



Report on Phase One Public Consultations

May to October 2013

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Introduction

Phase One of the *Rail Side Lands and Parcel Four Planning Initiative* public consultations process included three components: stakeholders interviews, online participation, and citizen workshops. When combined, these three methods provide rich and meaningful direction for the plan. This report will summarize the methods and findings of the three components and will provide key observations and recommendations emerging from the process to date.

Community Stakeholder Interviews

Twenty-three individuals were interviewed in this component of the Phase One Consultation. Those interviewed are not meant to represent an exhaustive list of community stakeholders, and many others will be consulted over the next year through various forums and methods. Rather, these individuals were selected based on the proximity of their organization to the rail side and parcel four lands (i.e. neighbours) or their organization's mandate to promote and critically analyze the revitalization of downtown Winnipeg.

The purpose of the interviews was to solicit feedback about potential land uses, design considerations, and approaches to the planning for rail side and parcel four lands. An interview guide (Appendix A) was used to provide structure to the discussions.

Land Uses

To initiate discussion interviewees were asked about the previous water park proposal for the Parcel Four lands. Foremost, nearly all expressed the opinion that there should have been more public consultation and opportunity for dialogue before the project was proposed. However, there was no consensus about the appropriateness of the water park use on the site.

Some said that a commercial water park does not "fit" the site, elaborating that it doesn't complement the intellectual purpose of the Canadian Museum for Human Rights or reflect the historical and cultural significance of The Forks.

However, some said that The Forks is a modern gathering place with multiple attractions like the skateboard park and Variety Heritage Adventure Playground. Those interviewees acknowledged that a high calibre indoor water park "could work" if it was well designed and accessible.

This section of the interviews underscored that Winnipeggers hold strong and sometimes diverse views about what The Forks is, and should be. Further, there is a high expectation that careful and thoughtful planning should guide any new developments on the site.

"People have a sense of ownership of The Forks. What goes there should be a showcase for the city. We need to have this [plan] be a model of 'best practice' for the city."

Community Stakeholder

When asked what other land uses should be encouraged on the rail side and parcel four lands, nearly all interviewees supported the sites being revitalized with a mix of commercial uses, in addition to public and cultural/ community spaces.



Aboriginal Council of Winnipeg
The Asper Foundation
Canadian Museum for Human Rights
CentreVenture
City TV
Downtown Winnipeg BIZ
Economic Development Winnipeg
Entreprises Riel
Exchange District BIZ
Exchange District Residents Association
Fergie's Fish (Market Tenant)
Inn at the Forks
Institute of Urban Studies
Manitoba Children's Museum
Parks Canada
Riverside Management (Shaw Park)
VIA Rail
Winnipeg Chamber of Commerce
The Winnipeg Foundation



Nearly all interviewees suggested encouraging **street-level retail**, with unique shopping and bars/cafés/restaurants with outdoor seating, to create pedestrian activity and an attraction unto itself. Some said this would provide amenities to retain CMHR and Shaw Park visitors in the downtown after events and that the Forks lacks enough activity in the evenings. Some expressed caution that the retail should complement and not detract from existing retail at The Forks and the rest of the downtown.

“I think a restaurant and café configuration with a piazza and fountain would enable people to come to The Forks and stay down there and dine and hear live music, etc. Right now The Forks is completely dead after 6 p.m. except for one or two restaurants.”

Community Stakeholder

Few interviewees suggested **office space** to revitalize the site. Those who did said that it should be on small scale or that it should have a “unique” quality to it. For example, some suggested creative businesses or non-governmental organizations (NGO’s) that have a “synergy” with the mandate of The Canadian Museum for Human Rights.

Many interviewees advocated that some kind of **attraction or a cultural/community project** should be located here. However, there was no consensus about the nature or content of that project. Some suggested that the project should augment the Canadian Museum for Human Rights, such as a centre for peace or a globally branded institute. Others talked about the value of

bringing a unique educational facility to the site or a centre that recognizes the Aboriginal history of The Forks. Others suggested a Chicago Millennium Park style water feature, a large outdoor ice skating complex, or a giant ferris wheel attraction.



When asked specifically about **multi-unit housing development** on the lands, more than half of the interviewees supported the concept. Others either did not support housing or said they were unsure about merits of housing at The Forks.

The most commonly cited reason for support of housing was the assertion that a year-round residential population would better support existing businesses at The Forks and would improve safety of The Forks site in the evening. Those who favoured housing however, conveyed no clear consensus on the preferred tenure of housing, either condo or rental. Many placed different provisos on housing development, including that it must have strong design aesthetics, must be high-quality construction, must be an appropriate height and density, must be unique in some way when compared to other projects, or must be inclusive with a mix of affordability.

A few interviewees did not support the concept of housing at all, citing that it does not fit the “public” gathering place theme of The Forks.

Some said they were unsure about the market demand for more housing in the downtown due to the recent Waterfront Drive projects and projects in the planning and development stages in other parts of the downtown. They expressed concerns that housing at The Forks might compete with other developments. Although some also acknowledged that The Forks may be a location that could draw people who would not otherwise consider living downtown.

Those interviewed were asked how much of the lands they think should be developed as **public space (i.e. park space, green space, or open space)** versus commercial space. Only one interviewee favoured the lands being developed entirely as public space. Most others could not pinpoint a proportion of public space to commercial space, but rather stressed that the lands should have a mix of uses in order to draw a variety of people there. Many said that without other year-round uses, activities, or reasons to be there, a park may be underutilized and may feel unsafe, citing similar challenges with other downtown parks. All agreed that quality, well-designed public spaces will need to be an integral part the rail side lands and parcel four revitalization plan.

“Making it all green space would be easy, but wouldn’t solve a more complex problem. A park would be covered in snow most of the time. We have to recognize that we are a winter city. You won’t be able to draw people there with just a park.”

Community Stakeholder

Urban Design Considerations

Talking about design criteria in the abstract was challenging for most interviewees. However, all said the design of the rail side and parcel four lands should be of the highest quality, and that design standards should be established and strictly adhered to. Many acknowledged that the “wow” factor of the Canadian Museum for Human Rights has “raised the bar” for other projects at The Forks. Some said that the rail side and parcel four lands should reach for that bar, while some said they should maintain the character and feel that exists with the original older buildings at The Forks (i.e. The Forks Market, Johnston Terminal, Children’s Museum).

Nearly all interviewees talked about the development of the rail side and parcel four lands as an opportunity to improve “connections” between The Forks and the rest of the downtown. Those who raised this concept conveyed, in one way or another, that these vacant lands on the north, the two rivers on the south and east, and the CN main line on the west have made The Forks somewhat of an island within the downtown. Some described concern that people come to The Forks, but never visit other downtown areas. They said that the

“draw” of The Forks should be leveraged to the benefit of other downtown attractions and amenities, through better physical connections and access.

“We are seeing the beginning of a pedestrian network in our downtown. We need pedestrian connectivity between our busy downtown anchors like The MTS Centre and The Forks. How do we get people to walk through this site to rest of the downtown - that is the question.”

Community Stakeholder

Many suggested a trail, bikeway, promenade, or some kind of linear element through the site to draw people into the Forks and provide a pleasant way to explore from The Forks to the Exchange District and the rest of the downtown. One noted that the Esplanade Riel has improved the sense of connection between St. Boniface and The Forks and that attention should be paid to connecting through the lands to Portage and Main. Several interviewees suggested that way-finding and signage on the site could also help improve orientation from The Forks to other attractions in the downtown.

Other common suggestions included: create a better sense of arrival or entry to The Forks site from the north; consider and maintain key sight lines to the Canadian Museum for Human Rights; add lighting to improve evening safety; incorporate quality and unique public art; and ensure that that buildings are accessible to the public at street level.

Interviewees were asked about whether the development of the rail side and parcel four lands should be distinct or integrated. Many said that the two parcels of land don’t necessarily need to have the same “look and character,” however the plan should ensure that they both complement and support the needs of The Forks and the Canadian Museum for Human Rights. Others noted that developing one parcel, while leaving the other vacant, would not create the “seamless connection” that is needed to better integrate The Forks with the rest of the downtown.



Online Participation

The *Rail Side Lands and Parcel Four Planning Initiative* has established a website to provide information and solicit citizen feedback (www.theforks.com/railside). Citizens were made aware of the website through press release, newspaper advertising, and radio advertising. In addition, The Forks reached out to their 700 person mailing list, their 30,000 Facebook friends, and 9,000 Twitter followers. From May to October of this year, there have been 4,500 hits on the website. Postal code tracking indicates that those who participated online reside in all quadrants of Winnipeg.

Public Space Images

A page was specifically designed to solicit citizen input into the public space component of the rail side lands and parcel four plan. Visitors were asked to select photographic images that best represent the types of activities, feelings, and themes that they think should be part of the public space plan. Visitors were asked to select one image from each of four groups of images. Each group contained photos in five key thematic areas to choose from. It was explained to visitors that the images were not meant to represent specific projects but more to show possibilities, ideas, activities, and feelings.

Interest & Innovation

images depicted provocative or unique public art.



Nature & Environment

images depicted scenes with nature and greenery foremost.



Social & Gathering

images depicted scenes of people gathering for public events or casual encounters at cafes or restaurants.



Active & Healthy Living

images depicted physical or sport pursuits such as yoga, soccer, cycling.



Rest & Contemplation

images depicted images of people in solitary pursuits or commemorative monuments.





“A greenspace in the downtown core where people can go to relax, where people from baseball games, the museum, or The Forks can escape the buildings and relax, and potentially learn about Manitoba landscapes as well. A restored prairie would bring a piece of our history into the core, and potentially expose hundreds of thousands to this unique feature that has helped make our province great.”

Online Citizen Description

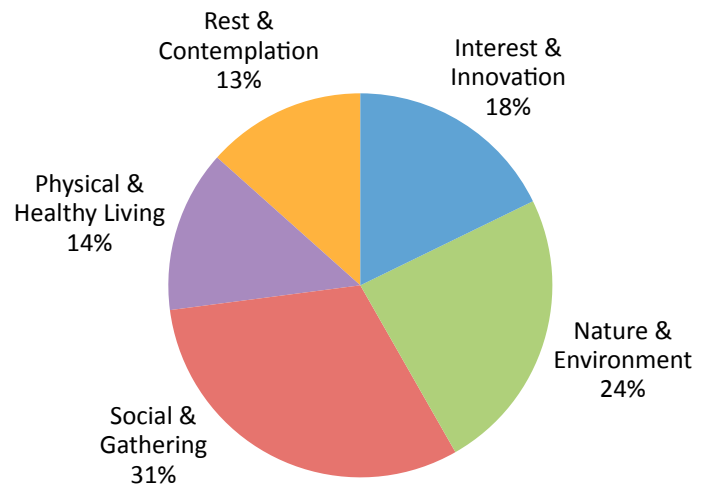


“A mid-to-high density residential neighborhood. Street retail and sidewalk eateries. Hidden laneways, full of surprises. Addictively walkable, a new discovery at every turn - charming, historic yet modern - playing off the railway theme - distinctly "Winnipeg". It's time to forge our own style. Memorable. This land is 'ground zero' for future generations' impressions of Winnipeg.”

Online Citizen Description



Just over one hundred people participated in this activity. Of those who participated, nearly all selected images in more than one thematic area, suggesting that variety in the public spaces is a desired outcome. The most frequently chosen images were those that depicted social and gathering and nature and environment themes. These were followed by interest and innovation. Active and healthy living and rest and contemplation were less often chosen.



Public Space Images - Online Results

Public Space Descriptions

Website visitors were also given the option to explain in their own words how they envisioned the rail side and parcel four lands public space. Just over ninety people chose to provide comments and ideas this way. The thoughtful comments through this forum provide valuable input into the planning process (Appendix B).

Roughly one third of the comments describe a public space that is more park-like, with a stronger emphasis on open spaces or green, natural, or passive elements.

Slightly more than half the comments describe a multi-faceted public space, intertwined with a busy urban-like environment, including commercial and public street level activities.

Public art also figured prominently in the comments, with nearly half the participants noting a desire for this.

Citizen Workshops

Two citizen workshops were held on the evenings of June 19, 2013 and September 26, 2013. The June 19, 2013 was advertised in the Winnipeg Free Press, The Winnipeg Sun, The Grassroots News, La Liberté, The Metro, and community newspapers. The September 26, 2013 was also advertised on CJOB radio and The Winnipeg Free Press Online.

Sixty citizens attended the two events. The evenings were structured at round tables with facilitators to seek input into the public space component of the plan and to solicit preliminary feedback on various other potential land uses for the lands.

Public Space Images

Similar to the online process, in the first exercise of the evening citizens were asked to choose four photographic images from a packet of ten. They were asked to select images that best reflect how they would like to use the space, how they would like to feel in the space, and what values they would like it to convey. Each packet contained two images in each of the five thematic areas: Interest & Innovation, Nature & Environment, Social & Gathering, Active & Healthy Living, and Rest & Contemplation.

Similar to the online results, citizens chose images in all thematic categories, but with somewhat stronger preferences for images depicting Nature & Environment, and Social & Gathering, although Rest & Contemplation also figured prominently.



Following their initial photo selections, participants were asked to share with one another the reasons for their choices. Then all tables assembled their photos and their notes on five poster boards representing the five thematic areas.

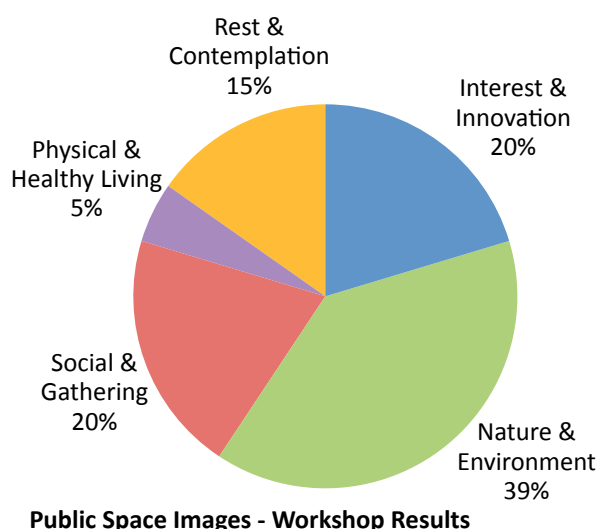
In order to further understand the strength of peoples' preferences, participants were then asked to begin to narrow their choices on the assembled poster boards. Initially, three yellow dots were placed by each person on their top three thematic areas. Following that, two orange dots were placed by each person on their top two thematic areas. Finally, a red dot was placed by each person on their top thematic area.

As participants were required to narrow and eliminate some thematic areas, they prioritized Nature & Environment over all others. Active & Healthy Living and Rest & Contemplation





were abandoned by most participants as they had to narrow their choices. Social & Gathering and Interest & Innovation continued to figure prominently.



Land Uses

As the final exercise in both workshops, participants were asked to comment on other land uses that could revitalize the rail side and parcel four lands. Participants in the first workshop were asked an open-ended question about their

reaction to a variety of land uses. Participants in the second workshop were asked to describe the pros and cons of various land uses such as retail shops, cultural/education facilities, multi-unit housing, office space, restaurants, hotel, services (eg. daycare, gym, pharmacy) and parking (Appendix C.).

Approximately three quarters of participants in both workshops expressed support for **retail development** on the site. The most often cited benefits included that retail would create a “draw” or “destination” for people to the site and contribute to the financial sustainability of The Forks. Most often cited concerns about retail were that it might increase parking congestion on the site, or might negatively compete with other retail at The Forks. Many participants suggested that any retail development on the site should attempt to attract unique, destination, or independent shops, instead of chain retailers. Between one third to one half of participants saw merit in service oriented retail for downtown residents and workers (e.g. daycare, gym, pharmacy).

Nearly all participants supported more **cultural or community facilities** on the site. Many said that arts and cultural attractions are an integral part of The Forks and are a vehicle to showcase the various histories of the site. Financial viability and questions about the popular appeal of such facilities were the only concerns raised.



Just under two thirds of participants expressed some degree of support for **multi-unit housing** on the site, ranging from enthusiastic to conditional. Commonly cited conditions included, that it should be mixed-use with ground floor commercial/public access, it should be affordable, or it should have a social or community building objective (e.g. co-op housing, green housing). The most often cited benefits of housing included bringing a 24-hour population to improve safety on the site and that residents would support businesses in the area. The most often cited negative impacts included that housing would take up space and would be a private, instead of public use.

Less than one third of participants supported **office development** on the site. Those who did, expressed support for it on a small scale if it were local small businesses, human rights organizations, or artisans.

Over three quarters of participants supported the idea of **restaurants** on the lands. Many described this type of development as “public” in nature, creating positive and vibrant interaction among people. Some suggested that local, independent, or ethnic restaurants should be the target and that large branded chains should be avoided. Similar to retail shops, some participants expressed concerns about parking congestion from restaurant development. They also questioned whether there is enough market in the area for more restaurants.

Between one third to one half of participants supported the concept of **hotel development** on the site. The most often cited reason included support for tourism and financial benefits to The Forks (i.e. patrons for Forks Market tenants). Some questioned whether there is enough market to support another hotel at The Forks. Some suggested that it should have a niche focus such as hostel or boutique hotel.

Nearly half of all participants expressed support for **parking development** on the site. Most of those noted that parking can be unattractive and can displace other higher and better uses. Therefore many suggested that it be done in an innovative way, hidden, or out of sight. Many of those who did not express support for parking described it as an “unfortunate” or “regretful” necessity in Winnipeg. Many suggested that the development of the rail side and parcel four lands should try to encourage more active-transportation or transit ridership, with unique bus shelters, a rapid transit hub, pedestrian malls, or bike paths.



The graphic to the right depicts the frequency of words used by workshop participants to describe the attributes of the photos in the top three thematic areas of: Interest & Innovation, Nature & Environment, and Social & Gathering.



Key Observations and Recommendations

Imperative

Few participants said that the lands should be left alone. Most said that the two surface parking lots, particularly parcel four, have a negative impact on the overall Forks experience and are undesirable land uses. The development of The Canadian Museum for Human Rights has further increased the imperative for revitalizing the rail side and parcel four lands in the minds of many.

Mixed-Use

The majority of participants in the phase one public consultations support the lands being developed as mixed-use environments, with public and community spaces and commercial uses. While some participants advocated for the entire lands being developed as a park space, this is a minority held position of those consulted.

Connections

Participants advocated that the two parcels should be developed in partnership to ensure that they both enhance and strengthen the physical connection between The Forks and the rest of the downtown. For example, this could be accomplished by designing the main public space in such a way as to provide a north-south linear connection (eg. pedestrian promenade or green corridor) from northern end of The Fork to its heart (i.e. The Port and Forks Market).

Character

The rail side and parcel four lands should strive to replicate/enhance the pedestrian-level activity and bustle that currently characterizes The Forks site. While some suggested that the lands should “mirror” or be an “extension” of the Canadian Museum for Human Rights’ “contemplative” experience, this is not a widely held position. Most participants characterized their vision for the lands as one with multiple activities and experiences, more celebratory in nature, similar to what currently happens at The Forks.

Natural Elements

The public space component of the plan should establish green and natural elements as the central organizing feature. While an “urban experience” was preferred and advocated by most participants (e.g. plazas, public art, cafes), many do not want green or natural elements to be sacrificed in order to achieve an urban experience. Ideally, the plan should strive to achieve both urban and natural elements in harmony.

Street Level Retail and Restaurants

Nearly all participants in the phase-one consultations supported retail and restaurant development on the lands at street level. Many said that if incorporated, they should be unique or have a “destination” quality to provide more reasons to visit The Forks.

Multi-Unit Housing

Multi-unit housing should be considered as a potential land use for the two parcels. Many participants said that a residential population would improve safety and the viability of The Forks. However, there is a high expectation that housing at The Forks should strive to be innovative or a “showcase” in some way. Ideas included unique architectural design, unique mix of tenure and incomes, or unique building technologies (e.g. green).

Culture and Community

There was a strong desire expressed by participants that The Forks continue to grow as a place that interprets history, showcases contemporary culture, and provides a focal point for the broader community. Many said that the rail side and parcel four lands should house a new cultural or community project of some nature, although no consistent suggestion emerged, and it will take time to narrow and implement the best ideas. Therefore it is recommended that a portion of the lands be “banked” for such a future project.

Design Guidelines

Specific design guidelines for the rail side lands and parcel four initiative should be created and strictly adhered to. Most participants acknowledged that The Forks is trustworthy and has accomplished a high design standard for public spaces, however concerns exist that commercial development on the site may not live up to those standards without a clear framework.

Appendix A. Community Stakeholder Interview Guide

- In 2011, the City of Winnipeg announced that it would sell its rail side lands to develop a hotel and waterpark. Some people reacted quite negatively to this. What do you think the main reasons were for that?
- At the time, what was your reaction to the development of a water park on that site?
- What types of uses do you think should be encouraged to locate on the rail side lands? Are there types of uses that you think should be discouraged?
- What do you think about housing being incorporated in the project?
- The Forks and the City of Winnipeg have agreed that they would like to see the rail side lands developed to a high standard of urban design. What would that include in your view?
- What are some the design criteria that should be used for the development?
- When looking at the space, how much of the site do you think should be developed as park/open space?
- Do you think the development of these two parcels should be distinct or integrated, in terms of look and character?
- What do you think are going to be some of the key challenges facing the development of this site as it goes along?
- Are there things that you think the City of Winnipeg and the Forks can do to better ensure success?
- What do you think is the best way to engage the public in the dialogue on the project?
- Are there any other concerns or thoughts you have about the development of the rail side lands or a unique perspective from your organization?

Appendix B. Online Public Space Descriptions

"Active space that connects the market to the museum and the baseball park (Those can be 'destinations.' I think this space should be more about keeping people active and interested while moving from one destination to another)."

"I would like to see a combination of outdoor space and restaurant/patio type space."

"Unique, exciting, different, cutting edge, peaceful, open to everyone, sit, relax, reflect, future, forward thinking, art installation, patio, coffee, snack, open, free, green, colourful."

"I envision green space, with landscaping and architecture that reflects the fact that there is a human rights museum across the way. This space would provide guests, residents and others a space to reflect after their visit. However, there should still be enough green space to accommodate for active living activities like those shown in the picture, with a bike trail, enough open green space for yoga in the park or those having lunch breaks from work. No matter which option, bringing back more green space to the forks is important and a key component of the development in my mind. If there is private development near the site, that could house any commercial or retail space needed. If so, that should be kept to the edges, maybe along the rail side."

"Do a google images search for pentagon row. I know it's not really my own words...sorry for that."

"Well integrated with properly designed urban neighborhood."

"Lots of public art (fountains, sculptures, interactive pieces) where people can gather. Outdoor eating areas (patios) and markets. Possibility to extend skating trail through the area."

"I would like people to be able to DO things at the public space. I want people to be able to gather, and participate, and occupy the space. Public art is another interesting choice, but I think it can be too divisive. I don't think we need it as green space, per se."

"Residential/commercial along the rail side lot. Requires active transportation/transit oriented. Incorporating green space in the design for parcel 4 as The Forks as lost so much green space to commercialization."

"A Mid-to-high density residential neighborhood. Street retail and sidewalk eateries. Hidden laneways full of surprises (see Melbourne). Addictively walkable, a new discovery at every turn - charming, historic yet modern - playing off the railway theme - distinctly "Winnipeg". It's time to forge our own style. Memorable. This land is 'ground zero' for future generations' impressions of Winnipeg."

"As this is the last undeveloped site at the forks, it is imperative that this area is maximized to its fullest potential. I agree mixed use is the way to go. I believe the space needs to be both green and above ground development. First: Parking is important. We need to replace, and likely add, parking to this area considering the opening of the museum. Parking should be in a structure similar to the garage that currently exists as it blends into the green space next to it. As this would be build running north-south next to the rail line, it could be slightly larger than what is currently there. I think a parking lot would make more sense on the city owned parcel. Second: I think the notion of condos/apartments would fit with the multi-use vision that the forks has. Again, this would occur on the rail side, and wouldn't be built more than 4-5 stories and should be built as such to blend into the green space. Third: Along the river side of these parcels of land we need to ensure green space is available. This will fit with the vision of the forks intended."

"Green space - a beautiful spot for walking and relaxing and playing sports. Restaurants & Cafes that are open late! More nightlife as well as great places to take guests for a sunday afternoon lunch."

"I envision green space for active use with artistic and natural designed space. I'd also like to see cafes or some such stopping space but am uncertain how well that would work out in reality given the squealing brakes of passing trains." "I chose the first picture because I would like some park space incorporated in the overall design. I chose the second picture

because I would like to see dense areas of patio eateries giving the feel of a bustling area. I chose the third picture, again to emphasize the importance for the need for outdoor space to allow for patios and a dense urban feeling. I chose the fourth picture in hopes for innovative, modern lighting and public art to showcase our city to the millions of visitors that will be flocking to the area. We want all our visitors leaving wanting to return with other friends and family to share their memorable times in our city. Developed buildings should include ground level eateries, shops, and commercial. Upper stories should include parking, office and residential. A height restriction of 25 stories, but maximize the amount of towers to include as many residential units as possible. (1000+ units for both parcels) City taxes are collected for people living up in the air without the costs of annual infrastructure/ service costs to the city budget."

"A strong place for public interaction with public art suitable for attraction of tourists from the nearby forks which would act as a place of transition into the nearby exchange east and west districts."

"The Forks has a great many spaces that serve a variety of purposes – mostly catering to tourists, both foreign and domestic. As a resident living a five-minute walk away from Parcel 4 – passing it as I bike to work every day – I would love to see installations and activities that create a larger sense of community. A flexible place where like-minded locals can consistently gather to be inspired and energized by one another. The skate park is one such example, however it's applicability is somewhat limited. Create space for a real grass 18-hole putting course like the City of Edina's Centennial Lakes Park that can be converted to a winter course as well. Integrate rapid transit to facilitate access to the new Museum. Allow outdoor kiosks for local business (Mountain Equipment Co-op, the Zoo) to interact with the community, and create space for food trucks. Have a natural amphitheatre to facilitate Sport Manitoba demonstrations. Art installations with interactive elements. Equally capable of hosting a lumberjack competition as a group yoga event. It must encourage alternative transportation. It must be an

interactive space – not a monument or art installation. It should always be in flux. It should be a place neighbourhood people regularly visit to see what's going on that particular day. As the bridge between the Forks and downtown, it should bring in the local community.”

“I would like to see a mixed use building. Parking structure on the lower floors, then office topped with a slim hotel/condo tower. A tall and slim tower is important - the Vancouverism model, even green coloured glass. The rail line can be loud, so condo/hotel should be on floors 8 or higher. The public space I would like to see a wide elevated walk-way like the High-Line in NYC connecting Portage/ Main/Winnipeg Square to the Forks. Parts of the walkway should be enclosed or pass through buildings so you can warmup in winter.”

“After seeing these pictures, the idea of a green space that encourages and incorporates physical activity while connecting with nature would be a great use of this space. I liked the outdoor gym in the Group 3 pictures, and would find that a really great place to go in Winnipeg to get some fresh air as well as physical activity. If nature and activity could be connected in an active green space, that would be great! It would also promote visitors to increase their physical activity and they would connect with nature as well. A calm, outdoor, judgement-free zone to engage in physical activity... it would be awesome.”

“Prior to the CMHR's construction, I saw the Forks as a truly multi-purpose site, where people can enjoy nature education, free concerts or presentations, or just relax, soak in the sun, and read a book on their lunch break. Ideally, this area would be an expansion on that theme - a place where people can go to sit, relax, and experience a bit of nature in the otherwise mainly concrete downtown area. To promote a restful environment, a sound and visual buffer between this area, the railway and major thoroughfares would be important. Perhaps this could be a berm, or a wall with vines and plants to cover the base wall structure. If the area included low-maintenance gym equipment like in Group 3, Option 1, or a small exercise area for (quieter)outdoor exercise, that would

be pretty useful too. Ideally it would include at least some smaller (local flair rather than big chain) restaurant/food and beverage take-out places, for convenience. Or a "food court" area where a few food trucks (like those that operate on Broadway in summer) could set up seasonally. With the redevelopment of this space, what will be done to provide adequate, affordable parking for events at the ball park, and visitors to the Forks? While promotion of active transportation or transit is important, the reality is that some areas of Winnipeg are very difficult to get to and from by transit or active transportation, and I see this as a site that should continue to be very accessible and family-oriented.”

“A series of urban plazas and spaces that introduce both hardscapes and softscapes that compliment the commercial at grade development along with being public space to be used by residents on location. Forming an urban pedestrian street that links the ballpark, waterfront area, CMHR and forks development as nodes around the periphery.”

“Inviting, a place that draws you in, a place where you want to spend time. Nature, lots of trees and plants, integrated into its surroundings, patios, inviting and beautiful all year round. Sustainable and efficient. Medium density buildings, not too huge, not too small. More than one story high, four stories or more even. Residences as well as businesses. Connectivity to the rest of the Forks, to downtown, and to the rest of the city. Connected to pedestrian paths, bike paths, and transit.”

“Mixed use, active all year round, public art, collaborative creative space, plaza, patios, people living gathering engaging. If designated a green space, needs to be animated in winter months. Not a memorial, but respectful of the juxtaposition next to a museum. A persistent connection between Main Street and the Forks.”

“Maybe a public space with a large scale art installation, similar to CloudGate in Chicago, or Spoonbridge and Cherry at the Minneapolis Sculpture Garden. Would have to work well with the Museum, with the skyline in the background as well.”

“Mixed use development with opportunities for public use, cycling, walking path linking the different sites at the forks. vibrant public spaces with prairie landscaping and public art...celebrate manitoba plants, artists, student art competitions to "furnish" the space. Mixed income housing for students, seniors-low rise and integrated with the public use aspects-commercial on lower level featuring independent businesses and restaurants.”

“Winnipeg needs more space to gather, share ideas, join together for healthy community activities, and relax in an artful place. It can only be good for the area! The space should represent more of 'what's happening' at the Forks, in a place that has more of the same vibe as the park behind the Millennium library. The Forks has been my favourite place in the city ever since I was a child. I hope it will continue to grow in the same direction that it has been. Your programming is great, educational, and promotes healthy living. The active transportation paths and link-ups are always used on my way to or from work (it seems no matter what area of the city I'm going to, I always pass through the Forks on the way there!). Public Art is a growing trend in the city, and it would be fantastic to see more of it, especially in the downtown core. It would also be great if there were more public fitness classes hosted in partnership with the Forks. And, as per usual, your outdoor concerts, Salsa Sundays, and hosting of Pride, and many First Nations events make the Forks a very special cultural grounds. Staying true to that nature is incredibly important. Good luck with your decisions! As a total side note, I also heard about this great dog park in the states with a restaurant (for humans and pets), water slides for the dogs and a large fenced-in play area, and lot of rec space for their owners. That would also be great.”

“Green space, green space, green space. When I was a kid and visited the Forks, it was an island of green space in the downtown area. Huge wide-open lawns, enormous trees, gardens here and there. Coming back ten years later the whole area seemed to have been sucked up by one development project or another. Some have been good for the downtown, but others seem like a waste of space.

Gone are the green areas, pushed far away from the main buildings. I'd like to see more public green space rather than a concrete jungle-gym. When I see how the new library park, Memorial Park, Vimy Ridge etc. are used for public festivals, exercise classes, picnics, bike rides and walks, it makes me wish the Forks had more spaces that were welcoming like that."

"It should be an all season indoor/outdoor park Similar to the conservatory at Assiniboine park. People need a place to go during the 8 months of winter where they can be exposed to nature again, tress flowers ect....Maybe even some artificial sun light to fight off the winter blues. Let's face it we get more winter than summer and all our parks and public spaces are mostly accommodating summer conditions, because we love summer. Why not have a summer garden we can enjoy during the winter."

"This area should be used as a public square, similar to the types we see in Europe or Asia. A large open plaza in the center surrounded by various shops, cafes and restaurants. An area where patios and outdoor dining is a feature. The plaza should have a very inviting centre piece such as a large fountain. This would create a link between the business centric area of downtown with the relaxing setting of the Forks. It could become Winnipeg's version of Singapore's Carke Quay which is extremely popular among locals and tourists alike. Along the rail line behind some of the future buildings a space should be reserved for future rapid transit line to be built. In aggregate this parcel of land could become a huge draw to the downtown masses and make the whole city centre more appealing for the people , by adding a very inviting place for people to go after work or for lunch, or to go and enjoy a relaxing day off sitting on the patios."

"I would like to see the space used as a place for rest and contemplation. I would also like it to contain public artwork that could be iconic, such as the Bean in Chicago."

"I'd like to see a green space to continue on with the theme at the forks. plant grass and trees, add some flowers, a fountain, maybe some picnic tables and chairs...a place for people to sit and eat. My 2nd choice would be some sort of botanical gardens. it should be something to make you feel like you're not in the city."

"Health and wellness are my visions priority. giving back to the people with a public garden. giving back to nature by planting trees for the future. a place people can gather

to be fit, perhaps play games and join in community building."

"I would like the space to be open to a variety of uses that aren't "programming dependent," meaning I don't think it should be a stage or classroom, more a space that invites people to use it on an individual or group basis. It should be able to be used by people having lunch during the work day but also have utility during the evening. I think it should have some kind of "hub" component like a bus stop or a bike rack, which enables people to congregate en route to other things in the area but also some kind of attraction like a piece of art or a fountain that might encourage people to stay awhile."

"A cool green space where relaxation, learning and exercise are possible."

"I would use part of the space to build a second parkade for the forks/museum/ball park that operates on the same principles as the existing parkade. This would help to provide enough parking for days when there are large events taking place in the area, but also help to keep other areas of land free for other, more enjoyable uses. This parkade would be best placed at the end of the land closest to the museum and ball park. I believe the rest of the land should be used to create a useable greenspace area that helps to tie the designs of the museum and forks together. A space that ties in the artistic and useable ideas from the picture above would make the most sense, while also keeping the area from looking too commercialized. I do not think there is any need for more restaurants or businesses to be built in the forks area."

"The parcels are pretty noisy (rail and vehicle traffic so I'm not sure contemplative greenspace would work. Anything that breaks up the industrial and integrates with The Forks/Museum is ideal and doesn't act as an extension to the ball park even better."

"Ultimately, you can't focus on people sitting on grass as we are winter bound too many months-- so it must include buildings, hard all weather surfaces, and yes, some public gathering spaces. It needs to include commercial, residential and whatever else is required to pay the freight!!!! Parks and birds don't contribute cash."

"It should be a combination of green and commercial areas integrated with a fine-grained urban development. That is to say, not a block of parkland, but a supportive, green conduit that threads through the neighbourhood."

"Beautifully designed post-modern landscape that complements the dramatic architecture of the human rights museum."

"An open area but not simply another empty field with a bike path, I would like to see large scale art installations and space for outdoor dining etc."

"A rec centre. Hockey rink with stadium style seating comparable to the Max Bell arena. People can watch as they walk by like at west edmonton mall. Indoor pool, soccer field. Restaurants and shops. Underground free parking."

"I'd like to see something that, as a Winnipegger, I would be proud to bring an out-of-town guest too. That would mean something iconic, or close to it (there are already iconic items in the area, so we don't need to spend a tonne to compete with that). Something that complements the world-class facilities and amenities that are there, including the CMHR. I would like to see an commercial component to help the economic sustainability of the area. I would like to see something that we can afford to maintain in the future as a world-class area."

"A greenspace in the downtown core where people can go to relax, where people from games, the museum, or the forks can escape the buildings and relax - and potentially learn about Manitoba landscapes as well. A restored prairie would bring a piece of our history into the core, and potentially expose hundreds of thousands to this unique feature that has helped make our province great."

"Open space and or green space with a fancy type of high tech art that draws people in from all over."

"Community space to bring people together. NEED restaurants and bars waterside in this city."

"The art and fitness aspect appeal. We have no area in Winnipeg where iconic art is a large part of the attraction and with some of the features already at the Forks, this could be built upon. Allowing for outdoor theatre is similar. Exercise space is in short supply downtown, so the ability to do yoga, senior exercise circuits, and other more passive exercise (as opposed to play fields with on lookers) seems a good fit too."

"The public space needs to encompass parking, entertainment, restaurants, and shopping to add to the theme of the area already. Connecting to the transit corridor

would also be beneficial to reduce the demand for parking.”

“A combination of green space, inviting walkways and quiet spaces for reading or reflection. An interpretive element or some display (be it sculpture or other art forms, or informative displays) regarding the significance of the area.”

“A green space with amenities such as garden plots, public art, bike station and adult workout/'playground' set up.”

“A mix-use space with restaurants, shops and public green space.”

“When the Forks came into being the public were told it would be for family recreation, but time has shown it is little more than a commercial venue. This could be the opportunity to create the kind of space many people thought we were getting. It should be non-commercial for relaxation and family time!”

“My choices above are all based upon my view of The Forks as a 'meeting place' where people of all backgrounds can get together and celebrate simply sharing the same space. I see The Forks as a meeting place of cultures, community, diversity, artistic talents, events and so much more. I recall being in Montréal during some sort of event where streets were closed to cars and street performers lined the roadways. It was an upbeat happy festive spirit that I think would be great in one of Winnipeg's most well known landmarks and tourist destinations. Restaurants with giant outdoor patios. I think it must be kept in mind that ours is a city of some colder months as well, so care should be taken in allowing the space to function in the middle of our sometimes endless feeling winters. Nonetheless I think whatever gets people out to enjoy themselves, while bringing in as many tourists as possible is what would be best for our Great City.”

“I would like there to be people in/on it. So programmed with a diverse range of activities or purposes. Art. Residential mixed use. Interesting landscaping like the Hi-Line in NY or the Promenade Plantee in Paris. It would be great if there was a design that somehow bridged the rail line to connect the location to downtown.”

“A place with very low development integrated with a peaceful artful place for reflection and solitude in keeping with the CMHR experience.”

“A location that becomes a destination for people with things to do, places to visit - a people place not a passive park (there are lots of those in the City).”

“I would like to see large, eye catching public art and a number of patios and cafe's to infuse street life into the area. Of course all of this in front of multi-level residential and commercial. I would love to see some type of tiered buildings 5 to 15 stories in height along the rail line above some type of parking structure. We have enough green space at the Forks and the Museum.”

“We are losing too much of our green spaces downtown. No where to sit and think surrounded by green. These spaces can be enjoyed by all ages.”

“Natural vegetation walking and cycling paths on the periphery, a central pedestrian and cycle promenade, leading to a green common, and housing an art space such as small concert facility/gallery.”

“A mixture of residential and non-residential uses, with public open spaces in the form of public plazas which could be used for entertainment or events. Includes housing and small scale commercial uses to serve the daily needs of residents plus invites non-residents to use the public spaces shared with the residential uses. A pedestrian-oriented right-of-way where no cars would be allowed like the Nicolett Mall in Minneapolis, but on a much narrower scale and with shorter buildings framing the space. Innovative, inventive, public art would be showcased to attract visitors and activity. Water features would be appropriate with many places to sit informally to eat an ice cream cone or people watch. Try to limit the amount of private space that only paying customers or patrons are allowed in; it should be open to public use.”

“The public space will need to be safe for all people. The core area has received a bad rap and so any opportunity to change that perception and stand against it would

be ideal. I believe a combination of art, fitness, natural organic terrain and a place to celebrate music and culture would help people rejoice and feel a sense of togetherness.”

“It has to be go with the original landscape but offer things to do or spaces to use. MUST HAVE PARKING FOR FORKS AND MUSEUM.”

“An inexpensive place to go for all age groups to enjoy a variety of experiences - project involvement (as seen in the street art - group 1, action 5 photo); public entertainment; strolling and people-watching, a place to stop for an alcoholic and non-alcoholic drink and snack.”

“Multi use” is probably over used these days but that's what this ought to be. Heavy weight on residential component as it keeps people there 24/7. I envision something like the Harmony Village in Barrie ON. It seems to bring a bit of every thing together to create an active, living, urban type village. <http://harmonyvillage.ca/lakesimcoe/>”

“It should be thoroughly excavated for any archeological value before it is considered for further development.”

“I would like to see a mixed use with green space, trees, cycle paths and a water feature... also some small unique shops and food venues with licensed patios....over top of an underground parking lot connected by tunnels to the ball park, the human rights museum and the Johnston terminal. Down the road I would like to see a tunnel connect to portage and main... similar to the Montreal underground system.... Parking fees and commercial stall rental inside the underground tunnel system could pay for it all...”

“My vision for the public space component of the rail side and parcel four lands is one of community participation. While I believe green space is needed in our city, if left too empty, it risks provoking only individual activities. Winnipeg needs density, and this excitement must be generated by a collaboration of the park atmosphere with more specific suggested "group" activity ie. providing outdoor patios, enticing equipment for group

workouts (group 3, option 4), having the opportunity to walk through artists as they work in the public realm, and having design installations that they can directly interact with. These activities embody the notion of progress and encourage a "oneness" for dwellers in the city. People want to feel like they can both belong and be lost in a sea of other people. Once a space is intriguing enough to draw in many people, society will identify it as a fun space to experience on their own as well. I don't just want the site filled with an object, I want the rail side and parcel four lands to provide an interaction; one of nature, community and play."

"It needs to have some sort of unique art installation that Winnipeg will be renowned for. But also a space where people will actually congregate to. Outdoor plazas are all well and good but when they are deserted all the time which is generally the case in Winnipeg it becomes useless. Many cafes/restaurants with outdoor seating along a plaza would be ideal"

"It would be nice to create a visual and sound barrier to obscure the unsightly tracks. I would prefer a space that is busy and offers something of a life-affirming counterpoint to the themes explored in the CMHR. It would be nice to have some public art in this space."

"I truly believe that the proposal from a few years back for this area was perfect. Taller residential units at the back (along tracks) would bring in the necessary critical mass of people to better connect downtown and the forks, while also block out some of the train noise. In front of the residential have commercial space with plenty of shops, cafes and restaurants with patio space in the summer. The reason I chose the pictures I did was because we need to have a mix of uses for day to day and special events, and you need a reason for tourists to come. This space should not become greenspace, the Forks already has tons of it. Tourists do not come to a city to sit in its parks, they come to spend money and see cool areas. Group 1 option 2 is amazing. Families out, patios and shops lining the streets and lots of people! Its almost like St. Catherine's in Montreal, and would be perfect for the forks! When the CMHR opens, people will want to explore

the area, not have to bus or drive to a different part of downtown or Osborne/Corydon. Feel free to respond by email :)"

"Outdoor active living transition between the concrete jungle of Downtown and the more natural areas closer to the rivers."

"A dining, entertainment and leisure area."

"Landscaped: Trees, Gardens, Grass; Non-vehicular Transportation and access; Public Art/Performance; Safe: Well-lit, well marked; Non-permanent Retail/Restaurant Kiosks/Huts; Parking with Green roof/ space (see NYC's Highline)."

"In my opinion the space adjacent to the Museum should take on a park like quiet setting with site lines that will help people reflect on their experiences at the museum. Perhaps sculptures could be commissioned and an enclosed path could be created to augment the experiences offered across the street. A beautiful, green space with tall trees a feeling of safety. Maybe even a dynamic space with new sculptures exhibited annually."

"Pedestrian Friendly green space with sidewalks, bike paths, flowers seating and picnic areas."

"A space that promotes the physical fitness of downtown residents and visitors. So we don't require a car trip to a city sports field located on the peripheral edges of the city, in order to be active outdoors."

"My vision is to mimic Central Park in New York and reserve the area to be as park-like as possible w/ a variety of green-space activities. The neighboring area around the Forks is already being developed w/ urban residential housing, office towers, etc. The Forks could be our Central Park, and it stays inline w/ the serenity & peacefulness break from the hectic city life."

It should be left alone. You have already torn up too many ancestral graves and ancient meeting and ceremonial places. When will this stop?"

"None of the above options quite depict my vision for parcel 4 and rail side lands...there needs to be a residential component to the forks...currently, you

can shop, play, embrace history and culture, go to museums, and enjoy the river at the Forks...but what has been missing and still missing is can we Live at the Forks! I'm not talking about hotels. Can we actually live and eat at the forks, a mixed-use centre of residential and commercial component is missing. Imagine the Forks of the Future...Shop, Eat, Play, History, Culture, and NOW LIVE AT THE FORKS."

"My priorities for this space are 1) interactive public art (Like the splash fountains in Chicago or Dallas) but something that offers winter interaction as well 2) open gathering space that can be used in a variety of ways and naturally compliments the CMHR and Stage areas for large events 3) GREEN - as in grass, trees, paths, bike friendly, supports walking. Services like parking and food should not be in this space - but close by. We also need safe public washroom access - like the small single- pay units they have in Europe. There will be many people and we need to support access to rest rooms easily."

"The space has to be vibrant, active and continually attractive to encourage use through all seasons and all times of day and night. And also so it discourages vandals. It should be a mix of art, eateries and open changable space. It should still be a place that the public can enjoy and not be excluded. If a portion is for condos that is fine, but the majority needs to remain as open public accessible usable space."

"Transitory, shaded, with winding paths and space for collaboration, festivals and works of art as you move from one portion of the forks to another. A space to be used by the people for spontaneous gatherings, with a mix of amenities including food, housing and patios. The site should remain low profile (one story with the exception of trees) to allow sweeping views of the museum and downtown from anywhere in the forks. From the museum, the site should appear as a canopy of trees. The site should model central park or Brooklyn's Prospect park. The space should be pedestrian and bike oriented, with multi-level parking developed in an architecturally appealing way. Parking should be out of the way and virtually

unnoticeable (partially underground). The site should include a distinguishing feature at the north end to welcome people from downtown and move them towards the museum, St. Boniface and the forks (also leading to the river trail and winter river trail which is a transitory route towards Corydon and Osborne.”

“I picked Group 1 option 1 for its organic living art. Giant sculptures tend to become dated and I believe many don't appreciate modern monuments because their meanings are lost. Group 2 option 5 - not that I like this option but feel the others are out of place - concrete monolith sculptures age quickly, bars/restaurants are already present at the forks and more development like that should be directed to the core of the downtown west of main st. The big bear sculpture (or the rooster in London UK) stick out like a sore thumb and clash with the "natural feel of the forks." Group 3 I picked option 2 I wish the forks site had the grand trees of other areas of the city - too much concrete feel - We are the city of Elms - showcase that. Group 4, no to 1 (already have Scotiabank stage) 2 again with modern art that reflects one artists vision and usually just causes controversy 4 and 5 repeat other areas already at the forks - 3 gives the idea of open access whether pedestrian or cyclist (non motorized). Of the above group 1 option 1, Group 2 option 5, group 3 option 2 and group 4 option 3 could all work in harmony or be ever changing keeping it fresh and lively.”

“Large scale public space that is also busy and engaging on a human level, but then also goes on to create even smaller unique inhabitable environments that are awaiting discovery through engagement.”

“People are always looking for things to "do" - things that go beyond passively watching or listening (those are good too). Creating spaces that invite activity, (a place to create art, to garden, or to exercise) makes the space physically engaging and dynamic. There are many inner city NFP and other organizations that c/would take advantage. The community garden (as I interpret the one photo) is attractive because it can be very functional and educational. My last choice is a nod to also incorporating space that simply "is" and where one can simply "be.”

“I believe that a freshwater aquarium would be a good fit for the site across from the Canadian Museum for Human Rights. I envision the facility to be located below grade, with a park above. The serenity of an aquarium and a park would be welcome foils to the sometimes disturbing content of the Museum. An aquarium would also be an excellent teaching and research vehicle, providing information on the many species of aquatic life in Manitoba, including the Beluga whale, (though I appreciate a Beluga display may well be problematic).”

“There should be archaeological museum and learning centre that focuses on the pieces found at the site. You could have cut out of the buildings in the ground covered in glass showing pieces undisturbed. There could also be a public farm and huge public water piece or pond.”

Appendix C. Citizen Workshop Results Land Uses

RETAIL SHOPS	
PROS	CONS
-	already have shops at the Forks, takes away from higher and better uses
draws people with a purpose, good for winter traffic	takes up space where there could be activities others would like to enjoy, usually involves parking
permanent revenue support	not flexible, will require servicing and infrastructure
would help out with the economy and provide jobs	-
-	already enough [at the Forks]
-	disposable, momentary, shallow, short term
indigenous retail opportunities, local wares	downtown sector [outside Forks] is also in need of small business, The Forks should retain history
brings developers/sparks interest, brings a certain demographic, brings \$\$, local [retailers] would be good	lots of retail at The Forks, ecologically insensitive
brings people to the area for a specific purpose	there already is enough commercial in different areas of the Forks
-	already have retail, takes up public space and green space
destination	already plenty at the Forks
greater social gathering and revenue	congestion due to overcrowding
\$ income	some may feel it's too commercial and excluded financially
fun, active, economically sustainable for The Forks, urban, supports neighborhood	ugly, empty storefronts if they are unsuccessful and don't sell-out
shopping = [people] traffic	needs to be original kinds of retail to draw traffic
more social interactions, generates local economy	bigger chain chain store may not be beneficial as it might take over local stores
convenient, essential services are better	not a place to stay for long periods
brings people to the area if it is something unique	Forks has a lot of shopping already

CULTURE/EDUCATION FACILITIES

always a good, brings tourists, what can we do to bring people there in the winter time	may only appeal to a small percentage of people
would provide depth to the project	-
historical/agricultural, pre-colonial artifacts, tourism/self-sustaining	-
enduring, enriching, people, social	
flexible expression, always needed, history/environment	
rich with history, archeological, cultural, inclusive of pre-colonial, potential interpretive centre	-
educates youth/public, shows history of the site, lack of public schools in the area	human rights museum already next door, lots of other institutes already in the area
educational - all ages can use the site	-
importance of pre-Winnipeg heritage, thousands of years the site was used as gathering space, not recognized today	-
rich experience, more variety of activities, all ages benefit	less profit, require government funding
can be a very rich project	could be underutilized
portrayal of the diverse culture of the city	duplication with other cultural projects/activities
inclusive, honouring past+present	less economically viable
honours historic site, brings in people, appropriate for this historic place	the museum takes of this need, we need supportive uses, not duplicate
central, accessible	overkill given recent capital campaigns
informative, historical, expose cultural shifts (what do we value now vs. many years ago?)	-
more events that let others (tourists) experience the place	-
variety, niche	lots of educational/cultural facilities have spaces already
-	The Forks already has some of these things

MULTI-UNIT HOUSING

PROS	CONS
could facilitate sustainability of The Forks, residents would shop at The Market	reduces green space
would help commercial shops, increase safety (more people around)	too near railway yards, ball park, etc, promotes heavy traffic, too much traffic now
small scale maybe	would take a lot of space, The Forks should be a place for culture, fun, relaxation
-	not appropriate for the location
adds sorely needed housing for the city	less shared space, sense of intrusion hence resentment
-	downtown yes, but Forks no, not on a historic site
"eyes of the street" Jane Jacobs, apartments are needed in the city not condos, increase density of the downtown	could lack environmental and historical in design
-	doesn't fit the idea of The Forks
more eyes on the street, accessibility for residents, fills need, densification of the downtown, more culture compared to gentrified exchange lofts	not public
city needs it (increase density), eyes on the street increases safety, more people on the site 24/7	controversial
reduces homelessness	possible friction between diverse backgrounds in housing
keeps people there	not a public use
24 hour activity, more people downtown is good, great if it can be reasonably/appropriately priced	need a balance of private versus public, perception of unfairness, design challenge with the railway
more traffic downtown keeps it safer	families seem to prefer suburbs [for housing]
brings in a new demographic, makes for a safer area, more welcoming	takes away for the public space because it private
generates more density and mores social participation	less desirable place to live (noise, train tracks, safety)
multi-family could create variety	not affordable, families with kids would not live here
more people living in the area would begin to actually form the area into a neighbourhood	families may not want to live in the area
revenues and taxes	requires infrastructure, requires services, bias to certain people, security

OFFICE SPACE

PROS

CONS

-

not public

good source of revenue, could be a very rich architectural project, high quality space could bring more business to the city

controversial, people could be disappointed

good source of income

depending on the nature of the offices it may create a sense of insecurity

\$income

not public use

good as part of a mixed-use site, probably would be a greater revenue generator

ugly, empty buildings if it is unsuccessful

more traffic downtown keeps it safer

a lot of downtown office space is underutilized currently

if for small businesses, smaller spaces for rent, could create unique interactions between business owners and regular public

would make this area into another Main Street, no one wants to hang out on Main Street

generates more businesses

unnecessary for a space that is used for social gatherings

good if mixed-use

the [office] people go home at 5:00

small offices would support small businesses

already a lot of office space north of the site, people go home after work

provides revenue

wrong spot for this type of use, can be on any piece of pavement

-

-

good for revenue, it would mean workers in the area all year round

The Forks should remain a park first and foremost, a sacred place, don't over commercialize

should be on a limited scale

-

-

not appropriate for the location, invasive

-

exclusionary,

opportunity for innovative green technology that protects and does not disturb the precious sit beneath

the downtown has an abundance of alternative opportunities for space

more jobs in the city and downtown

the area has a lot

-

not aesthetically pleasing for area, already have office space downtown

RESTAURANTS

PROS

CONS

more activity at night = more safety	only one function, consumes greenspace
people love food, more services means more people living in the area	are plenty of restaurants around
greater social gathering and revenue	congestion due to overcrowding and possible crime rate increase
\$ income, public use, but should be affordable to low income	often over priced, this excludes many
public, fun, cultural, destination, beautiful space, interesting, huge potential success	need to control alcohol consumption
people need to eat, food=[people] traffic	lots of downtown restaurants already
brings in more people, more variety, fun environment, night life, local restaurants	big chain restaurants [negative]
gives vibrancy to the environment	big chain restaurants may kill the local restaurants, no big chain restaurants
people gathering, stay longer, profit for maintenance [of The Forks]	less characteristic, no chains
healthy options	no chains
unique food options, small	The Forks has a lot of these options
support [revenue] for the area, needs to be flexible	requires parking, bias to certain people
if unique small and speciality coffee and food shops, multi-ethnic restaurants	chain or large format restaurants not compatible in the area
always needed where people gather, will bring people in all year round	not a lot more needed in the winter time
would attract more people to visit the places, multi-cultural	-
-	not enough parking in the area
potential for cultural sharing	redundant, socially limited
-	restaurants are only utilized by certain class of people/ tourism
good lunch destination for downtown workers	do we need more, area has a lot
a meeting place for people	-

PARKING

PROS

CONS

-	only one use, wasted opportunity, ecologically barren, empty, less safe
Winnipeggers love their parking	Winnipeg has way too much parking already, should be encouraging alternative modes of transportation
good quiet use of the area	unfair advantage to elite who possess vehicles
parking is necessary, must be affordable or free to the general public	can be disrespectful of the Aboriginal history of the site (should have a monument to it)
convenient, parking is needed for ballpark/museum	bad if it overwhelms the site
needed for development, provides access for people, encourages visitation	takes away greenspace potential, aesthetically unappealing
makes more people willing to come and visit from other parts of the city	-
-	it become a dead space when it is not being used, it has already used up a lot of greenspace
good for driving accessibility	use of surface parking here would be a little bit of a waste of this great place
accessible, buffer for the industrial	dead space
-	already a lot of surface parking in the downtown
unfortunately needed, could be permeable, most likely stacked	pavement/gravel/space requirement
need parking for Forks and baseball stadium, acts as a buffer along the railway	detracts from the area
having more parking would be convenient for visitors	-
leaves land less disturbed underneath [archeology], full bus terminal would make the Forks more accessible	barrenness
perhaps necessary	meaningless, wasteland, promotes use of vehicular transport, less green
-	drivers have to make a choice, make it more difficult, public transport must prevail
\$\$ for the developer	Winnipeg has an insane amount of parking downtown, no more needed
-	the space is already parking, not multi-functional

HOTEL	
PROS	CONS
gives tourists easy access to The Forks and downtown, increased business and economy	already have one, redundant
increased density, great mixed use opportunity	controversial
boast tourism and revenue for Forks businesses	congestion due to overcrowding
-	archeology needs to be properly and fully explored before development
signature location	design is critical, can't be ugly
encourages tourism	is another needed in the downtown?
tourism, ideal location	Inn at The Forks is already there (no need for another one), unnecessary use of space
attract tourists to the area	more than enough?
convenient for visitors, attractive environment for guests, unique hotel	tourism vs. local culture, may effect usage for local people
-	lots of hotels around
-	already two hotels in the area
revenue/taxes	wrong space for this type of facility
-	uses the potential for greenspace
would increase tourism	-
-	already enough in the area
-	exacerbates sense of over development in the area
leave hotels to the SHED district	new hotel already exists on site and in multiple locations downtown
if there is demand	-
would bring tourists to the area	already has enough hotels in The Forks vicinity

SERVICES (i.e. daycare, gym, pharmacy, etc.)	
PROS	CONS
increases the variety of amenities	consume green space
-	this requires people in the area to support the services, not a whole lot of people live in the area
provide permanent revenue	wrong spot for this, should be more in the distance for the site
-	displaces higher and better uses, should use existing built up areas
needed only if multi-family housing is implemented	housing not a good idea
great opportunity for this, services are greatly needed, would be a popular idea	can be difficult to sustain
can be used by workers that work there	services are usually associated with urbanization
important for building a neighbourhood	this site is too important to be just an ordinary site
encourages downtown living	capacity - is this the best use of the space?
can work well in relation to things like hotel and multi-family, needed because everything else is so far	-
provides convenience	it is not a facility to be provided
should be a limited scale	would take space instead having areas for culture, fun, and enjoyment
-	enough in area
perhaps a daycare space	not necessary
-	can be located on Main Street
more daycares always good, might increase families in the area	lots of gyms at Portage and Main
would be useful for people in the area	not accessible to commute to services if not already downtown