

# MCHC's Pakoshayimoooh (Hope) Village Concept Plan



HOPE VILLAGE - PERSPECTIVE VIEW FROM FANE MEWS AND CHAMPION ROAD

September 16, 2025 - City Council | FCS03146

**A1 Style is contemporary and urban.**

- Crisp lines and detailing reinforce the contemporary aesthetic
- The project incorporates glass railings for the balconies
- The project interprets traditional Metis architecture to reflect the zeitgeist.

**A2 Creates harmony with the context and complements existing buildings.**

- The majority of the adjacent lands have yet to be built out so understanding the true nature of the context is challenging.
- The project has followed and incorporated the Blatchford Architectural Guidelines and Design Standards at every phase which should allow it to blend seamlessly with adjacent projects also utilizing the same guidelines.
- Our project has undergone a comprehensive site analysis to reflect and react to its immediate context.

**A3 Contributes to the street wall and creates a sense of enclosure.**

- The Project podium is built to the setbacks along the street edge.
- The project enhances and animates the public realm by providing active edges and programming.
- The project extends for the entirety of its frontage along Fane Mews
- The project extends for the entirety of its frontage along Champion Road

**A4 Has active ground floors that contribute to the public realm.**

- The main floor and podium incorporate a high degree of transparency and active programming
- Multiple points of entry increases the project porosity and potential for activity

**A5 Provides a sense of occupancy on all floors of facades facing public areas.**

- On every floor the project provides balconies and exterior unit windows that face the street.
- All retail bays at grade have large expanses of glass to reveal their interiors to the public

**A6 Design has clean lines, balanced proportions, and legible massing.**

- The project makes clear material delineation between the commercial podium and the residential upper floors
- The undulating façade for the residential component clearly indicates individual residential units
- The project podium uses a floor to floor height that is double that of a typical residential floor

**A7 Has a consistent architectural style that is reflected on all facades in all design elements including doors, windows, materials and colours, fencing, light fixtures and other detailing**

- A consistent approach is used throughout the entire project with regards to materials and details.
- Our project has no back door as all facades are highly detailed and active.

**A8 Differentiates individual townhouse units through massing and rooflines.**

- N/A

**A9 Applies the Guidelines' material palette (or alternate palette approved by the Blatchford Redevelopment Office).**

- The project has referenced and utilizes the palette strategy as detailed in the Blatchford Design Guidelines
- Historical Metis Architecture has influenced the selection of materials from the approved materials in the design guideline

**A10 Window size and placement follow an underlying organizing principle.**

- Windows are consistently placed on a floor to floor basis for all residential floors.

**A11 Residential setbacks include measures that buffer and demarcate between public and private space; commercial setbacks (if applicable) are predominantly hardscaped.**

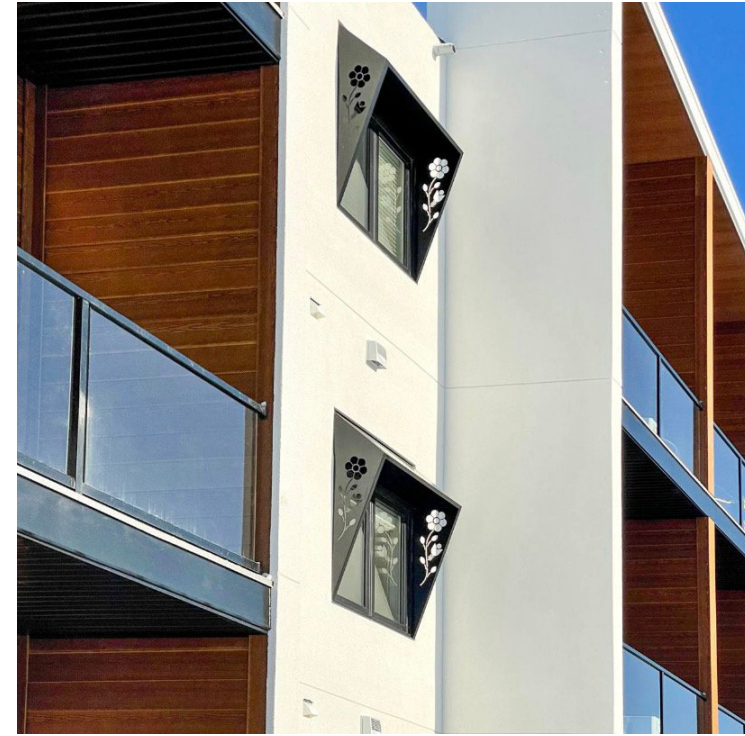
- The entirety of the ground floor program is determined to be commercial program and utilizes the mandated setbacks.
- Hardscape is being proposed for the majority of commercial public frontages with intermittent landscape interventions.



PRECEDENT: METIS CROSSING

**Exteriors**

The exterior of a building is typically the first visual interaction to be had with a building. Hence, the exterior of a contemporary Métis building should be both functional and expressive of Métis culture. There are many different elements that were present on historical Métis structures that can be expressed in a contemporary way.



PRECEDENT: ROUND PRAIRIE ELDERS' LODGE

**White Plaster/Stucco Finish**

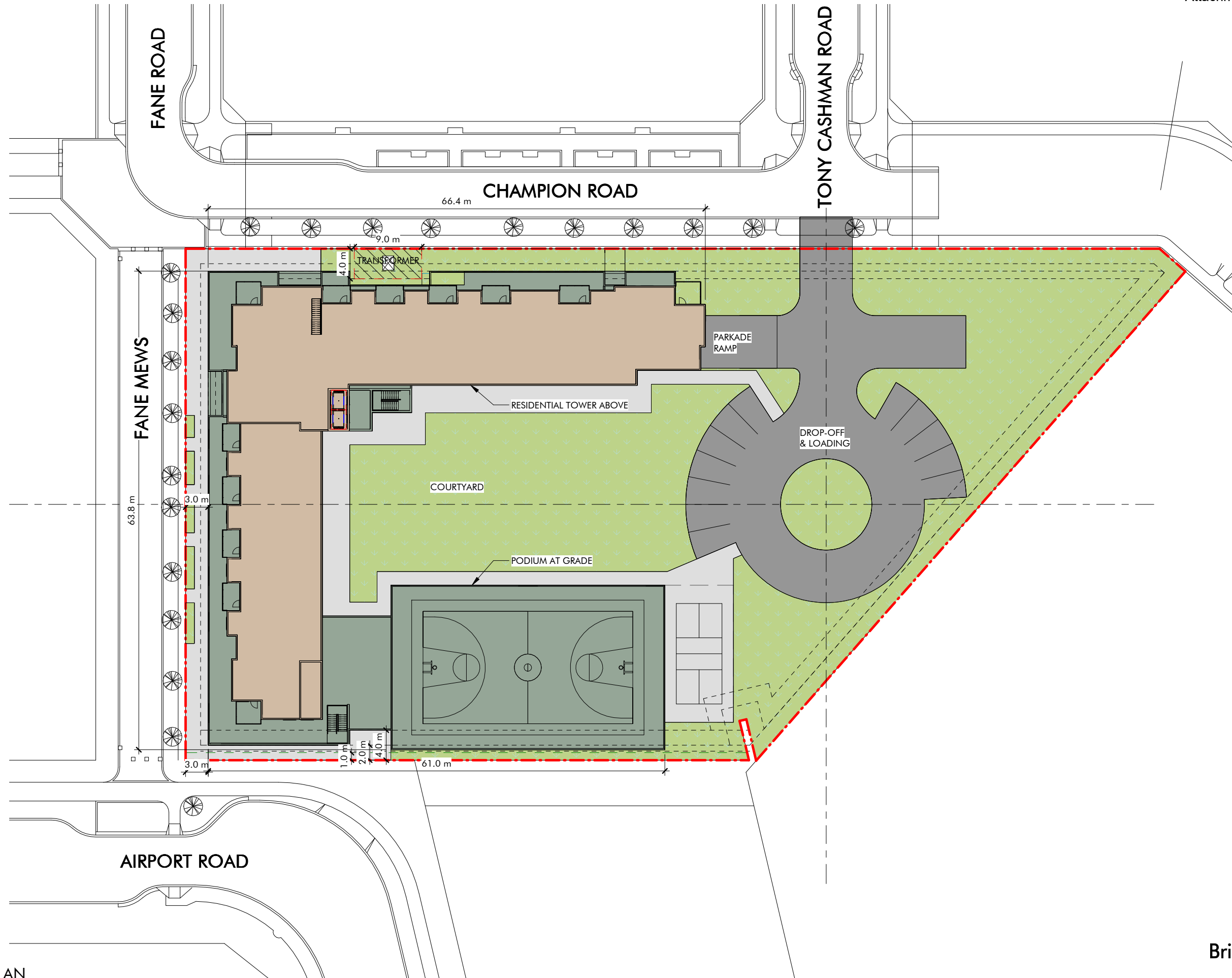
Historically, Métis families would whitewash their homes with a mix of clay, lime, plaster and grass each spring to protect the exposed wood and renew their homes. In contemporary practice, this can be translated to a whitewashed stucco material on the facades of Métis buildings. This pays homage to the historical memories of Métis ways of cladding.

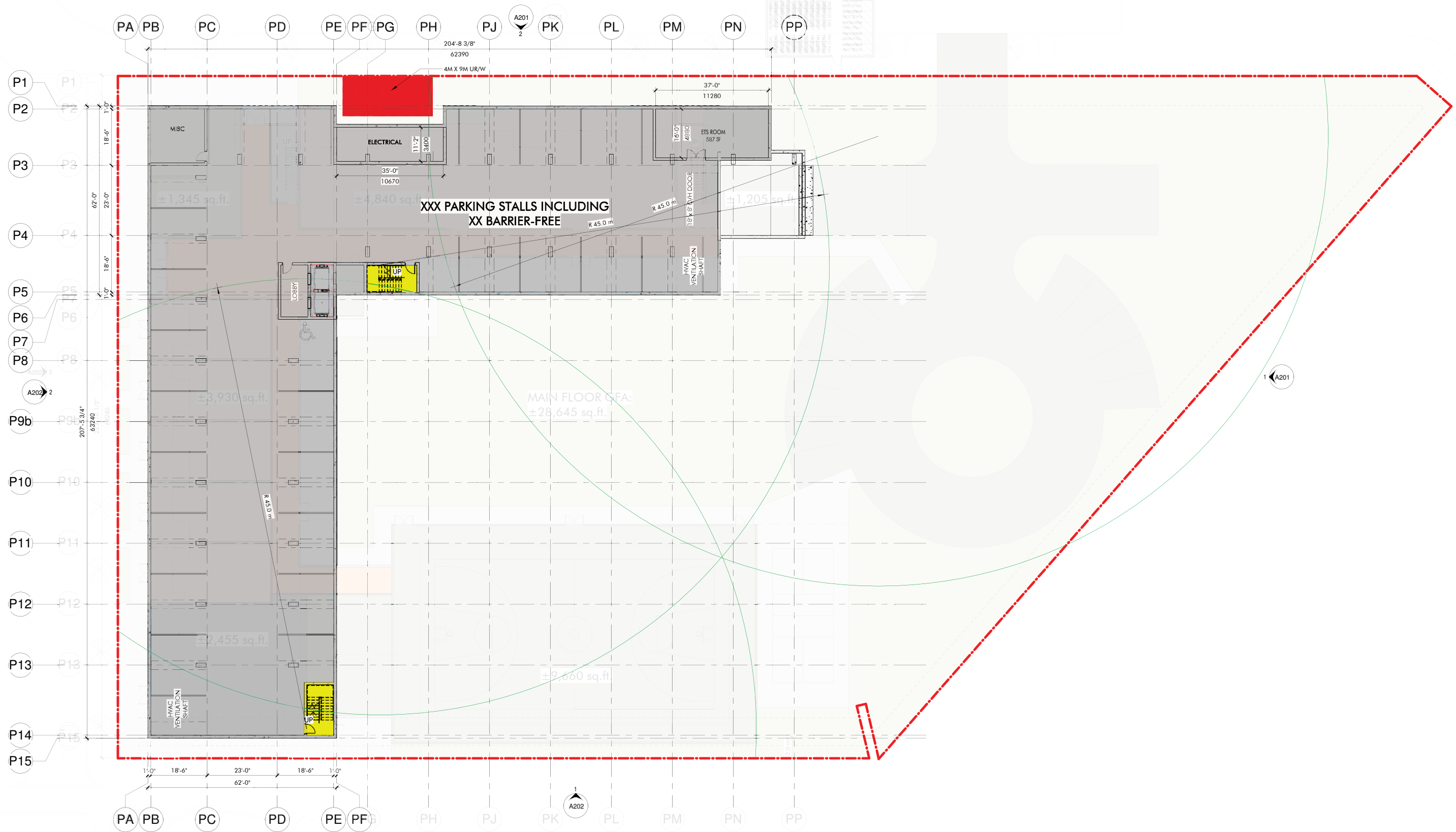


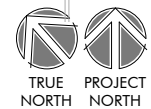
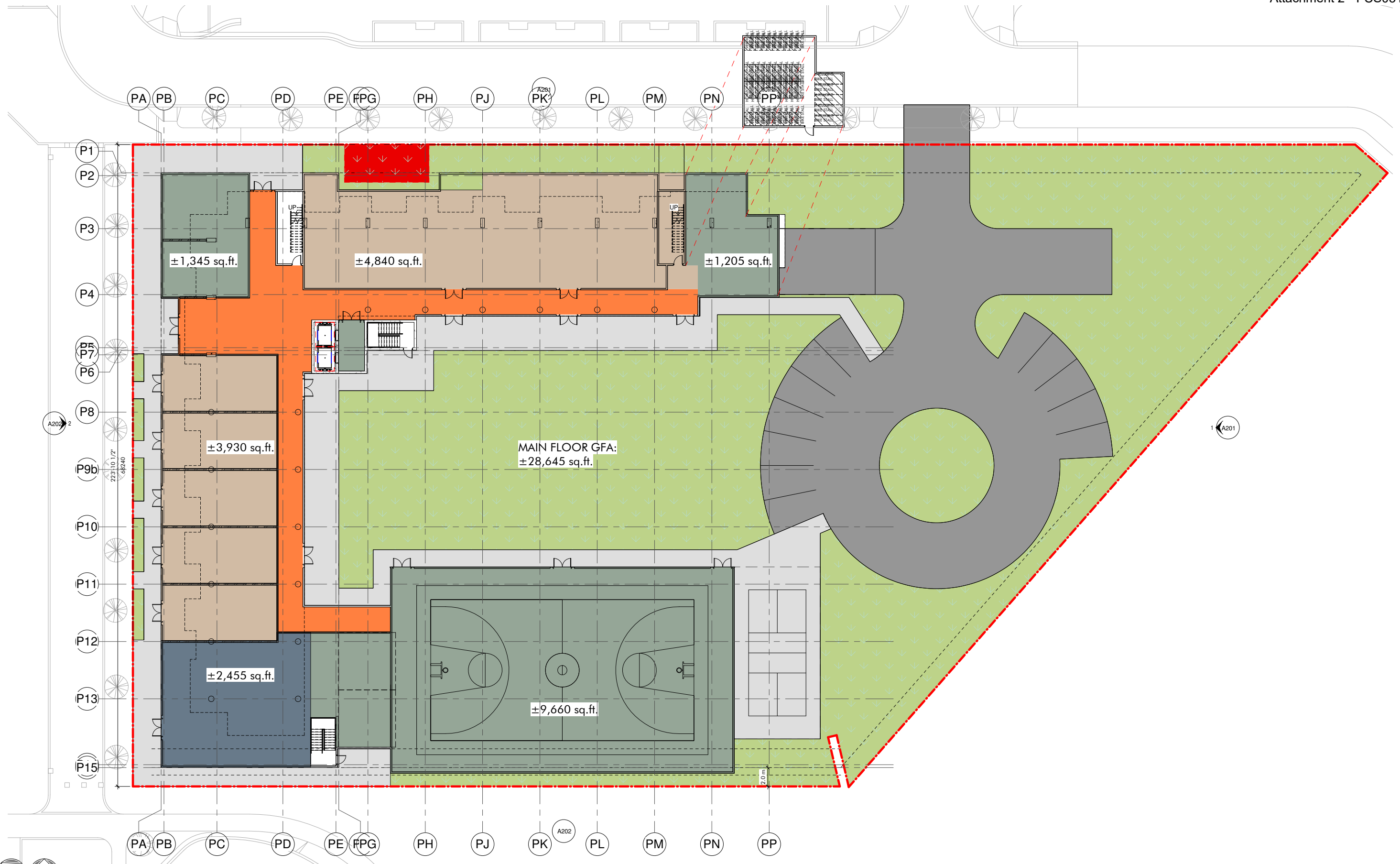
PRECEDENT: 111 EAST GRAND

**Heavy Timber Framing**

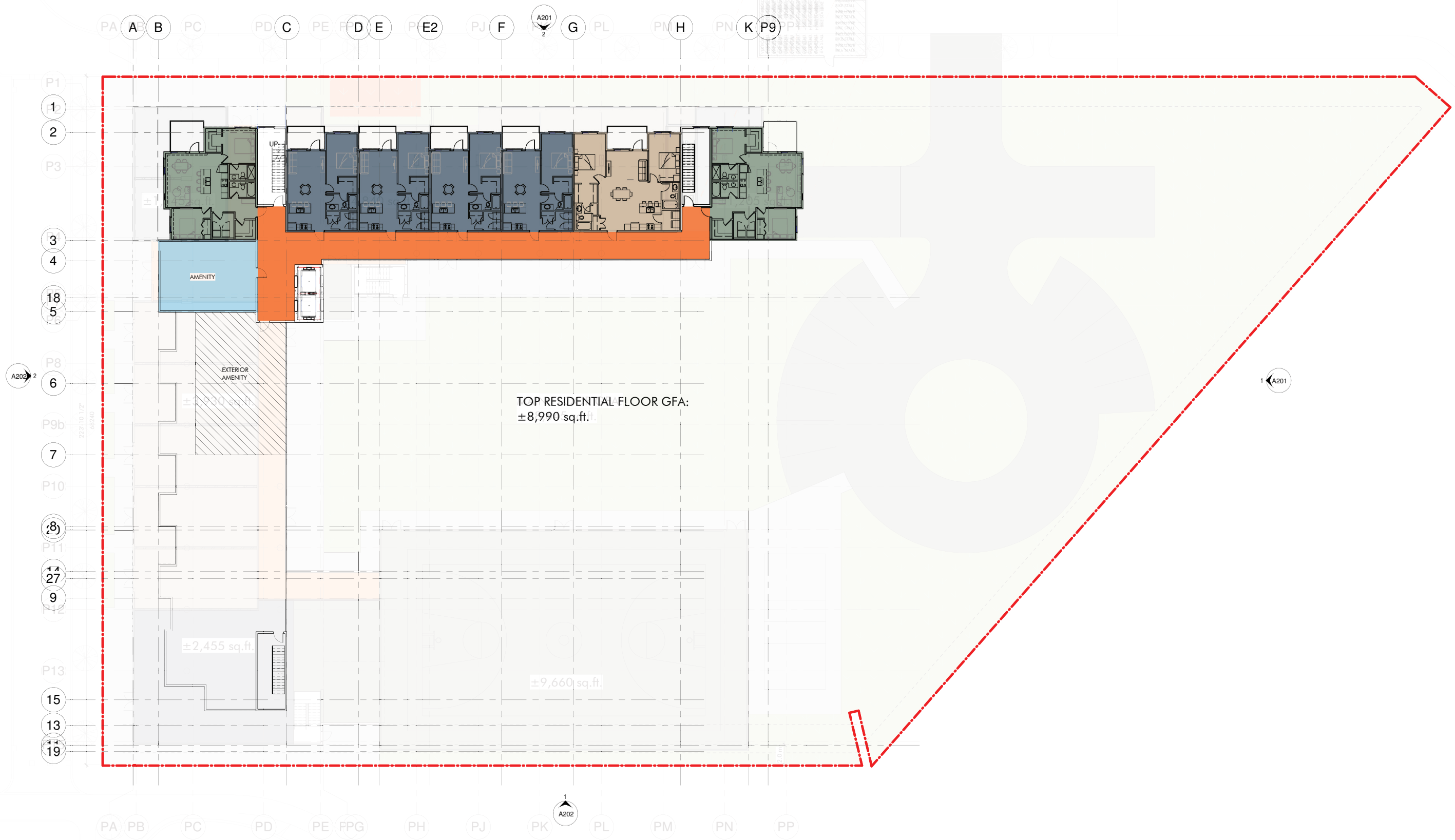
Métis built a number of historical structures using timber frame joinery. Where possible, the use of heavy timber elements should be employed on the exterior of the building to make direct cultural references to Métis tectonics.





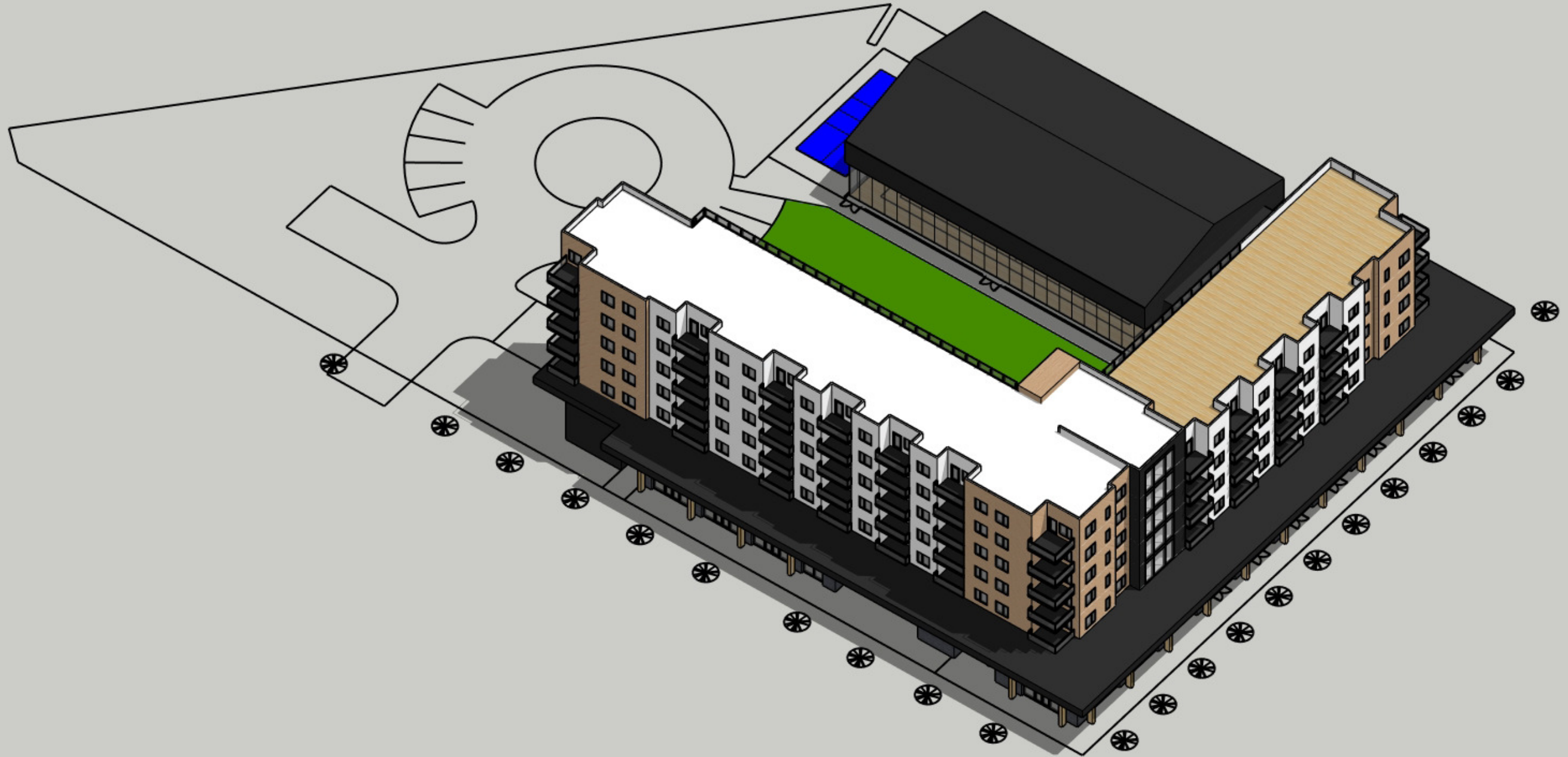
















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