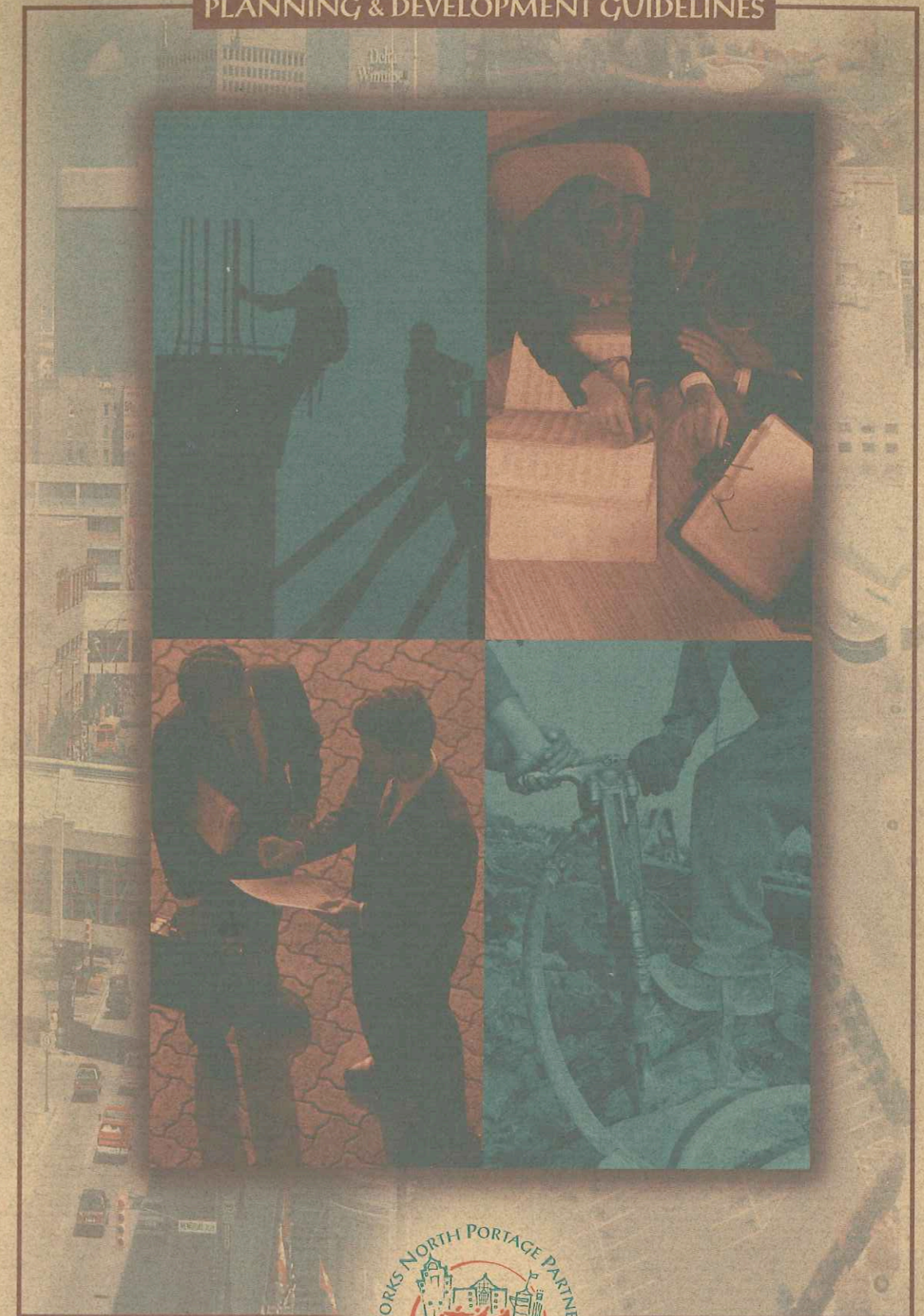


# THE FORKS NORTH PORTAGE PARTNERSHIP

## PLANNING & DEVELOPMENT GUIDELINES



# THE FORKS NORTH PORTAGE PARTNERSHIP

PHASE II PLANNING & DEVELOPMENT GUIDELINES



## B A C K G R O U N D

The Forks has become a vital centre for Winnipeg, where people from all corners of the city - and Manitoba - come to meet and celebrate. The Meeting Place theme set out in the Phase I Plan has proven to be an important resource for planning and development, and it will remain important as The Forks enters its next planning phase.

As The Forks enters Phase II of its planning, The Forks North Portage Partnership wishes to emphasize the importance of greater integration between The Forks and its neighbours, as well as the meaningful integration of past, present and future at the site. The Partnership has established the "Making Connections" theme for Phase II Development. The Corporation will continue to build upon the "Meeting Place" theme while incorporating "Making Connections" as a planning and development goal.

## PLANNING STRATEGY

In establishing a planning strategy for Phase II, The Forks North Portage Partnership has recognized the many advantages of evolutionary rather than prescriptive planning. Historically, this process has allowed places to respond to complex evolutionary forces, adapting over the course of time to meet changing needs, and therefore being appropriate for their environment.

In order to accomplish a level of control, while responding to evolving economic and political realities and assuring the highest quality of development, The Forks North Portage Partnership has elected to:

- 1) Establish **Planning Principles**, which promote the goal of "Making Connections";
- 2) Establish **Guiding Policies**, which ensure that the Planning Principles are achieved; and
- 3) Establish a **Site Planning Framework**, to help guide site use and design decisions.

It is anticipated that development and planning of specific projects can evolve through a process of proposal submission and review with the Partnership. The Partnership will also ensure that the Site Planning Framework is adapted as the site evolves.



## PLANNING PRINCIPLES

PHASE II PLANNING & DEVELOPMENT GUIDELINES

The following Principles will ensure that the goal of "Making Connections" is realized:

### HIGHLIGHT HERITAGE CONNECT TO THE PAST

The heritage of The Forks should be highlighted wherever possible. This is not to suggest that projects replicate the past, or past styles; rather, that development at The Forks highlight the past through interpretive means that are both creative and contemporary. Opportunities should be taken to allow a sense of history to permeate the site, while building an environment that contributes to our evolving history.

### PROMOTE INNOVATION & EXCELLENCE CONNECT TO THE FUTURE

The Forks offers a unique opportunity within the downtown to promote innovation and excellence in design. In order to assure a rich heritage for the future, the highest calibre of design will be expected of all projects at The Forks.

### ENSURE EASE OF ACCESS CONNECT TO THE CITY

Long-term success depends upon integrating The Forks with its surrounding neighbours. Greater ease of movement and continuity of development with surrounding areas are necessary for The Forks to become an integral part of our city.

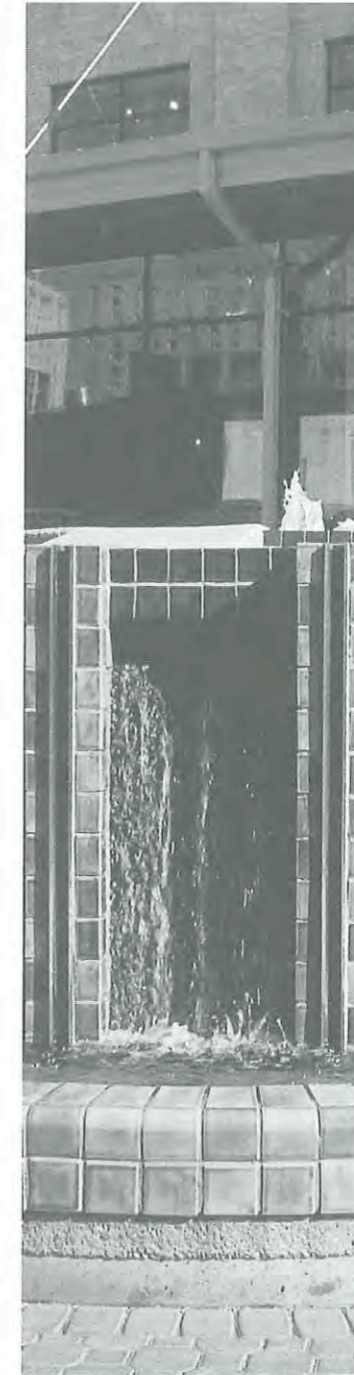


**CREATE A RICH PEDESTRIAN ENVIRONMENT  
CONNECT TO THE SITE**

One of the main reasons for the success of the Phase I development at The Forks is its attractiveness for pedestrians. Successful pedestrian environments provide a range of place, event, scale, and discovery that can easily go unnoticed by motorists, and that contribute to increased usage and enjoyment of the site.

**ENSURE DIVERSITY OF USES  
CONNECT TO THE COMMUNITY**

Ensuring a diverse range of uses contributes to the richness of the pedestrian environment while encouraging all members of the community to participate in the enjoyment of the site. In addition, project variety contributes to the economic viability of The Forks, by allowing individual development initiatives to adapt and evolve in a responsive way to changing site conditions and user needs. This adaptive process is severely limited within homogeneous environments.



In order to achieve the Planning Principles outlined previously, the following Guiding Policies have been developed to assist in both the planning and evaluation of individual projects (each Policy is listed with the Principle to which it most directly relates):

**PRINCIPLE: HIGHLIGHT HERITAGE**

**POLICY: Abide by The Forks Heritage Interpretive Program.**

All developments at The Forks must: recognize the importance of the site's heritage; incorporate, whenever possible, aspects of heritage in developmental and programming activities; and be generally sensitive to all manner of heritage resources on the site. The Forks Heritage Interpretive Plan outlines in detail the key heritage aspects of the site that should be treated with sensitivity. In addition, each site has specific opportunities for heritage interpretation. These opportunities will be outlined for all projects.

**PRINCIPLE: PROMOTE INNOVATION & EXCELLENCE**

**POLICY: Abide by the Design Review Process.**

All projects developed at The Forks are subject to a process of design analysis and review that is more stringent than in other parts of the city. It is important that this process be respected and adhered to by all parties. The following strategies are intended to ensure that the highest quality of design is achieved:

**1) Participate in a process of design review.**

All projects proposed for development at The Forks are subject to a thorough process of Design Review to ensure that the goals set out within the Planning Principles have been met.

**2) Promote a balance of man-made and natural environments.**

The planning and design of the environment at The Forks must continue to recognize both the urban and natural features of the site. Development projects are to be models of the ways in which man-made and natural environments can complement each other.



**3) Complete and enhance existing patterns.**

New projects must be sensitive to existing development patterns, and serve to complete those patterns. This strategy will ensure that projects do not evolve on the site as isolated fragments, but rather work together to create meaningful, cohesive environments.

**4) Build for site and climate.**

Considerations for sunlight, wind and views must be addressed in all projects.

**5) Promote unique design.**

The Forks has a reputation for its high quality design environment. In general, high quality design must be maintained. Unique short term interventions that may animate the site are also encouraged. Modest projects that are not short term interventions must be of the highest built quality.

**PRINCIPLE: ASSURE EASE OF ACCESS**

**POLICY: Ensure easy access both to and from The Forks.**

Improved road linkages to downtown, the Exchange District and Portage and Main are a development priority. Improved transit connections at The Forks are another means of ensuring easy access from all parts of the City.

**POLICY: Establish gateways to The Forks.**

The Forks is a special place within the overall city fabric. A planned system of arrival gateways at various entry points to the site is to emphasize the specific and unique sense of place. Gateways are to celebrate the connections between the site and the city, and add coherence to The Forks.

**POLICY: Strengthen recreational movement through The Forks.**

A planned walking and cycling network is a primary means of establishing connections between The Forks and the remainder of the city. Scenic-drive routes are a means of improving public awareness and use of the rivers. All paths must be integrated with existing recreational movement systems.



**PRINCIPLE: CREATE A RICH PEDESTRIAN ENVIRONMENT**

**POLICY: Develop on a small-scale pattern, and introduce large-scale developments only with great care.**

In order to create a rich pedestrian environment, it is essential that pedestrians be able to pass easily and comfortably throughout The Forks. This cannot happen with a development pattern consisting of only large projects and large development parcels. It can be achieved by creating an environment with short distances between different events. Even a single large development with a rich architectural surface remains a single large project, and can offer only a limited range of experience and discovery to the pedestrian. It will be important to develop small, incremental projects wherever feasible. The following strategies will ensure that small scale development occurs:

**1) Share available resources equally between large-scale and small-scale projects.**

The current environment at The Forks offers a rich variety of experiences. As development continues, it is important to ensure that the delights of small incidental events continue to be part of the experience of The Forks. This can be achieved only by guaranteeing that adequate resources are assigned to smaller-scale project development. In principle, resources should be allocated equally between larger-scale and smaller-scale projects. The creation of a large-scale project must therefore address the creation of several smaller-scale projects to balance the relative impact upon the site. These can include smaller buildings, or civic improvements such as fountains, sculptures, promenades, kiosks, etc.

**2) Enrich the Perimeter of large-scale projects with smaller-scale projects.**

Some large-scale development is possible in some areas of The Forks. However, the festive, lively quality that has characterized Phase I must not be compromised. When larger projects are developed, extensive single-use perimeters must be avoided.



Pedestrians should not have to walk around large single-use projects without encountering other buildings, spaces and uses. This can be accomplished by literally "wrapping" large building projects with smaller projects.

**3) Provide low impact, adequate parking.**

Extensive parking provisions are required for future development. The following four strategies will ensure that the need for parking is met without sacrificing urban quality, and allow parking areas to contribute to a rich and varied environment:

- a) Large expanses of parking lot - either asphalt or gravel - provide for adequate parking, but do little to enrich the visual environment, or give pleasure to those who use them. At The Forks, small parking lots, located close to destination points, will provide great convenience for users. Through extensive landscaping at the perimeter and by paying attention to surface detailing, "parking gardens" will become pleasant parts of the site environment.

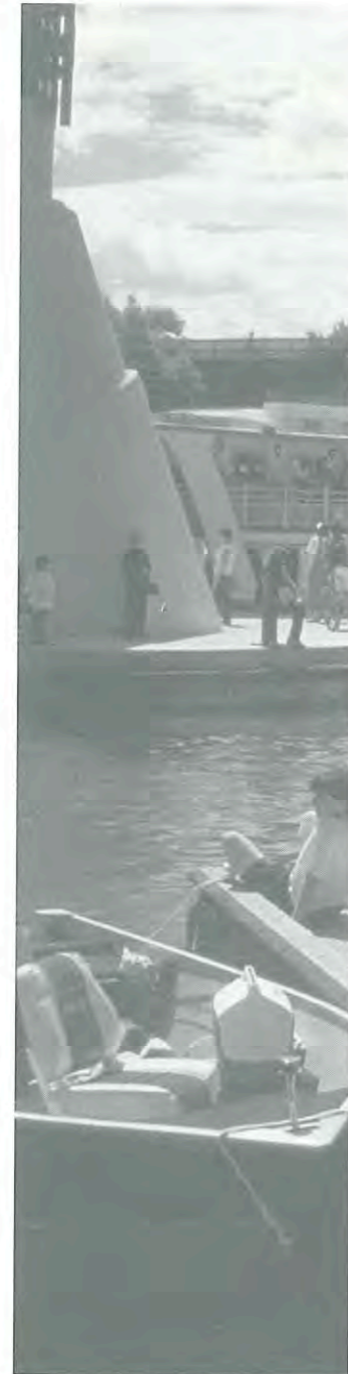
b) Minimizing the proximity of parking areas to pedestrian environments is another strategy that will be adopted. Parking areas can be located between buildings, in courts, or within the centres of blocks. This strategy, (as opposed to locating parking areas around the outer perimeter of buildings) minimizes the impact of parking on pedestrian streets and plaza areas.

c) Parking structures, particularly along the west boundary of the site, should be provided in the long term.

d) Minimizing the need for surface parking can be achieved by promoting and providing a variety of transportation options to the site, including public transit, boat, cycling, walking and skiing. These and other transportation options must be encouraged.

**4) Provide opportunities for party walls.**

A series of detached small-scale projects would detract from the density of experience planned for The Forks. Small-scale projects should be designed to provide party walls, thereby encouraging the development of attached buildings on adjacent sites.



**POLICY: Ensure each development project actively contributes to a rich variety of pedestrian routes.**

The Forks has a commitment to the enhancement of pedestrian environments. In addition to the scale of projects being important as a means of assuring a rich pedestrian environment, it is critical that each project developed at The Forks maximize pedestrian comfort and enjoyment. A number of strategies ensure that pedestrian routes be convenient and enjoyable:

**1) Build weather protected walkways as part of all projects.**

All developments are to contribute to a system of weather protected walkways. This is particularly important for projects developed at the west side of Pioneer Boulevard and linking Portage and Main with the Marina site.

The network of protected walkways is not seen to be one of totally protected environments. Rather, there should be opportunities for pedestrians to enter protected areas for significant portions of their routes. In general, the public will cross streets at grade and at controlled intersections.



**2) Build new projects to define streets, plazas and parks.**

Built edges have a role to play in the creation of effective urban plazas and streets. As projects are developed, they will define the public pedestrian spaces of The Forks. It is intended that The Forks have a wide range of exterior public spaces (promenades, plazas and parks). The integration of building projects must be planned. This will enable the creation of meaningful public spaces between developments.

**3) Provide pedestrian level interest and access.**

In order to ensure a rich and varied pedestrian environment, projects should provide grade level access and uses for pedestrians. This will animate street level activity, and shorten the perceived distances between developments.

**4) Promote public access.**

Although all development at The Forks may not be planned for public access, development should be encouraged for a wide range of user groups. Large scale development projects should promote use of the site by the public.



**PRINCIPLE: ENSURE DIVERSITY OF USE**

**POLICY: Facilitate a Variety of Projects.**

The Forks provides an environment that can be enjoyed by all. Further development of the site must ensure that The Forks remains accessible to a full range of users and uses. A variety and a richness of place and of events is also key to pedestrian use and enjoyment. In addition, project variety will contribute long term economic viability. Key strategies that ensure diversity of use are:

**1) Promote unique character.**

The Forks has the reputation of providing a uniquely built environment. In part this has been achieved through the encouragement of local business instead of national chains. Projects that are unique in character should be promoted at The Forks.

**2) Encourage "Good Neighbour" projects.**

Projects that promote and enhance surrounding development are encouraged. Development projects should not conflict with, or limit, site opportunities on adjacent lands.

# SITE PLANNING FRAMEWORK

## PHASE II PLANNING & DEVELOPMENT GUIDELINES

### 3) Promote full season use.

Enhancements at The Forks must respond to our unique climate, and serve to create pleasant weather protected environments that celebrate the outdoors in all seasons. Projects that can be used during all seasons, or modified for unique seasonal uses, are encouraged. The use of the site for winter festivals, recreation, and gatherings, both indoor and outdoor, have reinforced the fact that The Forks can become a model for "winter city" design.

### 4) Encourage 24-hour site use.

Projects that contribute to 24-hour site use are encouraged as a form of both animating and securing the site.



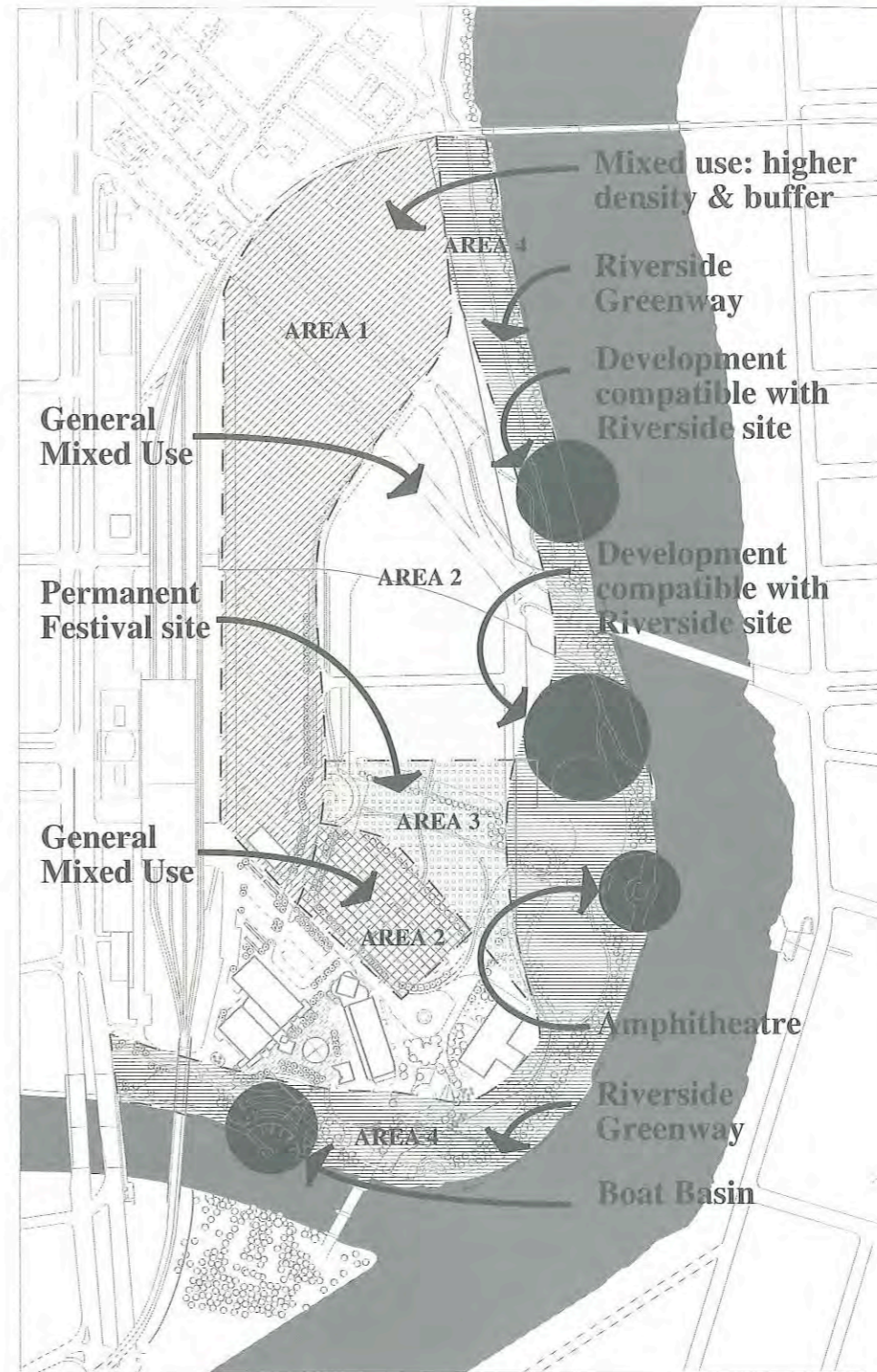
The site planning framework applies to all lands within The Forks Mandate Area. Overall planning will integrate road connections, pedestrian and bicycle routes, and gateways to the site. These development initiatives are outlined on the attached maps. A number of areas have been identified at the site, each with a specific relationship to its neighbouring environment. This relationship is important in determining the nature of future development.

**AREA 1**, on the west of the site, is both a link and a buffer between The Forks and the rest of Downtown. This area is most appropriate for higher density development. Mixed uses with integrated public surface parking are encouraged. Development of multi-storey parking structures along the High Line is appropriate. This could act as a buffer between the rail line and quieter, more diverse activities to the east.

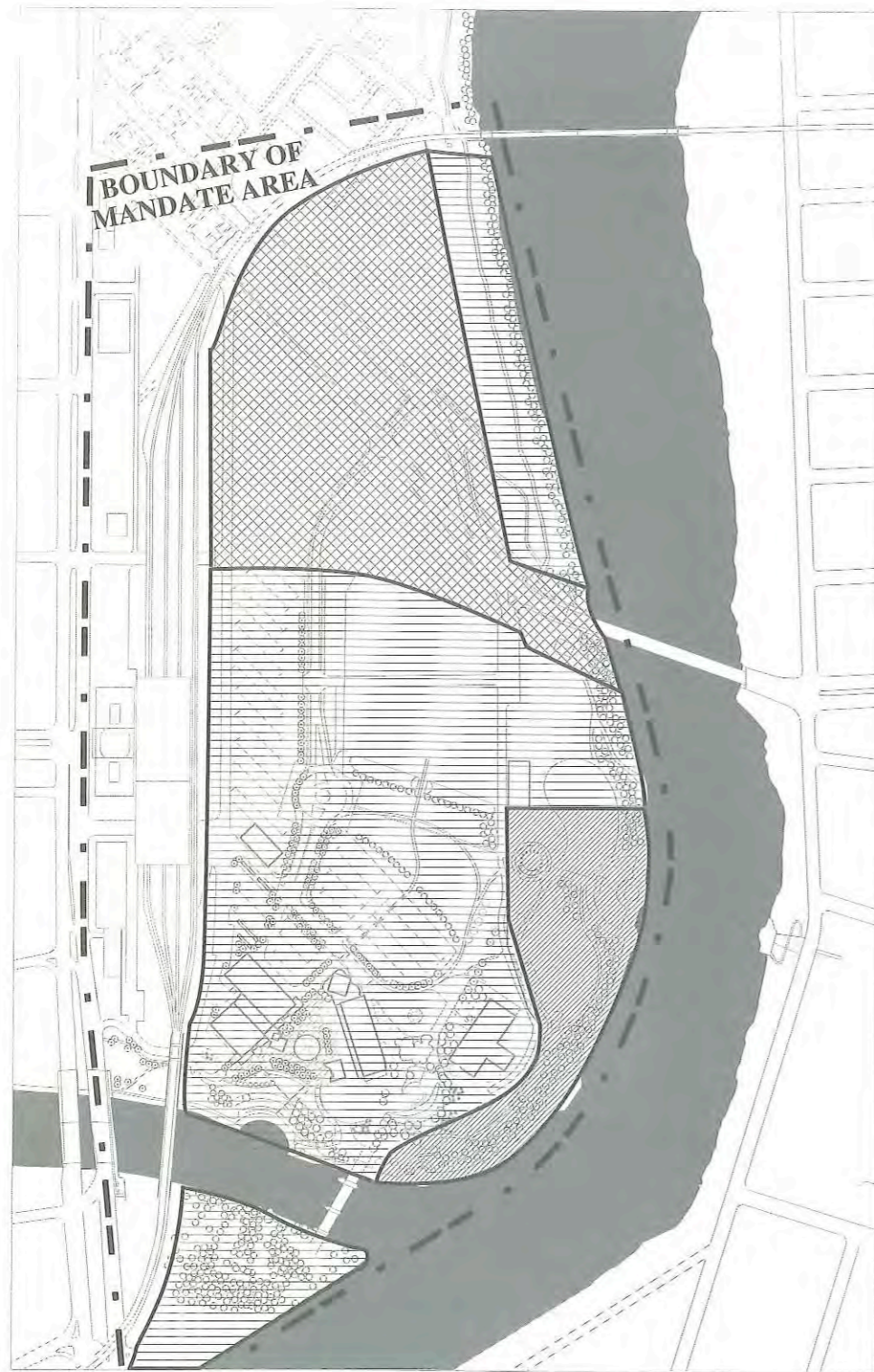
**AREA 2**, in the centre of the site, is suitable for mixed-use development. Compatibility of neighbouring uses should guide development decisions. Parking gardens and a network of smaller public open spaces should be integrated in any development initiatives. In addition, as this is a central zone, ease of pedestrian movement and penetrability is a priority.




**AREA 3**, immediately east of Arrival Square, is the "Festival Park" area. It provides an expanse of public green-space, serving as a venue for large outdoor events, and connecting the heart of The Forks with The Forks National Historic Site.

**AREA 4**, located along the Red and the Assiniboine Rivers is to have development compatible with the riverfront. Pedestrian walkways should be generous, access to the riverfront should be celebrated and easy, and development should encourage a diversity of public use. Four significant nodes have been identified that provide unique opportunities for development within this area.

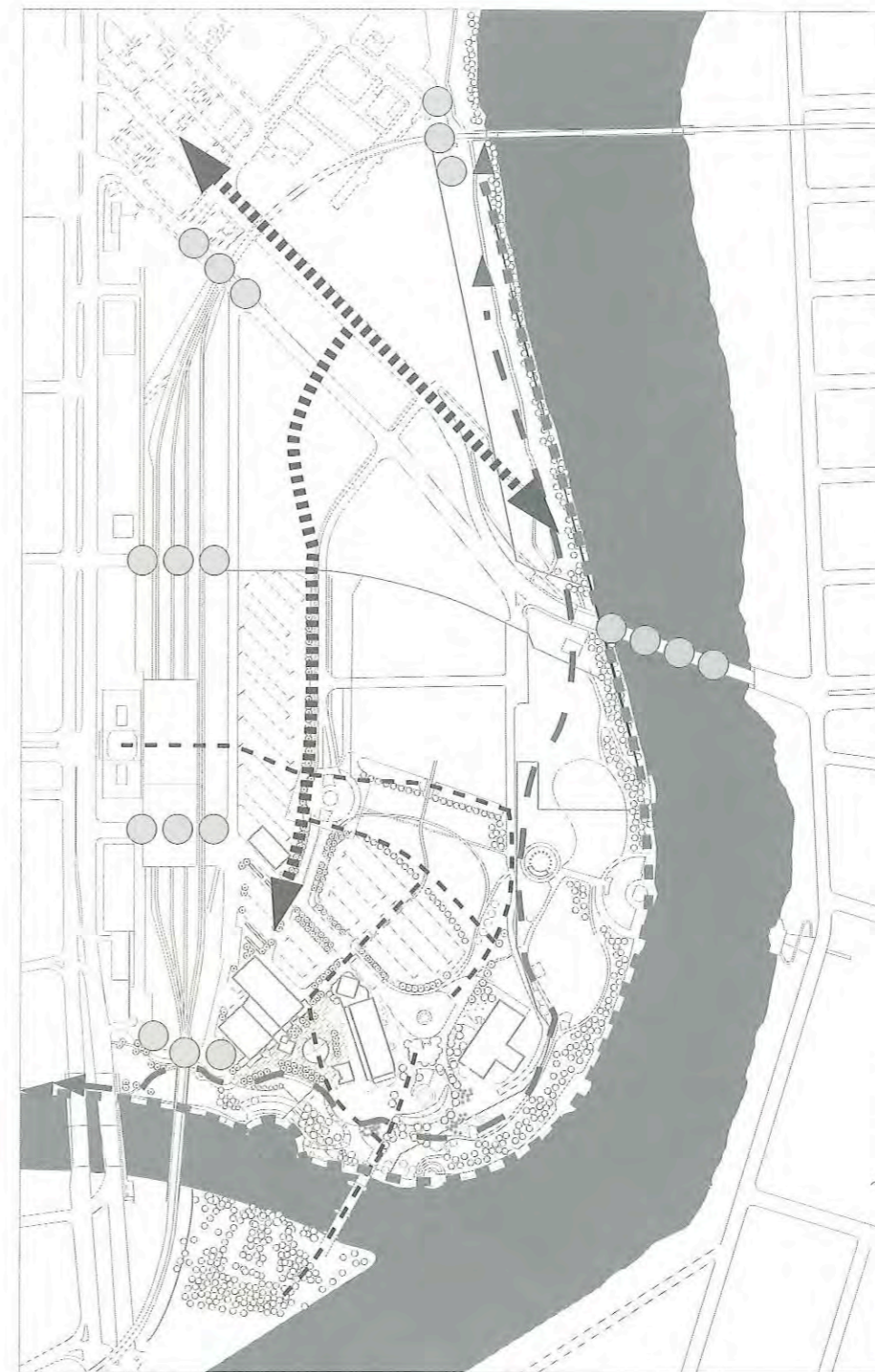







## DEVELOPMENT CHARACTER THE FORKS PHASE II DEVELOPMENT



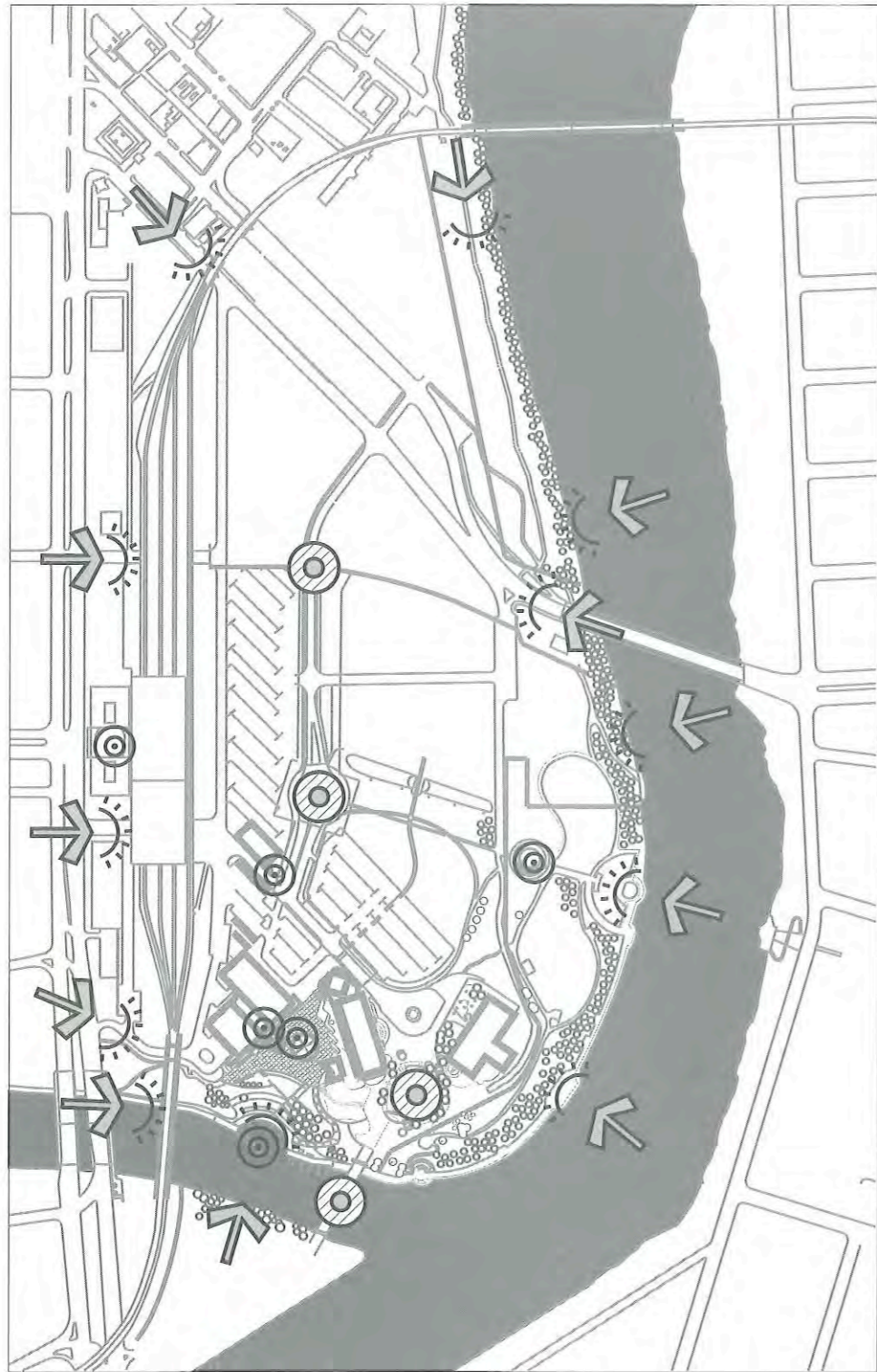
-  The Forks North Portage Partnership
-  City Lands
-  Forks National Historic Site





PROPERTY OWNERSHIP  
THE FORKS PHASE II DEVELOPMENT



-  Weather protected routes
-  Riverfront Walk
-  Crosstown Bicycle Path
-  Linking Paths
-  Entry Points

PEDESTRIAN AND BICYCLE ROUTES  
THE FORKS PHASE II DEVELOPMENT



-  Entry and arrival point
-  Gateway
-  Existing memorable landmark
-  Future memorable landmark

**CELEBRATION: GATEWAYS & MEMORABLE IMAGES**  
**THE FORKS PHASE II DEVELOPMENT**

NOTES



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