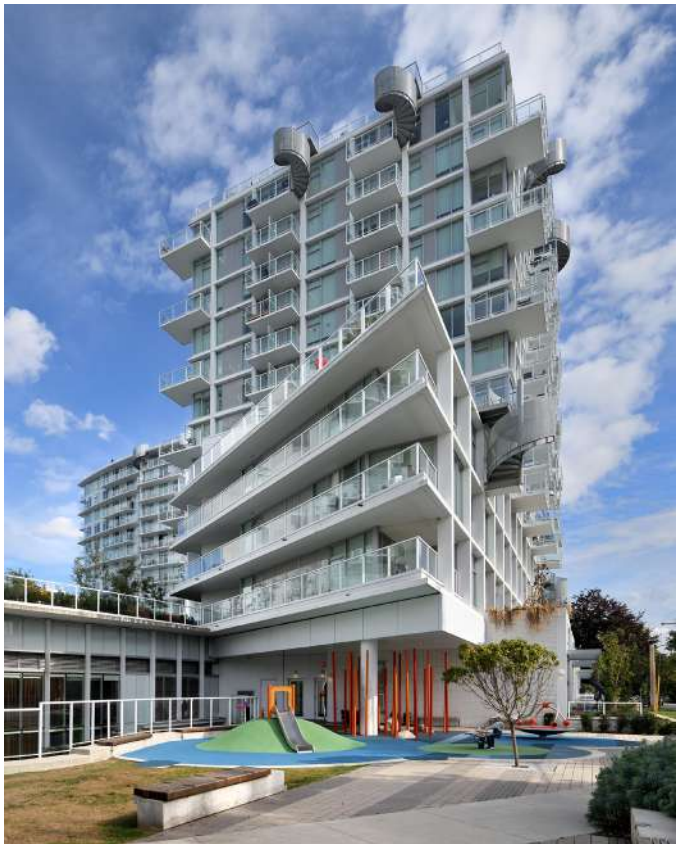
3. Private outdoor amenity spaces should be of an appropriate size for its use and located with optimum solar exposure and views.

4. Diverse landscaping features should be provided to contribute to the urban ecology and to enhance user experience. Priority will be given to preservation of existing natural elements on site.

5. To reduce heat island effect and increase infiltration of stormwater, green infrastructure such as rain gardens, permeable paving, soft landscaping and shade trees should be provided in private outdoor amenity spaces and yards.



Landscape buffers with planting variety for ground floor units



Outdoor amenity areas that provide program for all ages

5.1.9 PRIVATE STREETS/LANES/ MEWS

INTENT

To create a network of internal private circulation that services the functions of each development and supports comfortable and safe multi-modal movement.

DESCRIPTION

Private streets, lanes and mews can provide frontage to internal buildings, in addition to pulling certain curbside functions, and access to parking, loading and servicing off of main streets and those with active ground related uses.

DESIGN GUIDELINES

1. Wherever possible, vehicular access to parking, loading and service facilities should be provided from external streets and mews streets.

2. The mews streets should be designed with clear and unobstructed long views for ease in wayfinding.

3. Mews streets should be well lit with pedestrian-scale lighting, and fronted by doors and windows where possible so that these routes can be used safely at night.

4. Blank walls fronting onto mews are discouraged. Active frontages should address the mid-block connection.

Shared mews that can be closed to vehicular movement

Hardscaped mews with lush plantings

5.2 BUILDING DESIGN

5.2.1 BUILDING HEIGHT, MASSING & TRANSITION

INTENT

Ensure that the massing and design of mid-rise or high-rise buildings contributes to an interesting and varied skyline and maintains an adequate view of the sky from ground level.

DESCRIPTION

Building design, and in particular, massing and wall articulation have an important role in defining the streetscape. Providing transitions between different land uses and different building forms is important in establishing character for the community and creating cohesive neighbourhoods in new communities.

DESIGN GUIDELINES

1. Design efficient and integrated building podiums.

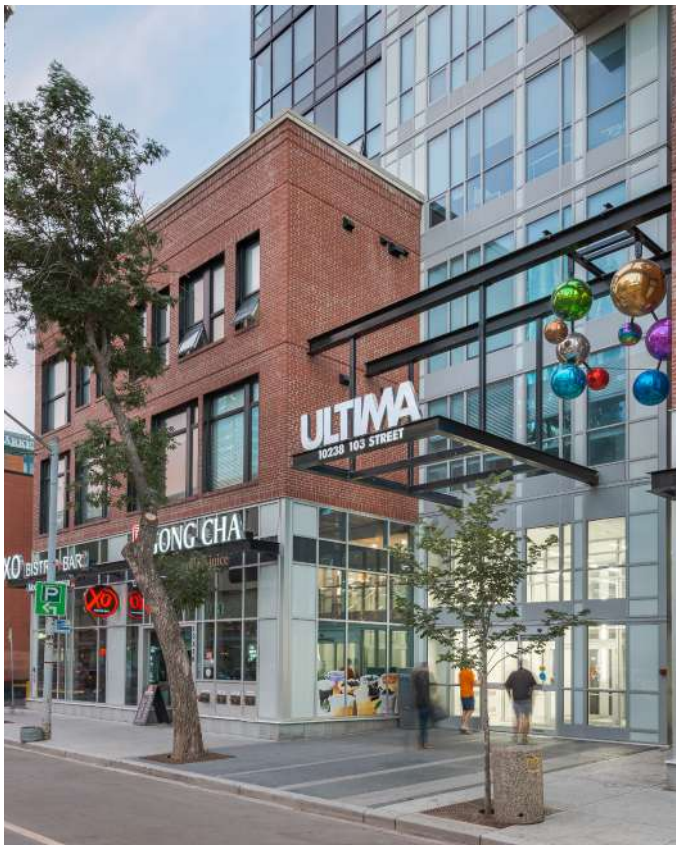
2. Incorporate design elements, such as architectural fenestration, undulations in building facades, building stepbacks, and a change in materials as appropriate, to break up building mass and to create interesting building form, while maximizing efficient interior layouts and cost-effective construction.

3. Transition building heights to be respectful of the scale of adjacent buildings.

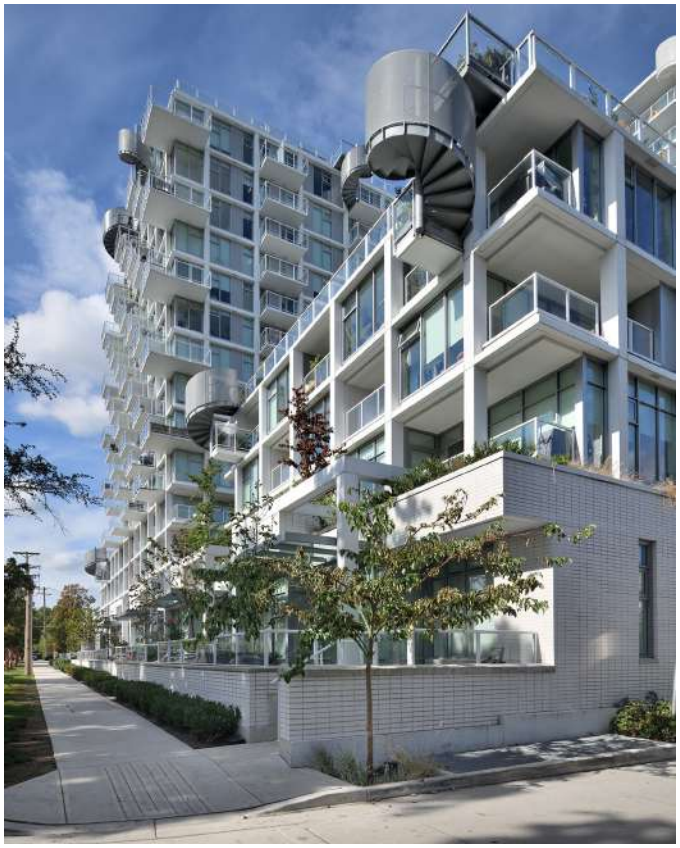
4. Establish a compact development form to maximize open spaces that preserve the vitality of the ecosystem. Transition buildings fronting open spaces to allow for maximum sunlight exposure.

5. Design buildings with simplified, compact massing and fewer complex junctions to minimize building envelope heat loss. Prioritize simple shifts in massing and changes in exterior colors and textures to articulate facades.

6. Height and massing will enhance the pedestrian experience. Use podiums under new tall buildings to retain a human-scale at grade. Podium minimum height should be 2-storeys and maximum height should not exceed 80% of the total of right-of-way width plus setbacks.



Provide a generous stepback, between the podium and tower



Establishing character for the community

Use stepbacks to break up the massing

Use a variety of setbacks and stepbacks for emphasis

Pedestrian-scaled forms adjacent to open spaces

U OF M MASTER PLAN REFERENCE

Refer to Section 4: Planning Policies - The Frameworks for complementary information regarding Built Form Framework.

5.2.2 SEPARATION DISTANCES

INTENT

Provide the appropriate separation between different built form elements that will support comfortable habitable conditions, access to light and sky views, and permeability of development blocks.

DESCRIPTION

While compact development is a staple of complete communities, separation distances ensure that the surrounding context has protected access to sunlight and sky views, pedestrians are not subjected to undue wind effects, and units are provided with a level of privacy and opportunities for daylighting.

DESIGN GUIDELINES

1. For high-rise buildings, above six (6) storeys, the separation distance between habitable windows of towers should be a minimum of 30 metres. This separation area can include building projections such as balconies and cantilevers that extend a maximum distance of 2 metres.

2. For high-rise or mid-rise buildings, up to six (6) storeys, the side yard separation distance between habitable windows should be 15 metres. This separation area should be clear of any building projections such as balconies and cantilevers.

3. For mid-rise buildings, above to six (6) storeys, the side yard separation distance between habitable windows should be 20 metres. This separation area can include building projections such as balconies and cantilevers that extend a maximum distance of 2 metres.

4. For low-rise buildings, the minimum facing distance between primary building faces should be 15 metres. This area should accommodate a 3 metre wide pathway along with front yard landscaping on either side.

5. For low-rise buildings with rear yards that are back-to-back, the maximum rear yard depth should be 7.5 metres for each side.

Generous tower separation to protect sky views and light penetration

6. For low-rise buildings where no pathway is included between townhouse groupings, a minimum side-to-side distance of 3.0 metres should be provided.

7. For low-rise buildings where a pathway is included between townhouse groupings, a minimum side-to-side distance of 6.0 metres should be provided.

8. For low-rise buildings where there is a front-to-side condition, a minimum of 9 metres should be provided that can accommodate a 7.5 metre rear yard setback and 1.5 metre side yard setback.

5.2.3 GROUND RELATED USES

INTENT

Incorporate into the ground floors the most public and active uses within the building to activate the street.

DESCRIPTION

The at-grade portion of a building, where it intersects with the public realm, is directly within pedestrian sightlines, and therefore has the most impact on the look, feel and sense of welcoming of an environment. As such, building expression and use at-grade is extremely important in contributing to an environment that feels animated, appropriately scaled, vibrant and safe.

DESIGN GUIDELINES

1. Design ground floors in new buildings to be transparent, well-lit, animated, and visible from outdoor public areas, allowing for smooth and accessible pedestrian passage and flow in, through, and out of buildings.

2. Provide a high degree of transparency on the ground floor of adjacent buildings to enliven the plazas.

3. Buildings should have active uses and transparent ground-level designs and on all sides. Spaces at all building levels should foster an animated and social environment throughout all times of day and night, seven days a week.

4. The ground-level of all buildings - especially those that frame and support destinations and gathering-oriented open spaces such as plazas, fields, courtyards, and gardens - should be animated with uses such as retail, restaurants with outdoor patios, community/recreation, amenities, social gathering space, and gallery display space.

Generous ground floor height with floor to ceiling glazing

Make visual connections to the interior ground floor use

5.2.4 FACADE DESIGN, MATERIALITY & TREATMENT

INTENT

Design visually permeable, well-constructed building facades of durable materials with thoughtful articulation and colour palette.

DESCRIPTION

The design approach to the exterior of a building is intended to create visual interest and convey a cohesive architectural style. Materials and articulation should be used to create a horizontal and/or vertical rhythm along the facade. For tall buildings in particular, the approach to facade design may be broken down to the different components of a tall building such as the ground floor, podium and tower.

DESIGN GUIDELINES

1. Create highly identifiable building entrances, with transparent facades, signage, lighting, a welcoming design, and architectural character.

2. The ground level of buildings at minimum, should have a high degree of transparency, allowing views within and through buildings where possible.

3. While the façade with the primary entrance will be architecturally significant, the design of the building should read as a cohesive whole.

4. Exterior materials are to be of high quality with sense of permanence. The materials should be durable to reduce building maintenance expenditures over a building's lifetime. Prioritize natural materials with low embodied emissions.

5. Buildings with extensive glazing are to employ strategies such as high-performance glazing, shading devices or buffer spaces to improve thermal comfort and to reduce energy use associated with glazing.

6. Primary glazing shall be mainly clear coloured and transparent, except when a special case is approved for security or research reasons. Opaque glazing must be located away from public open spaces.

Add architectural interest for low-rise buildings using different materials

7. The main façade of a building should face a campus street, major open space, or main pedestrian path, and should be articulated to establish clarity in main entry and building identity. Building articulation for the main façade should represent the distinct architectural expression .

8. Operable windows should be integrated into building design to provide natural ventilation and help reduce mechanical heating and cooling requirements.

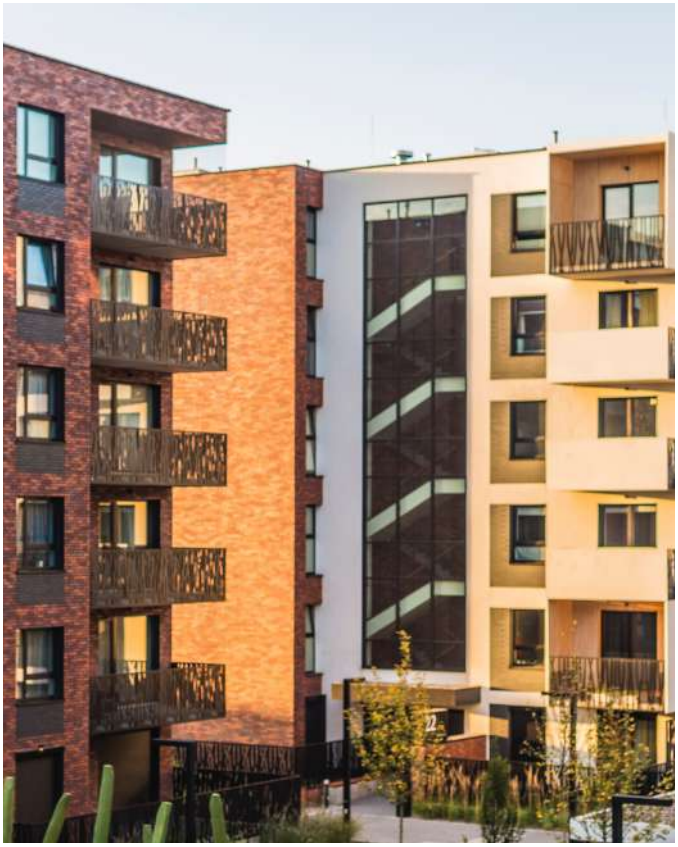
9. Use durable materials that can withstand freeze-thaw cycle.

10. Provide canopies, arcades and awnings against building edges to provide shelter for pedestrians.

11. All glazing must be bird friendly.

Distinct facade design at building entrance

Material change between podium and tower



Contrasting approach to materiality

5.2.5 CORNER TREATMENTS

INTENT

Create focal points through architectural and landscape treatments and expression at gateway and corner sites.

DESCRIPTION

Street intersections are convergent points of urban life. Their core function is contrasting; with either one element in motion while the other one is static. As such, the built form located at intersections not only needs to understand the unique condition, but respond in a bold and character driven way.

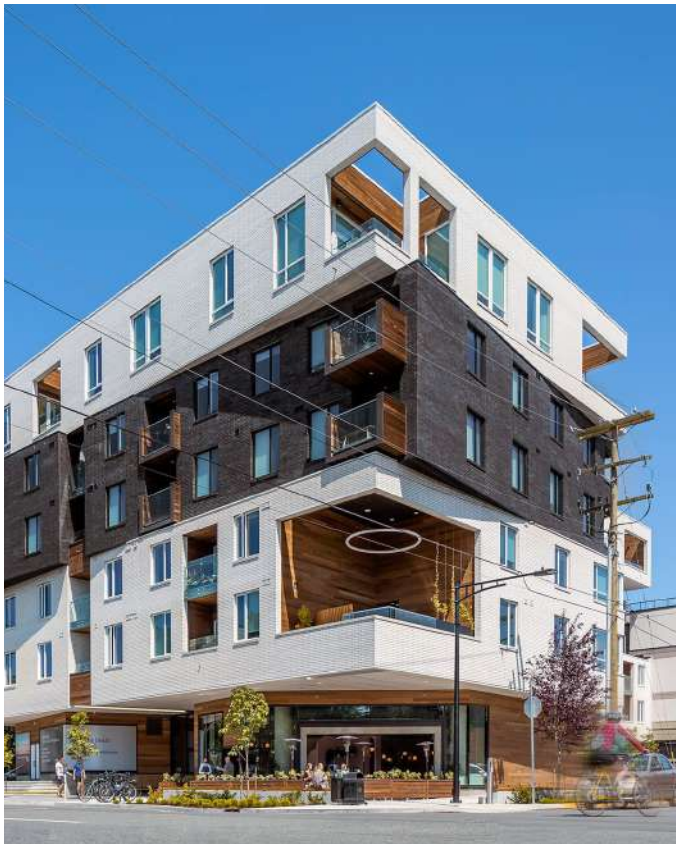
DESIGN GUIDELINES

1. Incorporate distinctive design features and interventions, such as enhanced architectural details at building corners, for buildings at entrance locations or fronting onto open spaces.

2. The design of buildings at key corners and gateway intersections should be distinctive.

3. Where buildings are sited at intersections, the corner should be articulated to create a sense of visual interest and improve the visibility of the intersection. Architectural strategies can include chamfered or rounded corners, projecting or recessed entrances, volumetric manipulations (for instance, additional height at the corner), enhanced window design or others that work to define a prominent corner.

Corner of build is cutout to make room for a plaza



Play with solid and voids at corners to create impact

5.2.6 ROOFTOP & PODIUM OPEN SPACE

INTENT

Utilize podium rooftops to provide private outdoor amenity space that is an extension of the building design and its interior uses.

DESCRIPTION

Rooftop amenities provide essential space for gathering and unique views overlooking the community. Outdoor rooftop amenities are often accompanied by indoor amenities and can serve a variety of functions depending on the unit mix and demographics.

DESIGN GUIDELINES

1. Explore opportunities to combine green roofs with accessible amenity space to provide naturalized amenity space and reduce the urban heat island effect.

2. Explore opportunities to introduce rooftop gardens. Gardens are an important contributor to the overall health of our urban ecosystem, providing opportunities for growing food and for habitat for bees, butterflies, and birds.

3. Above-grade public spaces such as social space, common space or primary corridors should be located to create visible animation of the building and to allow for views out to the public realm.

4. Locate and design rooftop amenity spaces to minimize wind exposure and maximize sun exposure.

Playground area atop podium

Outdoor podium amenity with lush plantings and seating for evening use

5.2.7 ACCESSIBILITY

INTENT

Encourage and provide guidance to designers and developers, to meet and invest in universal accessibility and Accessibility-Oriented Development (A.O.D) requirements, to create inclusive communities that accommodate the needs of a variety of people.

DESCRIPTION

Creating inclusive cities that promote quality infrastructure investments with longer lifespans that recognize the inclusion of vulnerable groups improves accessibility and quality of life for all. Strategies and implementation of A.O.D will result in neighborhoods with functional connections.

DESIGN GUIDELINES

1. Minimize grade changes on paths and sidewalks to support accessible movement.

2. Prioritize universal accessibility to ensure people of all ages and abilities can move freely throughout the community.

3. Integrate barrier-free access into paths, parking lots and connection points. Locate ramps, railings and other accessibility elements in central open-space entrance and access locations.

4. Provide barrier-free entrances that are directly accessible from sidewalks and paths and are aligned with adjacent building entrances to facilitate ease of movement between adjacent and nearby buildings.

5. For developments with at-grade units that are directly accessible from sidewalks or the circulation network, a percentage should be for barrier free units.

6. Integrate high contrast materials, adequate lighting and accessible way finding signage.-

Accessible building entrance

U OF M MASTER PLAN REFERENCE

Refer to Section 4: Planning Policies - The Frameworks for complementary information regarding Built Form Framework.

SUSTAINABILITY GUIDELINES REFERENCE

Refer to the Appendices

5.2.8 AGING IN PLACE

INTENT

Responding to the needs of the aging residents is critical. Insure that future developments allow the aging population to live safely and independently in their communities. Each development should adapt to strategies that meet the ideal needs and accommodate all possible development user conditions.

DESCRIPTION

Designing communities that encourage diversity and support a large percentage of Canada's aging population is critical. Designing urban environments with the intention to make aging individuals feel comfortable, safe, welcomed, and supported by key site programming that allows them to live independently will ultimately create a better community for all.

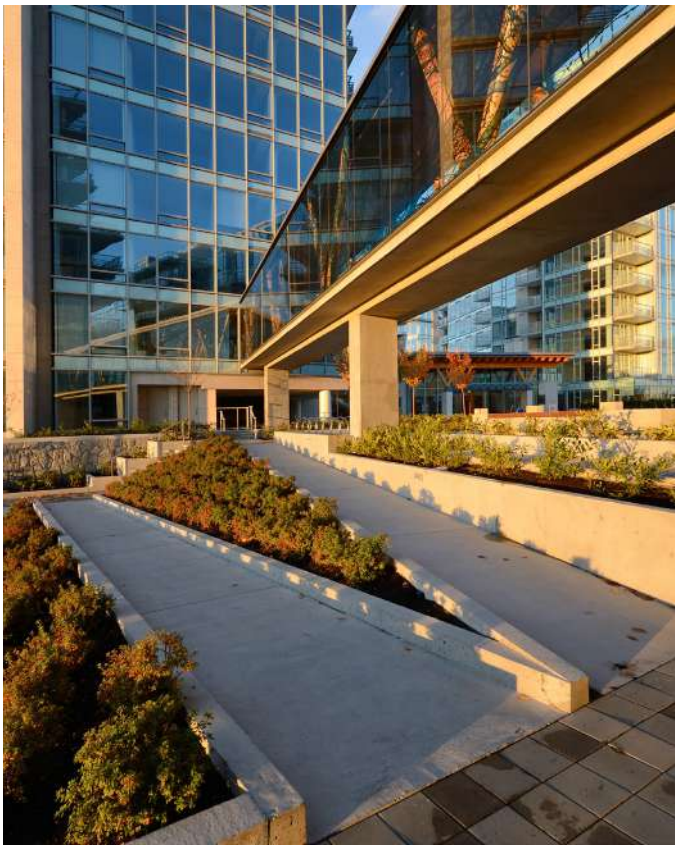
DESIGN GUIDELINES

1. Create a safe and universally accessible development, with a short walking distance to public transport and basic services that include health, social and healthy food options.

2. Building entrances should be step and barrier-free. Strategies to improve walkability should be incorporated into areas connected to and beyond building entrances.

3. Provide sufficient parking and loading areas for these services and health service providers close to the building entrance. In addition parking areas for residents should be well located with generous space for oversized vehicles with lifts and for individuals with mobility devices

4. Provide a variety of local recreational amenities for all residents to foster relationship building and the feeling of belonging.



Ramps to accomodate all accessibility needs

Clear paths with seating integrated a place for rest

5.2.9 BIRD FRIENDLY DESIGN

INTENT

To direct designers and developers to incorporate treatments to glass or additions to facades that will work towards mitigating and preventing the death of birds.

DESCRIPTION

Window collisions are a large cause of death for birds each year in downtown urban environments. In addition, the proximity to large water bodies or watercourses, and prevalence of tall buildings also increases the number of collisions. Light and glass are key issues to be addressed when incorporating bird friendly design to a development. The amount of reflection, level of transparency, and high facade percentage of glass used in buildings is a significant danger to birds. Lighting emanating from buildings can disorient migratory birds and cause them to get trapped in unfamiliar environments.

DESIGN GUIDELINES

1. The critical zone for bird collision is within a building's first four storeys, or mature tree height, whichever is greater. Use visual markers on the external surfaces of glass that are no more than 50 millimetres wide and 100 millimetres high within the critical zone. Possible visual markers include UV markers, fenestration patterns, adhesives, etching, fritting, sunshades, louvres, screens, blinds, and netting.

2. The use of mirrored glazing is not permitted.

3. Building mounted lighting should be targeted and shielded to reduce light spill and its associated light pollution. Down-lighting, as well as the use of green or blue light is preferred before white and red light.

4. All clear glass corners located within the first four storeys of the height of a building shall be treated with visual markers for a minimum of 5 metres extending on each side away from the corner.

Use screening/sun shades to provide visual cues for birds

Reduce percentage of building glazing to minimize bird collisions

5.2.10 PET FRIENDLY DESIGN

INTENT

To reduce impacts on the public realm and open spaces by integrating pet-friendly facilities within new multi-unit developments.

DESCRIPTION

The effects of an increasing pet population can be most noticeable in mid to high-rise multi-unit apartment buildings. New developments can support pet owners by addressing the growing need for pet facilities by integrating pet-friendly design within the building. Providing dedicated facilities within the development can also help to reduce the burden on the public realm, open spaces and the community as a whole.

DESIGN GUIDELINES

1. Design and plan for pet amenities as part of new multi-unit development to mitigate against overuse of neighbourhood public spaces.

2. In areas with average or above average provision of parks and open space, pet amenities should still be provided to support the development's new pet population to mitigate overuse of existing amenities.

3. Provide sufficient pet amenities to fully support the development's anticipated pet population.

4. Developers should provide quality day-to-day amenities for their pet populations to encourage as much on-site use as possible.

5. At a minimum, it is recommended that all new development with 20 units or more provide the following pet amenities: Outdoor pet relief area – 5.0 square metres minimum area size.

6. In developments of over 100 units, in addition to the outdoor pet relief area, it is recommended to provide: An outdoor off-leash area – minimum size of approximately 20 square metres, and a pet wash station – 6.0 square metres minimum room size.

Outdoor pet relief area

Off-lease area

SECTION 6

IMPLEMENTATION

6.1 IMPLEMENTING THE POLICY

The Design Policy is a living document for different user groups to assess, review and implement. The intention of the Policy guidelines are as follows:

- The Design Policy will be used by the Development Review Committee of UM Properties to evaluate development applications
- The Design Policy will be used by developers and their design teams to inform their project early on in the process
- The Design Guidelines should not be interpreted as the only design solution, and will leave room for unique or creative designs
- To ensure general conformity of the guidelines, will be required for each development.

Development of Southwood Circle, will occur in three efficiently planned phases that will be built out over the next 30 years. As illustrated in map below, phasing is generally projected to occur from the south to the north. However, recognizing the build of Southwood Circle will be subject to market conditions. The direction and timeframe of development will be flexible. Until such time that a portion of the Southwood Circle area is deemed necessary for development, it should be activated with public uses.

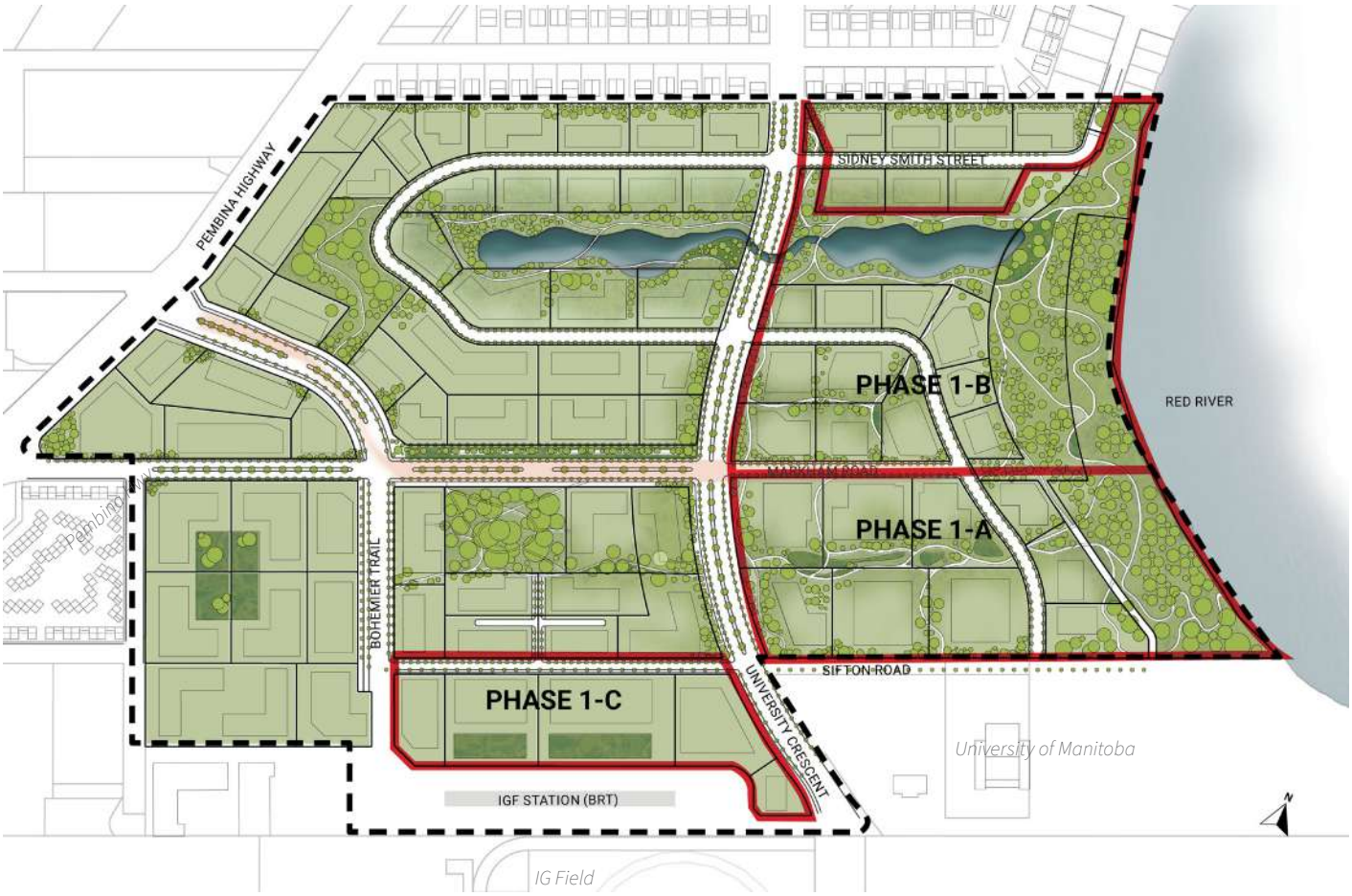


IMAGE CAPTIONS

6.2 APPROVALS & ENFORCEMENT

To ensure successful implementation UM Properties will take the following steps:

ROLES AND RESPONSIBILITIES

Southwood Circle Design Policy Guidelines are assigned to a senior-level person/s with sufficient knowledge about the site that will:

1. Monitor, review, and document the implementation progress, and report appropriately on the status of current projects, infrastructure requirements, and future projects and proposals.
2. Use all available instruments to test and assess plans and projects, including Environmental, Social and Governance accountability, and custom tools to assess market opportunities.
3. Establish a regular reporting mechanism (e.g., an annual report) to document current activities, future opportunities, updates, changing conditions, and other matters that can help UM Properties optimize successful strategies and adjust where necessary.

REVIEW OF THE SOUTHWOOD CIRCLE DESIGN GUIDELINES

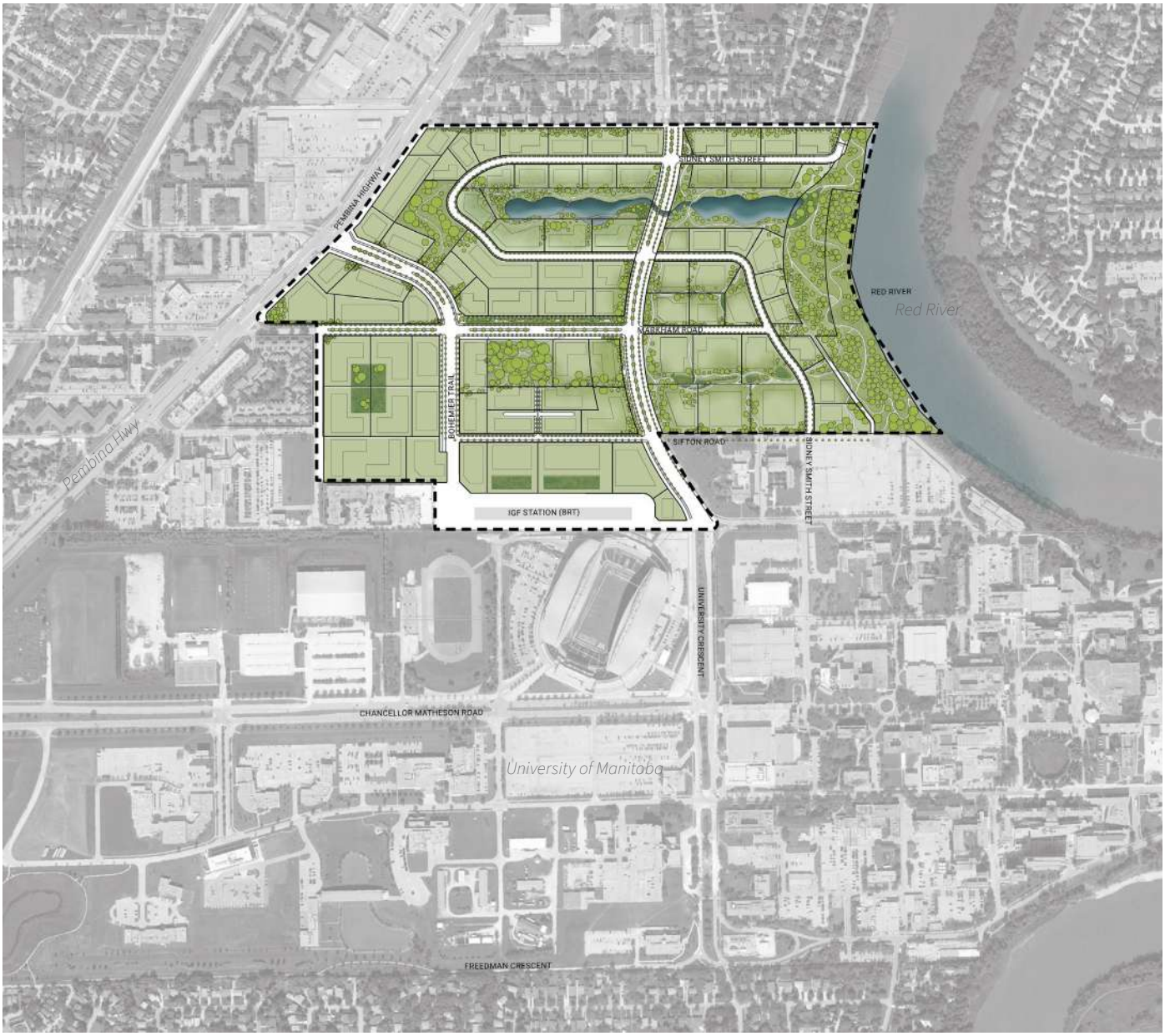
4. These Design Policy guidelines will be reviewed annually to adjust to campus changes and market conditions current to the Southwood Circle Community.

DEVELOPMENT COMMITTEE

5. When a development is proposed, a “project intent and compliance form” should be prepared to outline how the project complies with the Wellness and Sustainability Policy and the Design Policy can then be strategically aligned to ensure that the project under review is complementary to built form and open space guidelines. Further, new buildings or substantial renovations should also trigger a plan for the concurrent development or enhancement of the related public realm, or adjacent open space, along with a review of impacts upon streets, cycling routes, and pedestrian connections. These reviews will be approved by the Development Committee of the board.

6.3 MONITORING AND UPDATES

The Southwood Circle Design Policy is considered a living document that adapts to changing circumstances and evolving trends over time. The Policy will be reviewed annually and completely re-issued every 5 years to ensure the Guidelines remain relevant and consistent with the vision and mandate of UM Properties.



UM Properties, Southwood Circle Future vision for future buildout.

SOUTHWOOD

A COMPLETE COMMUNITY