

# MARKETLANDS

DESIGN COMPETITION 2018





# PART 1

## Market Lands Design Competition Overview

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## Part 1. Competition Overview

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## 1.0 Summary

CentreVenture Development Corporation (“CentreVenture”), the City of Winnipeg’s downtown development agency, is seeking a team of design professionals to work with the Corporation to establish an innovative design for the Southern Parcel of the Market Lands site. The Design Competition is divided into two stages:

Stage 1: Request for Qualifications (RFQ)

Stage 2: Request for Proposals (RFP)

Stage 1: Request for Qualifications (RFQ) is open to all interested firms and/or collaborative teams (“Proponents”) with experience in the required disciplines and having the required resources, as further described in the competition documents. From the RFQ a short-list of up to five (5) teams will be selected and invited to participate in Stage 2: Request for Proposals (RFP). CentreVenture welcomes proponents from a diversity of backgrounds, from local to international, small to large-sized, who typically undertake complex projects in architecture, landscape and urban design.

In the centre of Winnipeg’s historic Exchange District is the Market Lands, a 2.4 acre site bound by James Avenue, King Street, William Avenue and Princess Street. The site is currently occupied by Winnipeg’s former Public Safety Building and Civic Centre Parkade. In 2016, Winnipeg’s City Council resolved to demolish the structures on the site and tasked CentreVenture to establish a plan for the redevelopment of these lands.

Through 2017, CentreVenture conducted extensive citizen and stakeholder consultations to help inform a redevelopment concept for the property ([www.marketlands.ca](http://www.marketlands.ca)). The Northern Parcel of the site is conceptualized for private mixed-use development, including scenarios for multi-family residential, office, retail and parking. The Southern Parcel – the focus of this design competition – is to include an affordable housing building, a public market building and integrated outdoor public space. The concurrent design of the Southern Parcel offers a unique opportunity for talented and creative designers to help contribute to a comprehensive urban design in the city centre.

Proposals will be reviewed and adjudicated by an interdisciplinary Jury, who will recommend a winning proposal to CentreVenture. It is intended that the winning Proponent will continue working with CentreVenture to produce a final schematic design and then be offered a full architectural service contract, subject to final project and planning approvals by Winnipeg City Council.

All shortlisted Proponents who complete the RFP stage will be entitled to honoraria. Proponents must have at least one team member being a full member, and in good standing, in one of the Canadian provincial architectural associations.

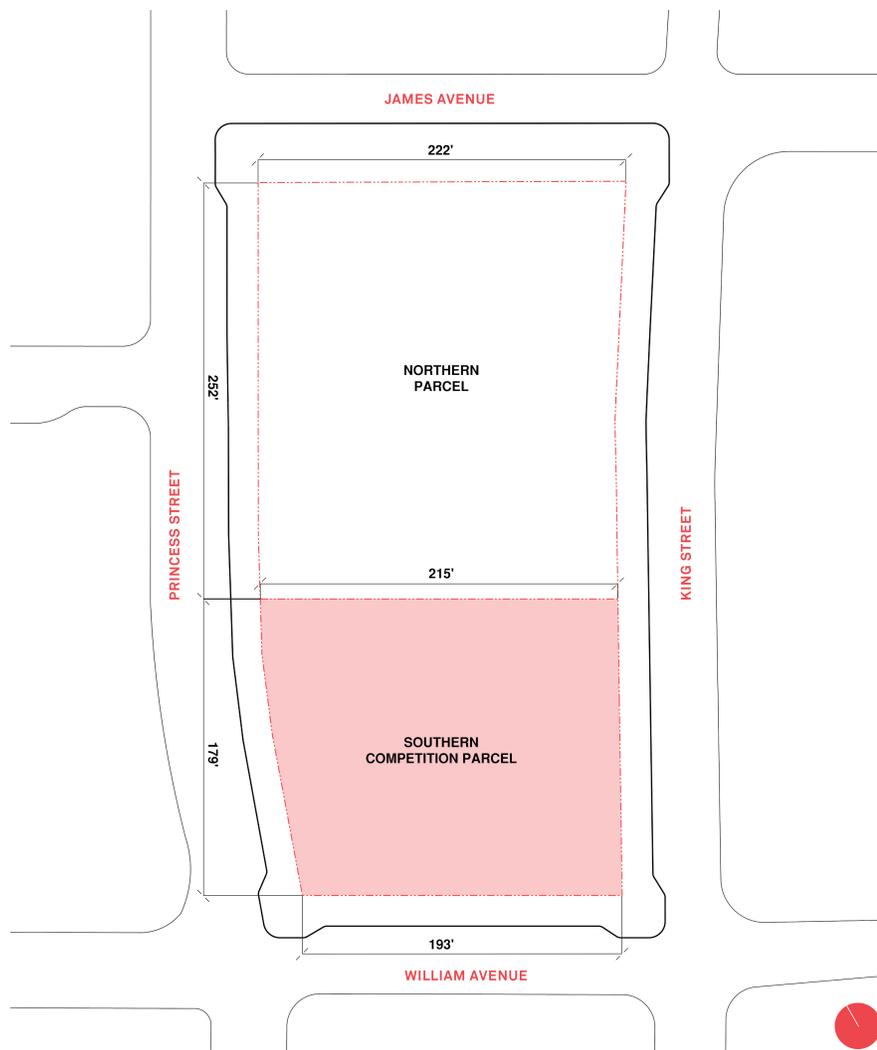
## 2.0 Background

### 2.1 CentreVenture Development Corporation

CentreVenture Development Corporation (the "Sponsor") is the City of Winnipeg's arms-length downtown development agency. CentreVenture was created in 1999 by City Council to provide leadership in the planning, development, coordination, and implementation of projects and activities in downtown Winnipeg.

CentreVenture has led several successful downtown district redevelopment strategies in Winnipeg including the Exchange Waterfront Neighbourhood Development Plan and the Sports, Hospitality and Entertainment District (SHED). Since 1999, the Corporation has assembled property for over 20 significant redevelopment projects in the downtown, including CentrePoint, True North Square, the Avenue Building, The MET, and the United Way of Winnipeg. CentreVenture has also provided construction financing to 50 redevelopment projects, primarily in the multi-family residential sector.

CentreVenture is responsible for the planning and redevelopment of the Market Lands.



## 2.2 The Market Lands

The Market Lands is a 2.4 acre site in the centre of Winnipeg's downtown and in the heart of the Exchange District. The site currently houses the former Public Safety Building and Civic Centre Parkade, as well as two open public spaces on the northeast and southwest corners. The parkade was decommissioned due to structural and safety deficiencies in 2012 and the police service vacated to a new downtown headquarters in the fall of 2016. The buildings are planned for demolition in 2019, with the entire site being subsequently redeveloped into a new, high-profile, mixed-use environment. This design competition focuses on the redevelopment of the 0.8 acre Southern Parcel of the Market Lands.

## 2.3 Context

Winnipeg has one of the most historically contiguous urban warehouse districts in North America and the Exchange District was designated as a National Historic Site in 1997. The District has been redeveloping its urban fabric over the last several decades with many warehouses in the area converted to residential, educational and office uses. The relocation of many academic programs by Red River College into the Roblin Centre on Princess Street and Paterson Global Foods Institute on Main Street have significantly enhanced the character and activity in the area.

The competition parcel was historically the site of the City's first public market building, adjacent to the original City Hall. The market building was demolished in the 1960's to make way for the redevelopment of the area into a civic precinct with a new City Hall (1962-to current), Public Safety Building Civic Parkade and urban park (1966-current). These buildings combined with the Centennial Concert Hall and Planetarium (1968) and the Manitoba Museum (1970) created a civic and cultural precinct in the city. The relocation of the Winnipeg Police Service to a new facility in 2016 and the structural closure of the parkade in 2012 made the proposed 'Market Lands' area available for redevelopment.

The Market Lands site stands amid the Exchange District National Historic Site and its redevelopment has the opportunity to contribute to the re-integration of the site into the historic context of the area.

## 3.0 Project Description

### 3.1 Program

The Southern Parcel of the Market Lands, the focus of this design competition, is to include the following components:

- an affordable housing building with approximately 100 modest apartment units and approximately 1,100 square meters of ground floor space dedicated for public purposes such as art gallery space, community offices, community enterprises, public gathering space, etc.;
- a one story public market building of approximately 650 square meters, to house permanent and revolving local vendors of food and goods;
- integrated high-quality outdoor public spaces, including a large public plaza.

It is intended that the Southern Parcel will be developed first and will be a focal point for the entire Market Lands redevelopment. The construction budget for redevelopment of Southern Parcel is estimated at CAD\$23 million.

The Northern Parcel of the Market Lands site is conceptualized for private mixed-use development, including scenarios for multiple buildings to house multi-family residential, office, retail and parking. It is intended that the Northern Parcel will begin development shortly after the Southern Parcel and will be procured through separate competitive request for proposal processes to the private sector development community.

More specific program requirements, descriptions of existing conditions, detailed site opportunities and constraints, upset budget limits and a list of design deliverables are included in Part 5.) Market Lands Design Competition Design Program.

### 3.2 Vision

Beginning in January 2017, CentreVenture conducted a comprehensive public engagement process that established 5 Guiding Aspirations ([Guiding Aspirations Report](#)) for the redevelopment:

1. Belonging – that the Market Lands provide an attainable, inclusive and welcoming environment with multiple uses and flexible spaces
2. Destination – that the Market Lands become a new high profile destination in the City, something unique that creates a sense pride and is draw for citizens and tourists alike
3. Connectivity – that the Market Lands create opportunities to better integrate and draw surrounding districts together
4. Authenticity – that the Market Lands respect and embrace the unique architectural history and the diverse culture and community of the Exchange District
5. Innovation – that the Market Lands showcase new technologies, environmental adaptation, and best practices in public art and design

The vision for the southern parcel of the Market Lands is built on these aspirations, to create a new urban destination with a welcoming pedestrian oriented plaza, zero setback buildings with public and permeable spaces at the ground level, transparent residential connections with balconies or terraces and a granular, intense, informal, urban market – one that enables local vendors to create their own environment, texture and character in a daylight-filled winter-city structure.

### 3.3 Urban Design Framework

Through the public engagement process 5 'Big Moves' were established to shape the urban design of the entire Market Lands site ([Urban Design Framework Report](#)):

1. open the site to Old Market Square and Albert Street
2. re-establish the Market Avenue corridor
3. strengthen movement to/from the north and west
4. reinforce the urban edges
5. focus density toward the north

### 3.4 Sustainability Objectives

The objective of the Market Lands project is to establish a leadership role in the city for sustainable mixed-use developments. The intent is to base the design of the buildings on energy simulations and benchmark metrics to optimize material, energy, and water conservation.

## 4.0 Competition Format

### 4.1 Two Stage Process

The design competition for the Market Lands will follow a two-stage process.

#### *Stage 1: Request for Qualifications (RFQ)*

This stage involves an open call for submission of qualifications by design firms and/or teams.

An interdisciplinary Jury will evaluate compliant submissions, based on the evaluation criteria provided in the RFQ, and recommend up to five (5) Shortlisted Proponents. Those 5 Shortlisted Proponents will be invited to participate in Stage 2: Request for Proposals (RFP).

Collaborative multi-disciplinary teams are encouraged. Proponents must have at least one team member being a full member, and in good standing, in one of the Canadian provincial architectural associations.

#### *Stage 2: Request for Proposal (RFP) Design Competition Stage*

This stage involves an intensive design exercise in which the Shortlisted Proponents will propose bold and innovative conceptual designs for the Market Lands Southern Parcel.

This stage will include an optional orientation session and tour, where the Request for Proposals (RFP) and Design Program will be reviewed with Shortlisted Proponents. It is recommended, but not mandatory, that Shortlisted Proponents moving onto the Stage 2 (RFP) visit Winnipeg in person (at their own cost) to participate in this site visit/briefing session tentatively scheduled for mid October 2018.

Shortlisted Proponents will be required to visit Winnipeg to present their final proposals to the Jury at a public forum on December 7, 2018. Each team will have a maximum of 30 minutes to make their formal presentation.

The Jury will then review the design proposals and will recommend one design proposal as the Competition Winner for further design development.

### 4.2 Award and Honoraria

The winning Proponent will receive a CAD\$100,000 competition prize, with an additional CAD\$60,000 funds available for the completion of the schematic design stage following the competition. It is intended that the winning Proponent will continue working with CentreVenture to produce a final

schematic design and then offered a full architectural service contract, subject to final project and planning approvals by Winnipeg City Council.

The other four Shortlisted Proponents will receive an honorarium of CAD\$15,000 each. The award and honoraria are inclusive of all travel, accommodation, and incidental costs of travel to Winnipeg for any initial site review and the final public presentations.

#### 4.3 Professional Advisor and Jury

The Professional Advisor to the competition is Dudley Thompson, BES, BArch, MAA, FRAIC. The competition will be evaluated by a panel of seven interdisciplinary judges comprising: Bruce Kuwabara (KPMB Architects); Eladia Smoke (Smoke Architecture); Angela Mathieson (CentreVenture); John Kiernan (City of Winnipeg); Alan Tate (University of Manitoba); Zephyra Vun (Winnipeg Design Quarter); Annitta Stenning (CancerCare Manitoba Foundation).

#### 4.4 Schedule

	ACTIVITY	DATES
1	Notice of Opportunity Issued	July 1, 2018
2	Stage One: Request for Qualifications (RFQ) Issued	August 1, 2018
3	Deadline for Questions/Addenda	August 24, 2018
4	RFQ Submission Deadline	September 14, 2018
5	Jury Review	September 24, 2018
6	Stage Two: Request for Proposals (RFP) Issued	September 28, 2018
7	Optional Site Tour/Orientation	October 15, 2018
8	Deadline for Questions/Addenda	November 2, 2018
9	RFP Submission Deadline	November 23, 2018
10	Public Presentation of Proposals	December 7, 2018
11	Jury Review	December 8, 2018
12	Notification of Winner	December 14, 2018

### 5.0 Competition Documents

The Market Lands Design Competition, all its requirements and conditions, are described in whole through the following documents and any subsequent addenda:

- Part 1.) Market Lands Design Competition Overview
- Part 2.) Market Lands Design Competition Legal and Other Matters
- Part 3.) Market Lands Design Competition Stage One: Request for Qualifications (RFQ)
- Part 4.) Market Lands Design Competition Stage Two: Request for Proposals (RFP)
- Part 5.) Market Lands Design Competition Design Program