

UNIVERSITY OF MANITOBA

Visionary (re)Generation Master Plan
April 2016



Janet
Rosenberg
& Studio

DIALOG

Cibinel
Architecture Ltd

MMM GROUP



UNIVERSITY
OF MANITOBA



Floating

by Ovide Mercredi

I float through the sun-light air like a feather down
Blown away by a breeze through the unfastened air
Being taken up and down to unknown places
In a free ride so to speak, where there are no cares
I pass by a cluster of evergreen trees
Flying atop their standing dreams
Onward the breeze takes me
Flying along in directions unknown
So where is home? I want to know!
Will I land where I am bound to go?

Below me I see many rivers flow
Each with their beauty and abundance shown
I float directly above a family of buttercups
Swaying sun-like flowers waving to me from river bays
Living freely and carefree in places where buttercups can be
I wonder too, will I land where I belong?

Source:

My Silent Drum, Ovide Mercredi
Aboriginal Issues Press, U of M, 2015
(Used with permission from Ovide Mercredi)

On April 12, 2016, the University of Manitoba's Board of Governors approved in principle the Visionary (re) Generation Master Plan, as recommended by Senate on April 6, 2016.

Letter from the President

I am pleased and very proud to introduce our Visionary (re)Generation Master Plan. This framework outlines a shared, long-term, sustainable vision to build on the natural beauty and historic character of our Fort Garry campus and to further transform it into a dynamic, pedestrian-friendly urban village with access to the natural beauty of the riverfront and a variety of green and open spaces.

The plan is the result of the University of Manitoba's 'Visionary (re)Generation' Open International Design Competition launched in 2012. Developed over two years through engagement and collaboration with the University community and with broader stakeholders in Winnipeg and Manitoba, the Visionary (re)Generation Master Plan is a starting point for improving the campus experience through the design of the landscape, the built environment and open spaces.

The University of Manitoba is the province's largest university, and the Fort Garry campus is home to many of our 38,000 students, faculty, and staff. The new master plan aims to improve and enhance the campus experience for all members of our campus community, through innovative design and sustainable, thoughtful development. It supports our academic mission and strategic priorities, ensuring that our goals and values as a university are reflected in the physical environment of the campus.

Our shared Visionary (re)Generation Master Plan envisions a campus where our community experience and student life — social interactions, places to meet, interesting and enjoyable spaces to inhabit and in which to teach and learn — are enhanced and strengthened.

Sincerely,
David T. Barnard, Ph.D.
President and Vice-Chancellor
University of Manitoba



Dr. David T. Barnard,
President and Vice Chancellor
University of Manitoba

Traditional Territories Acknowledgment

English:

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

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

Anishinaabemowin:

Iwe University of Manitoba gichi-gikina'amaadiwigamigong ayaamagad imaa Anishinaabeg, Omashkiigoog, Anishiniwag, Bwaanag dago Deniiwag akiing Wiisaakodewiniwag gaa-gii-daawaad.

Nimanajitoomin ini Agwi'idiwinan omaa gaa-gii-ozhichigaadegin, ningikendaamin gaa-gii-maanidoodaading, banichigeng gaye odaanaang, ningechinaawendaamin ji-wiijichigemangidwaa bebakaan Anishinaabeg ji-maamiinochigeng, ji-wiidookaading gaye.

Cree:

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

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

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

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

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

Nikichinentaamin oneniwan ahkiin Okimaawiwin
kaa-kii-ishi-ashotamaakekopanen, Nikihkintaamin
kaa-ishi-nishiwachikemakahkin kaye kaa-ishi-
wanaachikemakahkin pi-otaanak ekwa tahsh
amihi eshi-pakitinitisiyaak kiitwaam chi-mino-
wiichiiwityak kaye chi-maamawi-wiitanohkiimityak
kitashiikewininaak.

Li University di Manitoba aashtew iita nishtum li tarayn di anishinaabay, nihiyow, nihiyow ojibway, Dakota pi lii Dene Naasyoona pi disseu li tarayn di la naasyoona dii michif.

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

[illegible][illegible]

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

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



University of Manitoba historic photographs: University of Manitoba Archives & Special Collections

Acknowledgements

This document was developed by the University of Manitoba in collaboration with Janet Rosenberg & Studio and DIALOG, Cibinel Architects, and MMM Group Limited, with input from a broad range of stakeholders from the University and wider community. Along with the consultant team, the Project Management Team consisted of the University's Office of the Associate Vice-President (Administration), the Campus Planning Office, and the Office of Sustainability.

The team would like to acknowledge the involvement and contributions of the following groups, which comprised student, staff, faculty, and administrative representatives, along with experts in various fields from Manitoba Hydro, the City of Winnipeg, and the Province of Manitoba:

- Campus Planning & Design Committee
- Planning Working Group
- Energy & Sustainability Performance Management Subcommittee
- Indigenous Advisory Committee
- Indigenous Subcommittee
- University of Manitoba Sustainability Committee

Thank-you to the entire University community for their input and collaboration throughout the engagement process, and to neighbourhood residents for their involvement through the Neighbourhood Network group and through attendance at open houses.

Thank-you also to those instructors and students who focused their academic course work on various elements of the Visionary (re)Generation planning process, providing insights and suggestions for planning and design at the Fort Garry campus; in particular, the Departments of City Planning, Landscape Architecture, Environmental Design, Environment and Geography, and the Faculty of Engineering.

A special thank-you to Aboriginal Languages of Manitoba Inc. for the translations of the University's Traditional Territories Acknowledgment.

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Part 1 : Background

1.0 Introduction

In 2014, the University of Manitoba initiated the Visionary (re) Generation process to prepare a new Master Plan for the Fort Garry campus, and the newly acquired Southwood Lands. This effort is an important opportunity for the University to re-examine and realign the evolving physical design of the campus with current and future priorities for the campus community and the University's policy framework.



University of Manitoba, Fort Garry campus

1.1 THE NEED FOR A CAMPUS MASTER PLAN

Since the 1970s, broad planning efforts of the physical elements of the campus have been directed by the University's general Space Planning Policy, which contains a section on "Physical Development." Following up on early 20th-century classical collegiate-style plans for the Fort Garry campus and subsequent plans in the 1950s and '60s, this policy was the planning umbrella under which several plans were created at different points throughout the '70s, '80s, and '90s, up to the Fort Garry campus' most recent plan, the 2001 **A Networked Community** document. These plans were followed to varying degrees, and the amount of time passed since the previous campus plan, along with the Visionary (re)Generation process, has necessitated a renewed planning effort for the campus' future. It was identified that a new and updated document would be required to support campus planning efforts and to align those efforts with the broader strategic goals of the University. An important opportunity that this new effort presents is the promotion of the indigenization of the campus—rendering Indigenous culture and legacy visible through the design processes associated with Visionary (re)Generation.

1.1.1 Competition Submission

The Visionary (re)Generation process began with the Open International Design Competition for the Fort Garry campus and Southwood Lands, which ran from December 2012 to October 2013. The purpose of the competition was to select a consultant team to develop a master plan. In total, 45 teams from 17 countries submitted their proposals, with 6 teams moving on to the secondary phase where more detailed proposals were submitted. The team of Janet Rosenberg & Studio Inc. and Cibinel Architects Ltd., with Landmark Planning & Design Inc., and ARUP Canada Inc. was selected as the winning submission.

1.1.2 The Southwood Lands

Although the Southwood Lands are represented in the Master Plan document, particularly as one of the key character areas for development and a major component of a comprehensive land use structure, more detailed policies and development frameworks for these lands will be reflected in a Southwood Local Area Plan (LAP) Policy Document. The Southwood LAP will provide the planning policy direction for the land area as a City Council-approved document.



Concept rendering from the design competition submission

1.2 UNIVERSITY OF MANITOBA'S STRATEGIC PRIORITIES

The University's most recent Strategic Plan ***Taking Our Place: The University of Manitoba Strategic Plan 2015-2020*** was developed through collaboration and input from U of M staff, students, and alumni. Its priorities guide the future direction of the University, and consist of:

1. **Inspiring minds** through innovative and quality teaching.
2. **Driving discovery and insight** through excellence in research, scholarly work and other creative activities.
3. **Creating pathways** to Indigenous achievement.
4. **Building community** that creates an outstanding learning and working environment.
5. **Forging connections** to foster high impact community engagement.

The principles of the Visionary (re)Generation Master Plan, developed through community engagement and outlined in section 3.2, support these strategic priorities and the overall mission, vision and values of the University. The principles focus on how campus planning and design can create an experience and sense of place that helps foster an outstanding learning, working, and teaching environment. This includes suggesting ways in which Indigenous achievement can be prioritized in the design of the campus.

1.3 MASTER PLANNING OBJECTIVES

The objectives of the Master Plan include:

- Establishing a clear and implementable vision and guiding principles.
- Providing an analysis of servicing

infrastructure, landscape characteristics, and transportation networks.

- Creating clear frameworks for development including built form, open space, and transportation.
- Developing an implementation and phasing strategy that provides key direction and development sequencing in preparation for the approvals process and realization of the Plan.
- Incorporating a strategic and flexible approach to managing and responding to both current and future market conditions.
- Engaging in a collaborative process that generates buy-in, interest, and participation from key stakeholders, the surrounding communities, and the public.
- Satisfying municipal requirements.

1.4 AN INCLUSIVE AND COLLABORATIVE PROCESS

The planning process built on the exceptional public engagement process established during the Open International Design Competition. The Visionary (re)Generation planning process consisted of three cycles of collaborative dialogue with stakeholders.



Stakeholder engagement

The first “exploratory” loop focused on hearing input from stakeholders based on highly conceptual plans. Input was incorporated into the creation of draft plan concepts. In the second “generative” cycle, more detailed plan concepts were brought back to stakeholders for comment. This step was crucial in terms of communicating feedback from the first cycle, which helped shape the evolving design concepts. The third “evaluative” cycle consisted of sharing the final plan and communicating its content and purpose.

1.4.1 Engagement Methods

A variety of techniques were employed as part of the Visionary (re)Generation engagement process from large scale open houses and events to more intimate community conversations. Regular meetings with the Neighbourhood Network group were held throughout the process and efforts to collaborate with student groups, attend neighbourhood events and present to interested University classes were an important part of outreach. Online engagement consisted of posting event dates and presentation materials on the Visionary (re)Generation website and interactive postings on Twitter (@visionaryregen). The website also had a feedback tool allowing people to submit comments to the Campus Planning Office.

As well, several project working groups were established with representation from faculty, students, staff, and community experts and stakeholders. These groups consisted of a Planning Working Group, an Energy & Sustainability Performance Management Group, a Neighbourhood Network Group, an Indigenous Advisory Committee, and an Indigenous Subcommittee.

In addition to these initiatives, presentations were made periodically to University administrative and academic bodies such as the Campus Planning & Design Committee, Senate Planning & Priorities Committee,

Senate, and Board of Governors. Feedback from these entities was taken into account and integrated into the drafting of the final documents.

1.4.2 Engagement with Indigenous Peoples

During the Open International Design Competition, it was established that Indigenous cultures must be rendered visible through design processes associated with Visionary (re)Generation. Following discussions with staff at the Indigenous Student Centre, a number of engagement events were planned and held at the University of Manitoba’s Migizii Agamik - Bald Eagle Lodge. In November of 2014 the first Indigenous Urban Design Symposium, “Coming to a Common Place: Indigenous Peoples and Urban Design”, was held at the University of Manitoba. The event recommended that Indigenous voices must guide the creation of Indigenous design principles that can be used to transform the campus. This recommendation led to the creation of an Indigenous Subcommittee and Advisory Committee who have worked collaboratively to establish five Indigenous Planning and Design Principles which will be integral to implementing the Master Plan.



Stakeholder engagement

1.4.3 Engagement Summary

Following is a breakdown of the events that were part of the engagement process.

Large Scale Events: 8

- Community Engagement Fair at Fort Garry Campus – University Centre (March 25-26, 2014)
- Open House at Fort Garry Campus – University Centre (October 14-15, 2014)
- Open House at the Pembina Trails Library (October 21, 2014)
- Open House at Migizii Agamik – Bald Eagle Lodge (October 23, 2014)
- Coming to a Common Place: Indigenous Peoples and Urban Design Symposium (November 18-19, 2014)
- Open House at Fort Garry Campus – Engineering Atrium (March 26, 2015)
- Open House at the U of M William Norrie Centre (April 7, 2015)
- Open House at the Pembina Trails Library (April 13, 2015)

- University of Manitoba Advocacy and Accessibility / Playcare (March 13, 2014)
- Manitoba Greek Council (March 18, 2014)
- Graduate Students Association (March 24, 2014)
- Faculty of Kinesiology and Recreation Management (April 8, 2014)
- Neighbourhood residents (August 5, 2014)
- University of Manitoba Students Union executive (August 11, 2014)
- University of Manitoba Ancillary Services (August 12, 2014)
- Graduate Students Association (September 11, 2014)
- Active Transportation advocates (September 22, 2014)
- University of Manitoba Sustainability Committee (September 23, 2014)
- University of Manitoba College Administrators (October 1, 2014)
- Promoting Aboriginal Community Together – PACT (October 21, 2014)
- Indigenous students (November 3, 2014)
- International Centre for Students (January 14, 2015)

Community Conversations: 15

- University of Manitoba Students Union (February 27, 2014)



Stakeholder engagement

Neighbourhood Network Meetings: 6

- November 5, 2013
- February 12, 2014
- August 27, 2014
- November 5, 2014
- March 18, 2015
- September 29, 2015

Planning Working Group: 6

- February 12, 2014
- August 27, 2014
- September 26, 2014
- November 5, 2014
- December 2, 2014
- March 12, 2015

Energy & Sustainability Performance

Management Group: 3

- February 12, 2014
- November 5, 2014
- September 15, 2015

Indigenous Advisory Committee: 2

- June 25, 2015
- September 16, 2015

Indigenous Subcommittee: 7

- March 18, 2015

- April 8, 2015
- April 22, 2015
- May 6, 2015
- May 20, 2015
- June 23, 2015
- September 16, 2015

Campus Planning & Design Committee: 7

- March 11, 2014
- June 2, 2014
- September 26, 2014
- December 12, 2014
- March 12, 2015
- June 2, 2015
- December 10, 2015

Senate Planning & Priorities Committee

- Presentation of the Plan for information: April 27, 2015

Senate

- Presentation of the Plan for information: June 24, 2015

Board of Governors

- Presentation of the Plan for information: June 23, 2015



Stakeholder engagement

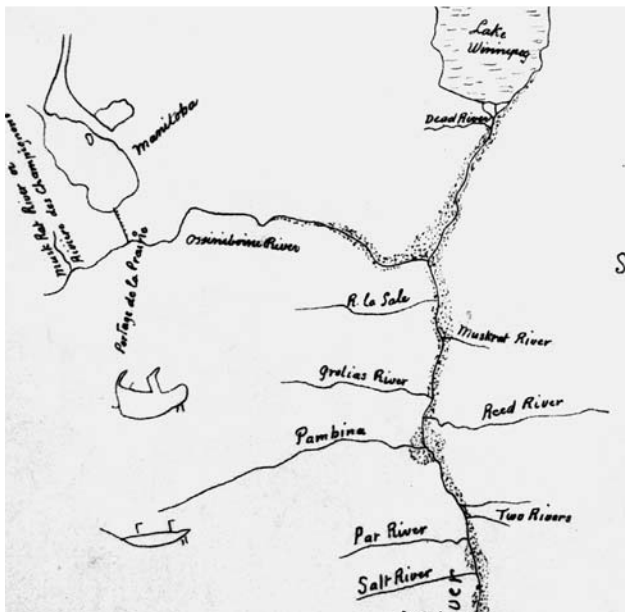
1.5 FORT GARRY CAMPUS HISTORY

1.5.1 Original Lands and Peoples

The history of the Fort Garry campus begins with the history of the land on which it is located, and with the ancestors of Anishinaabeg, Nakota, Cree, Dene, Inuit, Métis, Ojib-Cree, and Dakota communities who resided here before the arrival of European settlers, in what is now Manitoba. The province's name itself is attributed to several Indigenous languages and meanings – “Manitou” and “wapow” referring to ‘great spirit’ and ‘sacred water’ in Cree, or “Manitobau” in Anishinaabemowin. The land has long been understood as “Manito Ka Apit” meaning “where the Creator sits.”

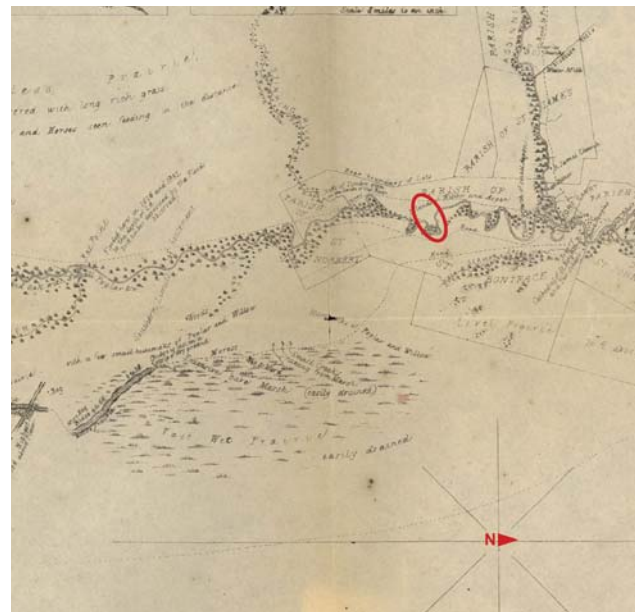
What is now the campus sits within Treaty 1 Territory, one of five Treaty Territories – established through treaty agreements between First Nations and the

Crown between 1871 and 1921 – that encompass Manitoba’s land mass. The traditional homeland of the Métis Nation is also located in this area. The campus also falls within the area of the 1817 Selkirk Treaty made by Chief Peguis and four other chiefs with Thomas, Earl of Selkirk, for lands along the Red and Assiniboine Rivers. Before urbanization, the prairie region in and around the campus’ present location was a vast sea of shoulder-high grasses, with forested areas around rivers and lakes. Indigenous occupation in and around this area was based on seasonal movement and traditional knowledge related to bison hunting, fishing and agriculture. It was also oriented around the Red River, which was an important transportation route and part of an Indigenous trade network stretching as far as the Gulf of Mexico and Hudson Bay. The La Salle-Red River junction, seven kilometres south of the campus, was likely a significant site for meeting and trading, as was the confluence of the Red and Assiniboine Rivers in downtown Winnipeg, an important site for thousands of years.



1817 Treaty Map

SOURCE: Archives of Manitoba



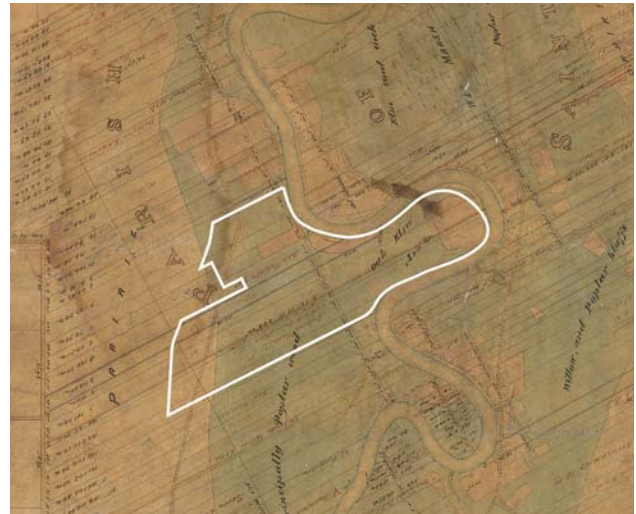
1858 map highlighting the location of the current campus in the context of the Red River Settlement. This area now comprises the central and southern portions of Winnipeg and the rural areas immediately to the south of the city.

SOURCE: University of Manitoba Archives & Special Collections

Increased settlement had changed the landscape of the region by the 1800s, with a river lot system used to set up farms along the Red and Assiniboine Rivers. It consisted of long narrow lots stretching back perpendicular to the rivers, and was the settlement pattern of the area's Métis population. Around this time the current campus area was divided into river lots, and consisted of dense riverbottom forest.

By the late 1800s the English and French-speaking Métis represented the largest population within a very multicultural Red River region, particularly in the parishes of St. Vital and St. Norbert where the campus is now located. To the west of the campus, the west plains trail – one of a series of ox-cart routes in the region – became a key transportation and trading route used by the Métis and others in the Red River settlement to connect further south to the United States. The Métis “Red River cart” was the trail’s main mode of conveyance. This trail (the route for which was based on earlier First Nations use) was the precursor

to today's Pembina Highway, an example of the many ways in which these lands were shaped before the University's arrival to the area.



1874 map showing the river lots in the current campus area, with current campus boundaries noted. Note the north-south cart trail on the western edge of campus, and the heavily wooded area shaded in green.

SOURCE: Archives of Manitoba



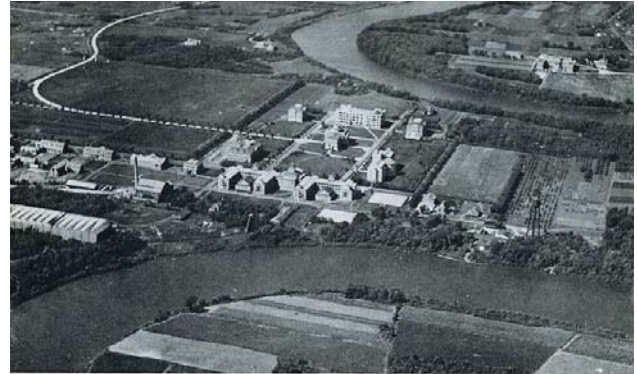
Métis settlement houses in St. Vital, approximately across the river from the Point Lands of the current campus

SOURCE: Henry Youle Hind, “Narrative of the Canadian Red river exploring expedition of 1857”, 1860

1.5.2 Campus History

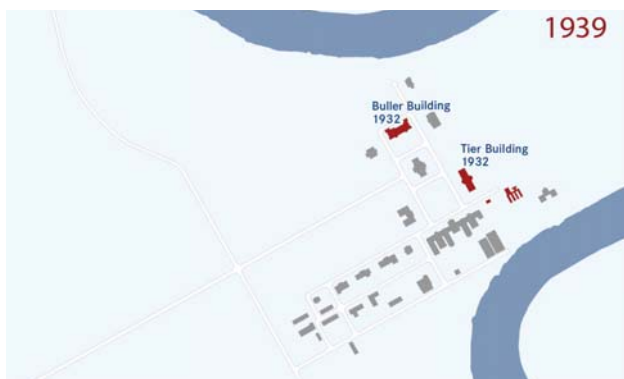
Although the University was established as institution in 1877, its Fort Garry campus was not established until the early 1900s. Beginning in 1910 land was cleared to make way for new buildings which were completed in 1912 and include the present-day Administration Building (formerly the Agricultural College). This initial wave of development laid a compact structure for development, with new buildings and open spaces arranged in an efficient and contiguous pattern.

This development pattern continued through subsequent waves of development and expansion in the 1930s and 1940s, although, it is worth noting, the scale and style of buildings changed to reflect the times. Construction during this period intensified around the quadrangle adjacent to the Administration Building.

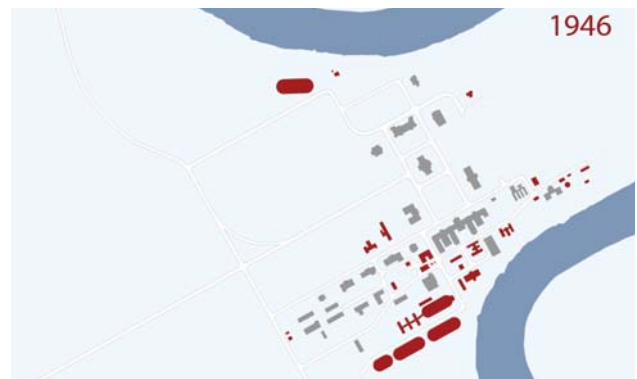


Aerial view of Fort Garry campus, c.1920

The 1950s was a period of renewed growth, aided by a growing economy and the relocation of the major college divisions to the Fort Garry campus from satellite campuses. The new development of this period also began to expand out from the traditional central core of the campus. Increased building construction in the 1960s generally conformed to the existing pedestrian orientation of the campus. Also during this time, increasing enrollment necessitated the addition of academic buildings to all the faculties.

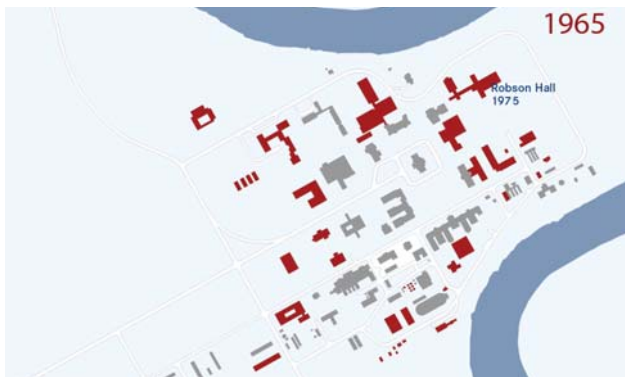


Historic Campus Expansion - pattern of development: 1915-1994





Aerial view of Fort Garry campus, c.1950



The Pan-American Games of 1967 also spurred new development, particularly the construction of University Stadium, an athletic field, and new athletic facilities. Campus planning during this era called for a compact clustering of central campus buildings, with vehicular traffic restricted to the periphery.

In the 1970s, the compact nature of the campus was transformed to accommodate student and faculty service demands. The result was a more sprawling and spread out campus. Funding diminished in the early 1980s, resulting in a period of reduced construction, although the Max Bell Centre was built in 1981. Economic constraints continued into the mid-1990s, punctuated by the development of the Investors Group Athletic Centre in 1998, built to accommodate the Pan-American Games of 1999.

Within the last decade the University has seen a new period of growth and change with several new projects recently completed. The ARTLab is a new building housing the University's School of Art, and is adjacent to Taché Hall, which is being renovated and expanded to provide a new and centralized location for the Faculty of Music (including a large new auditorium). The new Active Living Centre is a 10,684 square metre eco-friendly state-of-the-art fitness amenity and research

facility for the University and community located along Dafoe Road. This high-performance training facility and research centre opened in April of 2015.

With the re-opening of the Campus Planning Office in 2011, there is also a renewed focus on the spatial quality and planning of the campus.

1.5.2.1 Building Character History

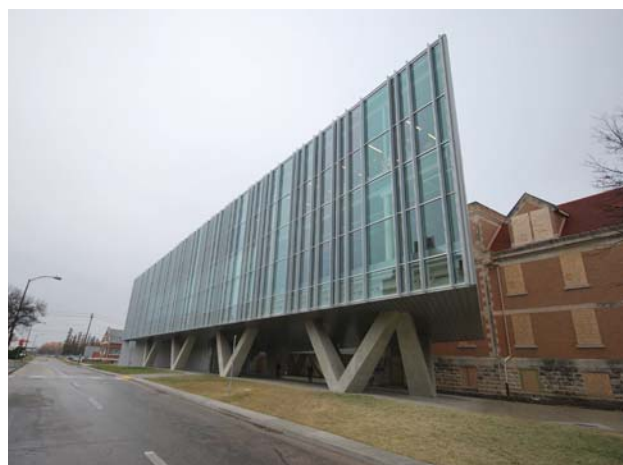
Visually the Core Campus buildings are identifiable according to the era in which they were built. Early buildings constructed between 1910 and 1914 are Neoclassical, featuring red brick materials and tyndall stone details. These buildings are typically associated



EITC Complex



Administration Building, former Agricultural College, c. 1906



The ARTLab School of Art, c. 2015

with the old campus. Buildings constructed between 1915 and 1939 were influenced by the Collegiate Gothic style, while structures built from the late 1940s into the 1970s adhered more to a modernist architectural style. The 1980s were distinguished by a shift from modern to postmodern influences. The 1990s onward has seen several new buildings constructed. These varying building types and periods of development have resulted in a somewhat fragmented pattern of buildings and open spaces.

1.5.2.2 Open Space Character History

The University of Manitoba's Fort Garry campus boasts an incredibly rich roster of natural heritage features that have defined the history and character of place over time. The lands include a variety of distinct landscapes such as the Point Lands and the river bottom forest, which together, create a unique easterly boundary for the campus. The Southwood Lands mature tree canopy and fairways provide opportunities to create a unique "community playground", showcasing sustainability measures, and integrating many of the existing landscape features. The campus quads, the historic Chancellor Matheson axis, the grand landscape setbacks of Dafoe Road continue to be strong representations of the historical structure of the campus and are primary elements that form the basis of the new campus structure.

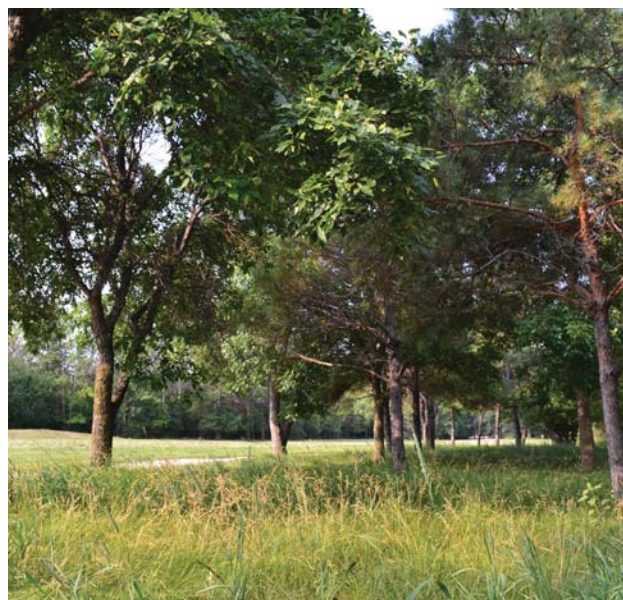
Building on these notable open spaces provides opportunities to create a "campus in a green setting", to represent the Indigenous footprint, both in design and function, where Indigenous traditions, principles, and cultures are woven into the fabric of the campus.



The forested river's edge



The Core Campus "heart" - Duckworth Quadrangle



Southwood golf course open space

1.6 FORT GARRY CAMPUS EXISTING CONDITIONS AND OPPORTUNITIES

1.6.1 Site Description and Character of Place

The Fort Garry campus is approximately 279 hectares (690 acres) in total area. It is situated in the southernmost portion of Winnipeg, approximately thirteen kilometres south from Downtown, in an area characterized by suburban neighbourhoods generally built between the 1950s and 2000s. The Red River forms the eastern edge of the campus, while Pembina Highway, a major traffic thoroughfare and commercial corridor, sits along the western edge of the campus.

The site's geographic location within the floodplain of glacial lake Agassiz, and the regional climatic

context of the prairies results in extreme temperatures that vary between short warm summers and long cold winters, making Winnipeg one of the coldest urban centres in the world.

The Fort Garry campus facilities consist of over 60 teaching, research, and operational buildings. The campus is where the majority of the University's approximately 40,000 students, faculty and staff come to learn, teach, and work. Along with seventeen faculties and schools, it is also home to numerous student services and amenities, three religious colleges, and several student residence buildings. The Smartpark area in the south-west of the campus comprises nine buildings, most of which are leased to research and development organizations that are involved in partnerships with the University.

The Fort Garry campus enjoys access to significant open spaces and natural areas. The abundance



Existing Fort Garry campus lands

of open space is a valued amenity that campus users wanted to see retained in the Master Plan. At the same time, the open spaces on campus could benefit from being better connected, enhanced, and programmed to serve specific purposes of the University as it grows. Some of the opportunities identified for the campus include retaining key areas of the existing open space network, and better connecting and integrating them with the existing and planned campus structure and built form.

1.6.2 Campus Structure

The original campus structure followed a compact and well organized development pattern, closely anchored around the original campus buildings. This core campus structure is supported by an interwoven network of streets and pedestrian pathways and plazas. As the campus developed, new buildings on campus moved away from this compact structure, contributing to a more spread out campus



Significant natural heritage open spaces and the river



Consideration for a winter campus design

environment, and infringing on the open space connections and open views.

Restoring the historic development pattern of the campus, in particular moving away from more disparate developments with large surface parking lots, presents multiple opportunities to improve the quality and character of public spaces on the campus, while intensifying the development pattern moving forward.

1.6.2.1 Building on Existing Assets

The Master Plan builds on the structure of the core historic academic campus integrating buildings, cultural heritage landscapes, and structural alignments. Some of the most notable assets include:

- The Chancellor Matheson grand avenue and Elm trees.
- Dafoe Road landscape setbacks and grand frontages.



Buildings reflecting various eras - building on these assets



A green campus with unique open spaces

- The Red River, riverside forest landscape, and Point Lands.
- The Duckworth Quadrangle, Administration Building, and the Curry Place Pedway (the pedestrian mall).
- The golf course mature tree canopy.
- The Core Campus internal building courtyards.
- The beauty of the existing Core Campus landscape and the diversity of building eras represented on campus.

1.6.2.2 Key Development Objectives

Some of the key opportunities for development include:

- Supporting the academic mission of the University, enhancing spaces for learning.
- Creating a built environment that is inherently sustainable, with opportunities to connect students to concepts of sustainable, innovative design and construction.
- Developing a compact campus built form.
- Integrating transit on campus.
- Providing a diverse network of public open spaces and linkages.
- Protecting substantial areas of the existing natural heritage landscapes.
- Defining retail & service hubs, or “high streets”, to serve the campus and community.
- Conserving key cultural resources such as



Conserving key cultural assets: The mature landscape

the Administration Building of 1912, the Tier Building of 1932, the Buller Building of 1932, and the Dafoe Library of 1952.

- Celebrating Indigenous histories and cultural heritage.
- Integrating with the surrounding community and network of trails and open spaces.
- Demonstrating leadership through the responsible stewardship of University land, generating long-term value.

1.6.3 Policy Directions and Opportunities

The City of Winnipeg’s **Complete Communities** direction strategy designates the Fort Garry campus as an Institutional Campus within the category of Employment Lands. **Complete Communities** encourages the introduction of commercial, retail and residential development that is supportive of the primary Institutional Employment area. Careful attention has been taken to align the Visionary (re) Generation Master Plan with City of Winnipeg planning legislation. Successful implementation of the Visionary (re)Generation Master Plan will result in the creation of a campus community where people live, learn, work and play. The Fort Garry campus is zoned “Educational Institutional” (EI) under the City of Winnipeg’s Zoning By-law 200/2006.



Creating a diversity of open spaces and green linkages

1.6.3.1 Visionary (re)Generation Master Plan Policies and Authority

The Visionary (re)Generation Master Plan will provide design and policy direction on the development of the Fort Garry campus. Planning direction for the development and implementation of these lands will be administered by the University of Manitoba.

1.6.3.2 Southwood Local Area Plan (LAP) Policies and Authority

Complete Communities identifies the Southwood Lands as a Major Redevelopment Site. This designation is used to identify areas within the city that present opportunities for the creation of complete communities within or adjacent to existing neighbourhoods. Major redevelopment sites are prime locations for intensification given their proximity to public transit and their ability to integrate with existing street networks. Prior to development of any Major Redevelopment Site, the City requires a Local Area Plan be undertaken.

In addition to the Visionary (re)Generation Master Plan, the University will develop a Local Area Plan for the Southwood Lands. The Southwood Local Area Plan will provide specific direction on design, phasing

and implementation of development in Southwood. Once complete, the Local Area Plan will be submitted to the City of Winnipeg for approval. It is anticipated the Southwood Local Area Plan will be implemented by an arm's length entity on behalf of the University of Manitoba, in alignment with the Visionary (re) Generation Master Plan.

1.6.3.3 Smartpark

Complete Communities identifies Smartpark as a Business Park within the broader designation of Employment Lands. This designation supports mixed-use development that is supportive of the primary employment uses of Business Parks. Although higher level City of Winnipeg planning legislation encourages diversifying land uses in Business Parks, current zoning by-laws do not permit residential development in Smartpark. If residential development is to occur in Smartpark, further discussion with the City of Winnipeg will be required. Given Smartpark's unique and increasingly complex land use structure, the University may wish to undertake a further planning process for Smartpark in the future. Smartpark is currently zoned Manufacturing Mixed Use (MMU) under the City of Winnipeg Zoning-bylaw 200/2006.



Policy boundaries



Smartpark

1.6.4 Existing Land Areas and Opportunities

There are several distinct areas that define the complexity and diversity of the Fort Garry campus lands. These areas illustrated below (see Figure 1) form the basis of the Character Areas defined later in the document. The distinct Character Areas provide a structure for Master Plan development and a rationale for the location and choice of land uses.

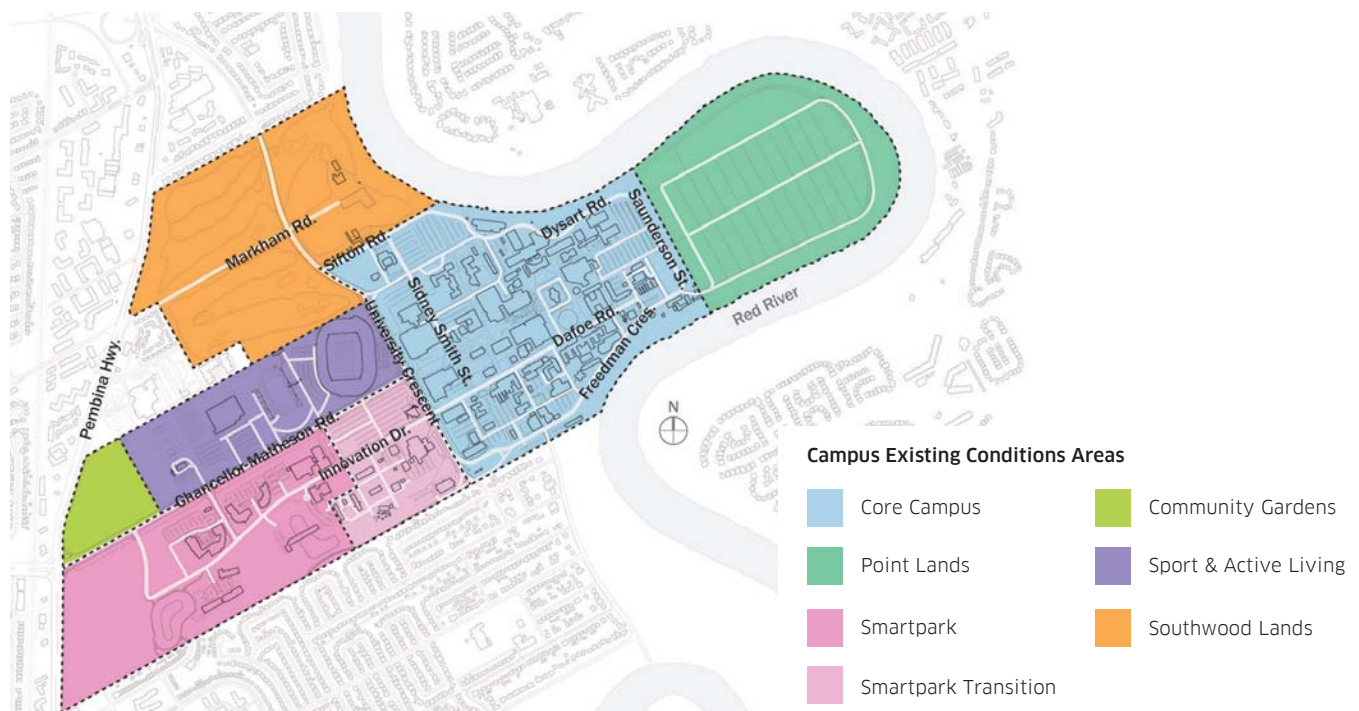
The Core Campus

The Core Campus is represented by the core academic buildings and student residences, affiliated colleges, as well as a wide range of campus services and amenities. The “heart” of the Core Campus is primarily reflected by many of the original statuesque heritage buildings and notable heritage landscapes. The perimeter of the Core Campus is primarily represented by student residences, academic buildings, the Colleges, and the east parking lots adjacent to the Point Lands. The majority of Physical Plant and Energy Plant uses are also located largely in the southern portion of the core campus. These lands

function as a transition zone between the heart of the campus and its adjacent uses.

Opportunity: The perimeter of the Core Campus provides the greatest opportunity for additional academic development to support University growth as needed. The opportunities include providing areas for additional student residences, to create a new student hub and focus of activity, and to expand and enhance important existing uses such as the Campus Daycare and the Physical Plant facilities. Any opportunities for expansion of the Physical Plant functions should be kept to the periphery of the Core Campus.

The perimeter lands provide the opportunity to create a mixed-use environment, with additional services and amenities to serve not only the campus, but also existing and future neighbourhoods and Smartpark. The lands also provide opportunities to create physical linkages to the north, east, and west areas of the University, increasing the overall academic, business, and community experience.



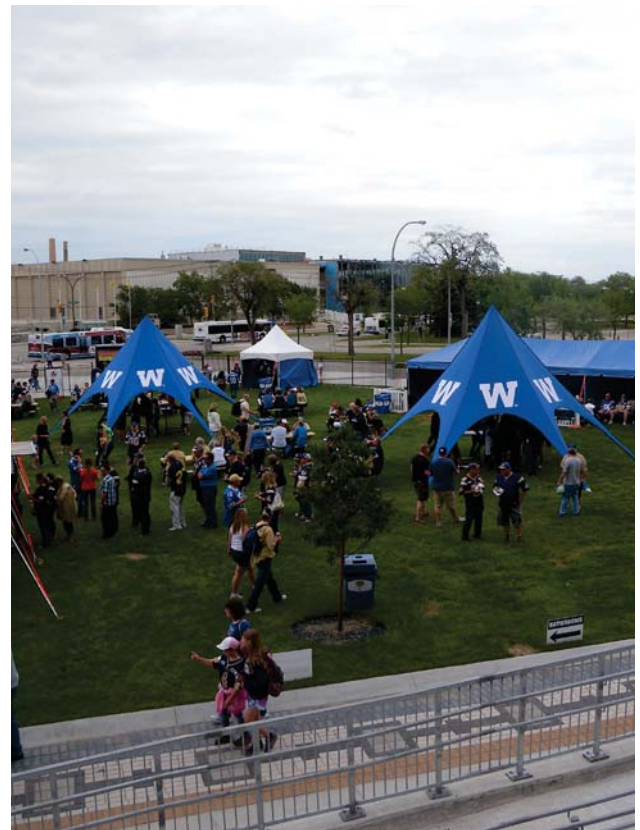


Core Campus

Sport & Active Living

This area contains the University Stadium and Investors Group Field (a 33,500-seat sports stadium whose primary tenant is the Winnipeg Blue Bombers, the city's professional Canadian football team); the Winnipeg Indoor Soccer Complex; and two outdoor sports fields. The University's current snow removal and storage site is also located here, north of Chancellor Matheson Road.

Opportunity: This area is adjacent to most of the University's athletic facilities to the east, such as the Frank Kennedy Centre, Investors Group Athletic Centre; and the Max Bell Centre. Together, these facilities support the concept of creating an active and healthy living environment, and can be positioned as an important recreational hub and entertainment destination that is central to a new community.



Sport and Active Living

Smartpark, Smartpark Transition, and Community Gardens

Smartpark is a Research and Technology Park south of Chancellor Matheson Road on the western side of the campus. Property development and management is operated by Smartpark Department, an ancillary service of the University of Manitoba, having its own Advisory Committee reporting to University Administration and the Board of Governors. It has the mandate to develop land and lease space to research and technology companies and organizations involved in broad research areas that coincide with areas of research expertise at the University.

The Smartpark Transition Lands are located at the southern edge of the campus between Smartpark and Core Campus. The Federal Government's Freshwater Institute is located here, on a parcel owned by the Crown. The University's Alternative Village is also located here. The Community Gardens are located along the west edge of the campus. The University of Manitoba Students Union (UMSU) student and community garden is located here.

Opportunity: The Smartpark and Smartpark Transition Lands provide an opportunity to create a mixed-use community, with opportunities to live, shop, and play where you work. The Community Gardens are an opportunity to establish a visible presence for the Fort Garry campus along the Pembina Highway. Development, whether built form or open space, should create a notable iconic gateway at the entrance in order to build campus identity. The community gardens can potentially be integrated into a variety of gardens throughout the campus.



Smartpark, Transition, and Community Gardens Lands

The Point Lands

This area comprises the agricultural fields on the eastern portion of the campus, near the oxbow of the Red River. It is currently used by the Faculty of Agricultural and Food Sciences for agronomy, plant breeding, horticulture, physiology, and plant pathology research. The only vehicular access is located at the corner of Freedman Crescent and Saunderson Street. The area is also outside of the campus' perimeter flood dike.

Opportunity: In the short to mid-term, the Point Lands will continue to function as a research facility and outdoor laboratory for the University. In the long term, the lands provide an opportunity to become a more accessible and public oriented amenity, with the potential for hands-on outdoor learning opportunities for the University and community; and as a recreational facility, providing the opportunity to experience the unique river's edge landscape along trails and paths.



The Point Lands

Southwood Lands

The Southwood Lands contain a former eighteen-hole golf course acquired by the University of Manitoba in 2011. Currently it retains the character of a golf course, with large open spaces and a designed landscape with several water features and mature plantings. At its northern edge is an existing low-rise residential neighbourhood.

Opportunity: This area presents an opportunity for a new mixed-use residential community. It currently comprises unique environmental niches, groves of mature trees and a spatial composition based on its prior design and use as a golf course.



Southwood Lands

2.0 Drivers for Change

The University of Manitoba is at a crossroads. Its domestic and international student population has grown significantly over the past decade, and its Strategic Enrollment Management Plan anticipates increased student numbers over the next 5-8 years – in particular amongst the graduate and Indigenous student populations. At the same time, there is a recognition that the existing campus and its future growth could be improved to become more sustainable. The addition of the Southwood Lands to the University's already substantial land assets presents a unique opportunity to build on the beauty and historic character of these lands and further transform the area into a vibrant, mixed-use, and dynamic urban village.



Panoramic view of Administration Building

The following provides an overview of three core drivers for change for the campus lands which include:

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

These three drivers for change consider:

- Housing diversity and affordability options.
- Walkability and accessibility.
- Conserving natural and cultural heritage.
- Diversifying the academic campus community.
- Increasing services and amenities.
- Increasing employment opportunities.
- Creating a stronger sense of place and identity.
- Securing financial resources to sustain the future of the University.

2.1 CREATING A COMPLETE COMMUNITY

The Master Plan envisions the development of the campus lands into a more complete and diverse community with a comprehensive land use plan that integrates existing land uses such as the Smartpark businesses, the Core Campus, and the recreational uses with a new mixed-use neighbourhood context. The Master Plan provides a diversity of housing to support the University's and the city's housing demand and the need for housing options to support a variety of demographics including a growing student population. New land uses allow for new services and amenities and employment opportunities for students, businesses, and a new residential community, all within walking distance. The Plan structure allows for multi-modal options to foster walking, cycling, and transit ridership, and to make the lands more accessible as a destination. The Plan celebrates the



Mixed-use High Street

rich natural heritage by preserving and integrating the existing resources and assets, building on these resources to create a diversity of functioning and useable open spaces.

Through a comprehensive and mixed-use approach, the Visionary (re)Generation Master Plan is intended to create a stronger sense of place, identity, and community.

2.2 INDIGENIZING THE CAMPUS

Indigenous achievement and education are key issues for the University, beginning with early Indigenous student advocacy and the formation of the Native Studies department in the 1970s. It has continued in various ways including the construction of the Migizii Agamik Bald Eagle Lodge (offering supports and services for students), and the University's Strategic Plan, which commits to "creating pathways to Indigenous achievement" as one of its five priorities.

These issues are additionally important in light of the University's 2011 statement of apology on the subject of the Residential School System, and its commitment to reconciliation with Indigenous communities. Given

that Manitoba has a large and growing Indigenous population, and that the U of M, as the province's largest postsecondary institution, has a reach and affect extending beyond its own campus and across the province, the success of First Nations, Métis, and Inuit peoples is vital to the health and well-being of Manitoba and Canada. This commitment encompasses all areas of University life: research and academic work; the creation of a welcoming and supportive learning and work environment; outreach and recruitment; and weaving Indigenous knowledge, cultures, and traditions into the fabric of the campus.

Although not all of these areas are the purview of the Master Plan, the Plan does encompass indigenizing the campus through its approach to the land, through the planning and design of its open spaces and buildings, and by enhancing its sense of place and history. It does this by presenting opportunities to introduce (or re-introduce) Indigenous principles into how we think about the campus, and how we plan, design, and shape it.

The Plan strives to be one of many ways in which the goals of reconciliation, collaboration, decolonization, and Indigenous achievement can be made present in the physical design and planning of the campus.



2.3 PLANNING FOR RESILIENCE

The University of Manitoba simultaneously pursues environmental, social, and economic sustainability. Through education, research, operations, and community engagement, this approach to sustainability supports regeneration, participation, and resource efficiency. The University's present actions and operations aim to ensure future generations can achieve levels of well-being that are at least as great as those achieved now. Planning to address the environmental, social, and economic dimensions of sustainability will help protect the long-term resiliency of the University in terms of its operation and resources.

Social sustainability includes the preservation and strengthening of cultural identities; the decreasing of social inequities; the empowerment of marginalized groups; and an emphasis on collaborative, participatory, and inclusive decision-making processes. There is also a particular commitment to social sustainability that builds and expands an Indigenous presence and visibility at the University that will result in improved access, recruitment, retention, and completion for First Nations, Inuit and Métis learners.

Economic sustainability necessitates economic decisions that reflect environmental and social effects, and requires prudence and care in creating efficiencies and locating new revenue streams to ensure that resources continue to be available to pursue the University's overall mission.

The University wishes to ensure that its present actions do not decrease the chances for future generations to achieve levels of well-being that are at least as great as those achieved now.

Environmental sustainability includes maintaining and increasing environmental functions, ensuring that natural resources and ecosystems are not utilized beyond their regenerative capacities, transitioning from non-renewable to renewable natural resources and energy, and preserving and enhancing biodiversity. Reduction, reuse, and recycling strategies; integrating best practices to reduce environmental harm resulting from University activities; and rehabilitating and restoring natural systems are all components of environmental sustainability.

The Master Plan integrates these three areas of sustainability throughout its vision, principles, and



frameworks. It plans for resilience by proposing an approach to land use and built form that is compact, conserves land, and encourages sustainable forms of transportation. A more walkable campus environment can reduce car dependency and allow for more land dedicated to natural systems and environmental functions.

A diverse range of mobility options is central to the Plan; the proposed transportation network is multi-modal and prioritizes walking, cycling, and transit use.

The approach to campus open spaces recognizes the importance of environmental functions and need to enhance and rehabilitate the biodiversity of the campus lands, emphasizing that built form must respond to and integrate with the campus' natural environment.



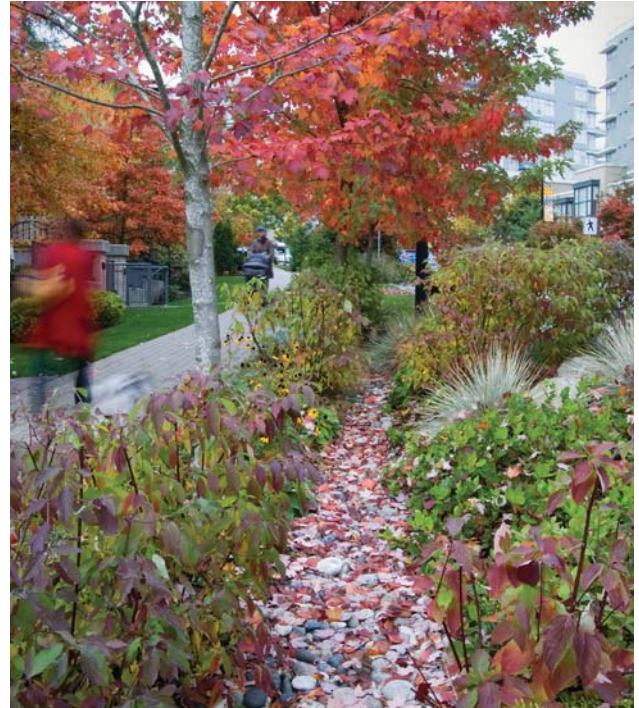
Reducing car dependency



Design to encourage walking

Innovative approaches to dealing with stormwater on campus are encouraged in the Plan, and proposals include low-impact solutions for infiltrating, storing, evaporating, and detaining rainfall where it falls. The document sees rainwater as a resource and encourages its management on campus through natural systems.

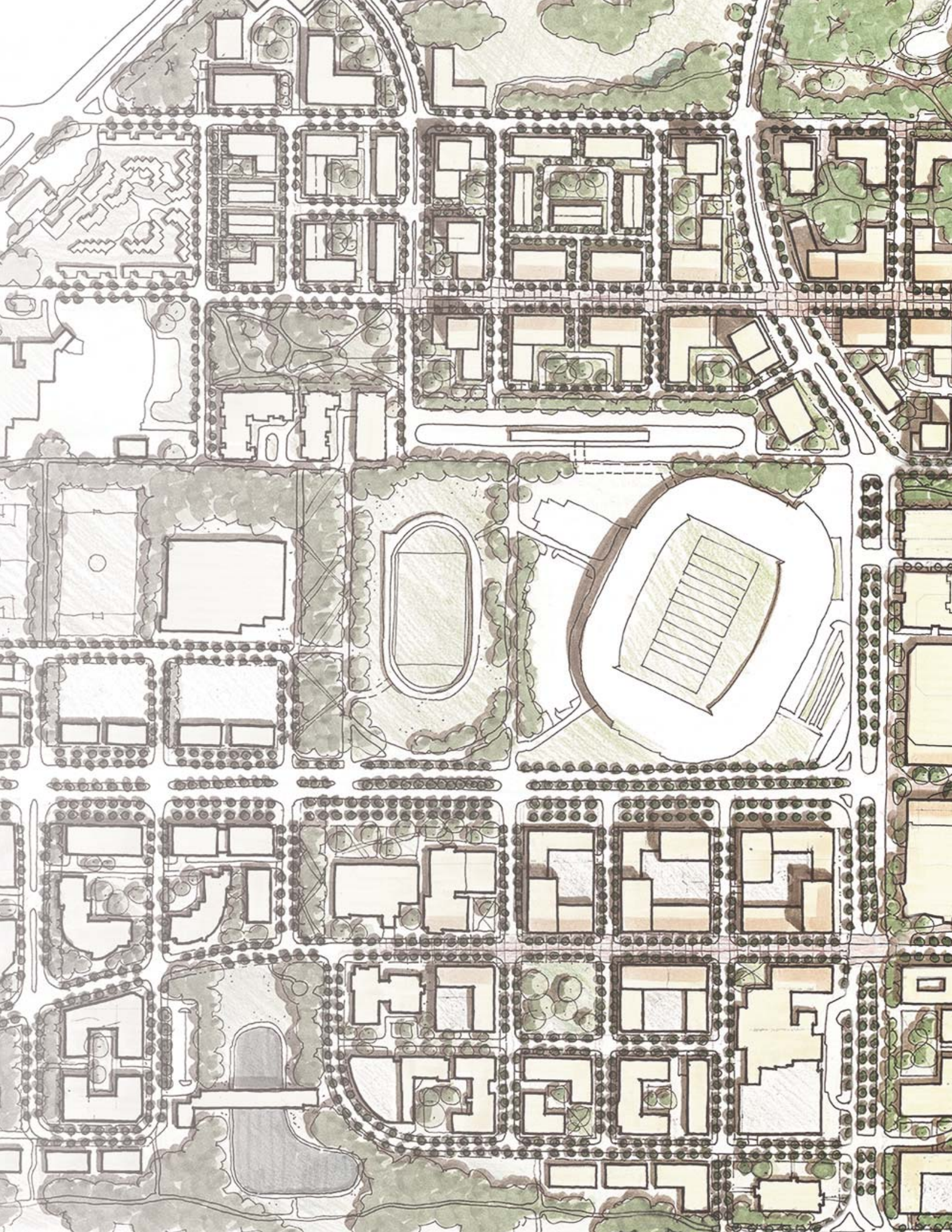
The Master Plan also relates closely to the University's Sustainability Strategy, which outlines in more detail the institution's vision, goals, strategies, and performance measures for integrated sustainability planning.



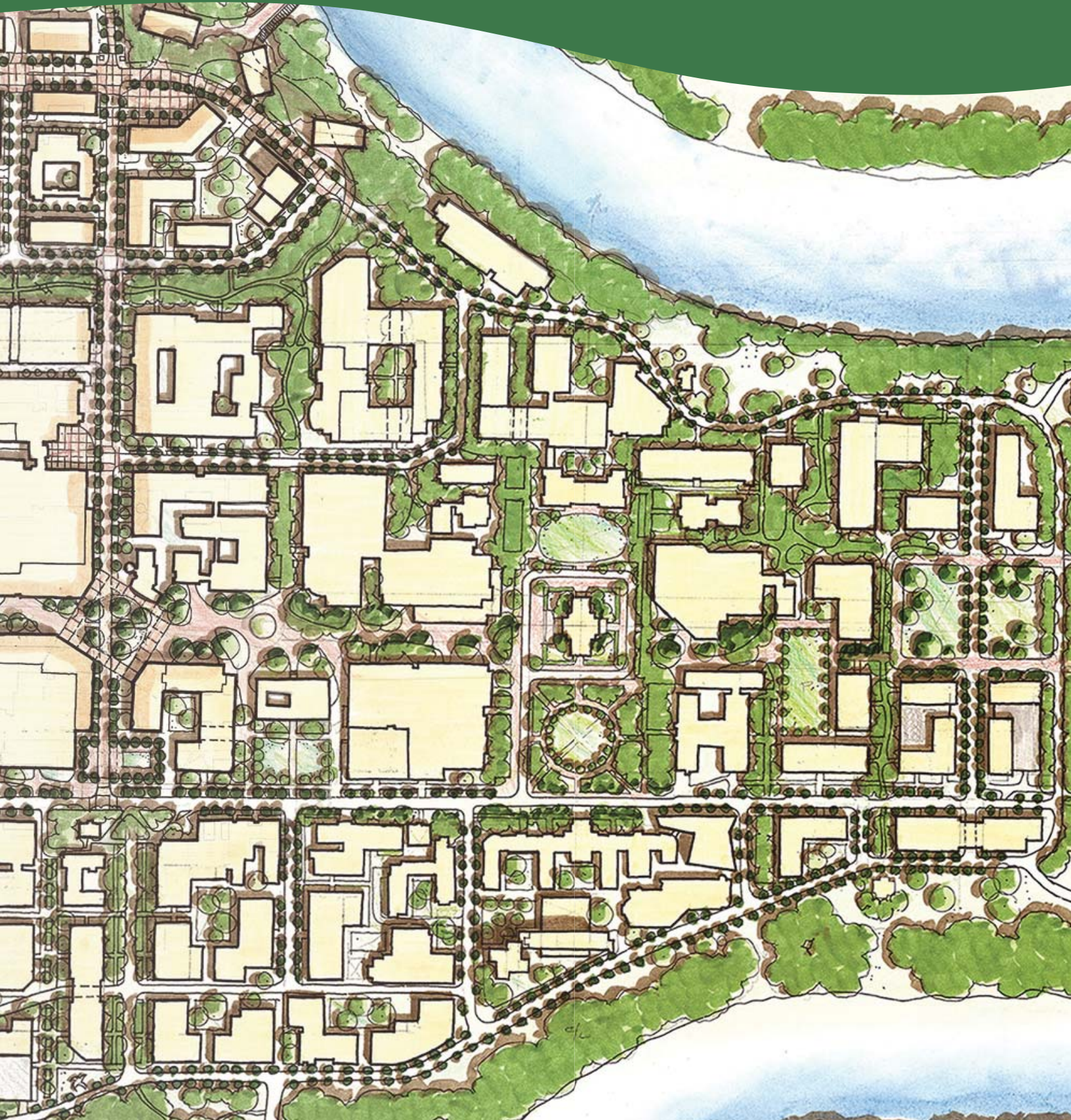
Innovative stormwater management - bioswales



Innovative stormwater management



Part 2: The Plan



3.0 Vision, Principles, & Concept Plan

The vision for the new Fort Garry campus community is for it to be a connected network of distinct areas and spaces, linked by corridors of green that draw reference from the natural and cultural history of the site and the Red River.

3.1 VISION - “A COMPLETE COMMUNITY”

The vision for the University of Manitoba Fort Garry campus is supported by six Planning Principles and reflects the ideals for creating an environmentally, socially, and economically sustainable community. The Plan supports a mix of land uses that encourages community building, diversity, vibrancy, and accessibility for people of all ages and abilities. It recognizes and promotes the indigenization of place, protecting and enhancing existing heritage assets. The Plan supports a rich mix of land uses that encourages community building, diversity, vibrancy, and a uniqueness of place built on its assets. The Plan promotes the development of a “green” environment and a “return to nature” as a bold statement of its identity.

In essence, the Master Plan is focused on a long-term comprehensive vision for the Core Campus, Point Lands, the North Community, and the South Community to create a complete and sustainable environment that will:

- build upon a unique heritage and sense of place;
- enable people from different backgrounds to thrive and connect;
- be a welcoming and vibrant place of learning, of social gathering;
- demonstrate leadership in environmental, social, and fiscal sustainability; and
- be a destination campus that is memorable and a source of pride.



Creating attractive and vibrant places for social gathering

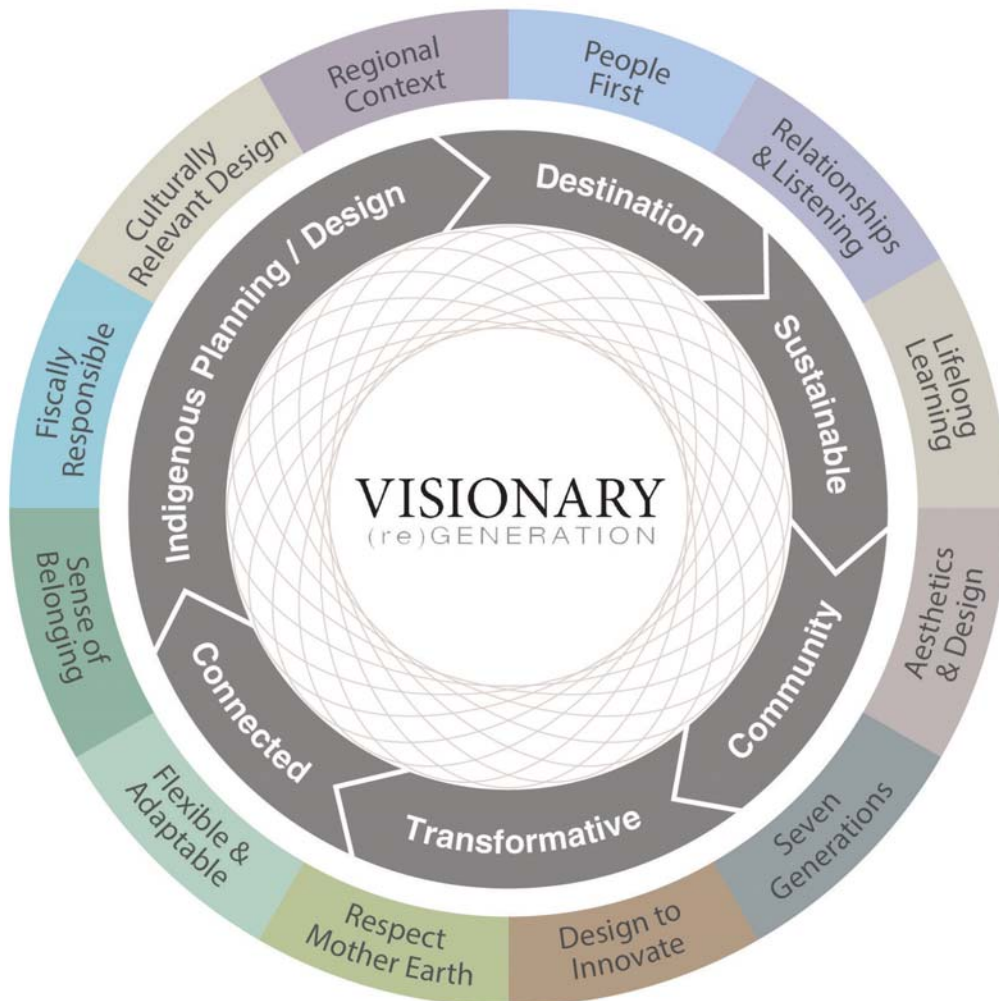
3.2 PLANNING PRINCIPLES

Six main principles guide the Master Plan, positioning the campus to be a place that is:

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



Principles that emerged from the stakeholder engagement process.



Infographic of University of Manitoba's Principles for the Visionary (re)Generation Process (middle circle), with supportive design objectives - including Indigenous Design and Planning Principles (perimeter circle)

These principles are supported by twelve design objectives, and importantly, tied together by the concept of interdependence, meaning that: The six main principles are not isolated entities, but interdependent and interconnected pieces of the campus and of the vision for its future. An Indigenous way of seeing/being that recognizes the interdependence of all things underlies the Plan and connects its principles together. An effective plan must recognize that all components of a place – such as the land, water, transportation networks, buildings, infrastructure, open spaces, and the people that inhabit it – are linked in complex ways. Each one affects the other, and they must be viewed holistically.

THE PLANNING PRINCIPLES:

3.2.1 Connected:

An active transportation network will connect all areas within the campus and provide a link between the campus' public amenities and adjacent neighbourhoods. Active transportation routes will span the boundary between city and campus, making human-powered mobility a viable, attractive option in all seasons. Placement of transit stops



Connected

will be leveraged to facilitate dense nodes of new development and provide a seamless link from the campus to the rest of the city.

3.2.2 Destination:

A rich diversity of places to live, work, learn, and play will transform the Fort Garry campus from a commuter campus to a multipurpose destination in its own right. An outstanding public realm (focusing on synergies, distinctiveness, and differences) becomes the framework around which the campus can change and grow, offering a thriving urban culture that is both remarkable and unique.

3.2.3 Sustainable:

The University is committed to sustainability from an environmental, social, and economic standpoint; and views these dimensions of sustainability as interrelated and mutually supportive. Viewing the campus as a living lab opens new opportunities to apply innovative design, technology, and research within the campus environment. The landscape, public realm, and built form visibly demonstrate sustainability and provide opportunities for education and growth.



Sustainable

3.2.4 Community:

The campus will comprise a compact network of diverse public places that encourage social interaction and create an accessible, inclusive, stimulating environment for all. Features, amenities, and a mix of uses will meet a broad range of needs for a diverse community, reflecting the University's multicultural population and Manitoba's Indigenous peoples.

3.2.5 Indigenous Design and Planning:

The University's commitment to Indigenous achievement can have a profound effect on campus design, by finding ways to weave Indigenous knowledge, teachings, cultures, and traditions into the fabric of the campus. The indigenization of the campus, and acknowledgment of the traditional territory in which it is located, can give it a truly unique sense of place reflective of the land and Indigenous identities, with spaces that are open and welcoming to everyone.

Indigenous Design and Planning for the Fort Garry campus include the following principles:

1. Committing to Relationships and Listening
2. Demonstrating Culturally Relevant Design
3. Respecting Mother Earth
4. Fostering a Sense of Belonging and Community
5. Embracing a 'Seven Generations' View

These design and planning principles are elaborated further on the following page.

3.2.6 Transformative:

Enhancing the quality and experience of the campus through physical design and development can help create an outstanding environment for learning and working. Through a greater variety of live/work/learn/play options, the campus can continue to provide an inclusive and supportive setting for teaching, learning, and research – a place that meets the needs of the University's future, recognizes the Indigenous reality of Manitoba, integrates with surrounding communities, and supports environmental and resource sustainability.



Indigenous Design and Planning



Transformative

**INDIGENOUS DESIGN AND PLANNING
PRINCIPLES:**

Commit to Relationships and Listening

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



Demonstrate Culturally Relevant Design

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



Respect Mother Earth

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

Foster a Sense of Belonging and Community

Campus planning and design should strive to increase a sense of belonging for all campus users. In particular, the campus should be an environment in which Indigenous students, faculty, staff, and visitors

can see themselves, and feel that they belong here. It should be a place where Indigenous groups and individuals can not only feel at home but also feel free to be part of the wider campus community (as opposed to feeling isolated or segregated). Campus spaces that are welcoming to all people, Indigenous and non-Indigenous – offering the opportunity for paths to cross and for social gathering to happen – are an important part of this.

Embrace a ‘Seven Generations’ View

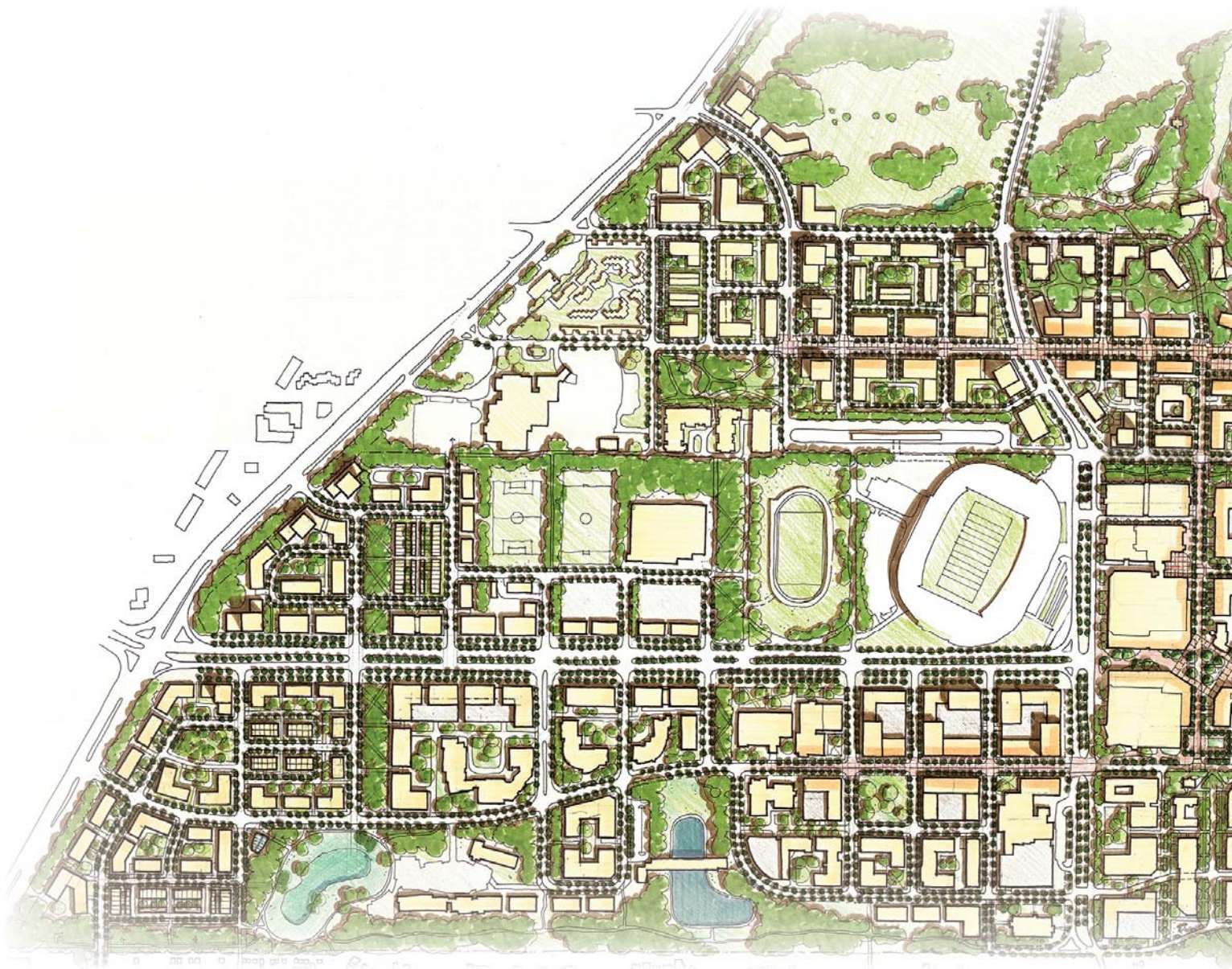
‘Seven generations’ refers to an Indigenous way of being that looks seven generations forward and seven generations back, while being rooted in our present generation. Building on this, campus development and design should be an expression of our own time, learning from history and those who came before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



3.3 CONCEPT PLAN:

The Master Plan vision for the new Fort Garry campus community is to be a connected network of distinct areas and spaces linked by corridors of green that reference the natural and cultural history of the site and the Red River. It is the integration of buildings, open spaces, and the collection of trees, multi-modal transportation and circulation, as well as the traces of its original layout and composition. It is a recognition and representation of traditional Indigenous lands and Indigenous principles.

The Master Plan reflects a 30-year time horizon for the Fort Garry campus lands. The Plan builds on the concept of creating a complete, sustainable, “return to nature” environment, where each element, be it building, open space, circulation, or parking, contributes to and supports a green context (“Respect Mother Earth”). In addition, the structure of the campus is redefined to re-establish the prominence of key heritage buildings, places, streets, views, and landscapes such as the Administration Building, the Curry Place Pedway and Duckworth Quadrangle, Dafoe Street, and Migizii Agamik Plaza.



Distinct Character Areas

The structure of the Master Plan is defined by four distinct character areas: the Core Campus, the Point Lands, the South Community, and the North Community (Southwood). These areas are linked by a complex network of open spaces, pathways, green corridors, green streets, and naturalized landscapes.

A Landmark Institution

The strength of this new community is predicated on the Fort Garry campus being a landmark institution and destination, such that it becomes the catalyst for

new development, and for creating a great place to live, work, study, learn, innovate, and play. The Master Plan looks at enhancing the existing campus context as a priority, providing opportunities for future academic growth and development. It focuses campus amenities and services along new animated pedestrian streets and squares. Existing pedestrian streets are enhanced with new building frontages, pedestrian walkways and connections, inspiring landscaping, and tree canopies. Access to the Point Lands and the river's edge, the water and views, is enhanced by pathways, landings, and trails, which become an integral part of creating a walkable, healthy campus community, connected to its natural assets.



A Complete Community

New gateways provide connections to mixed-use neighbourhoods, an entertainment district and business centre, a market place, two vibrant main streets, the campus, and the National Centre for Truth and Reconciliation as a draw to the river's edge. The Investors Group Field, once a stand-alone recreational facility, is now positioned as a core recreational facility and economic generator at the heart of a new community, connected to its new context and the hospital by greenways, trails, bike paths, transit, and enhanced pedestrian-oriented streets.

New mixed-use neighbourhoods are defined by mid-to-high density residential development and new open spaces, which provide a housing diversity to support a mixed demographic and day-to-day recreational amenities within walking distances. In addition, the new neighbourhoods provide a critical population mass needed to support two amenity-oriented High Streets, one at the heart of the north neighbourhood, and one at the centre of the south entertainment district.

A comprehensive land use mix with an appropriate range of community infrastructure to meet the needs of a growing University and city population is essential to fostering complete communities.

A Sustainable Community

Each aspect of design and planning incorporates measures of sustainability and promotes healthy living. The Plan is designed to encourage walkability by locating key areas, destinations, and amenities within a five to ten minute walking radius of each neighbourhood and the campus core. It considers building orientation and maximizing sun exposure, green roofs, comfortable walking environments, plentiful trees and landscaping, green streets, maintenance and preservation of natural assets, integrated stormwater management; multi-modal transportation options to reduce the carbon footprint, and social and economic sustainability.

A Health and Wellness Environment

Compact, walkable communities support physical and social health, as people walk, interact and connect, and access services and amenities within a reasonable walking distance. Appropriate land use decisions and structure encourage sustainability and active living. Necessary open space amenities such as parks and trails promote and encourage physical activity – through walking, cycling and active recreation. Intensification, including housing situated around the existing hospital for example, makes health services easily accessible especially for growing and aging communities. Seniors can live near and walk to medical services. Providing multi-modal options, such as transit, walking and cycling, increases access to safe and convenient transportation for everyone in a diverse community, especially low income populations.



Duckworth Quadrangle

3.3.1 Design Strategies: The Big Moves Toward Achieving the Plan

The following are a series of “Big Moves” that highlight the key components of the Plan:

1 Pembina Gateway Development: A new north-west gateway to the campus lands - the Pembina Mixed Commercial Node.

2 North Community: A new north neighbourhood (known as Southwood) provides a diversity of open spaces and unique natural assets, mid-to-high density housing options, a commercial main street, a network of public and private “green finger” linkages, and transit options.

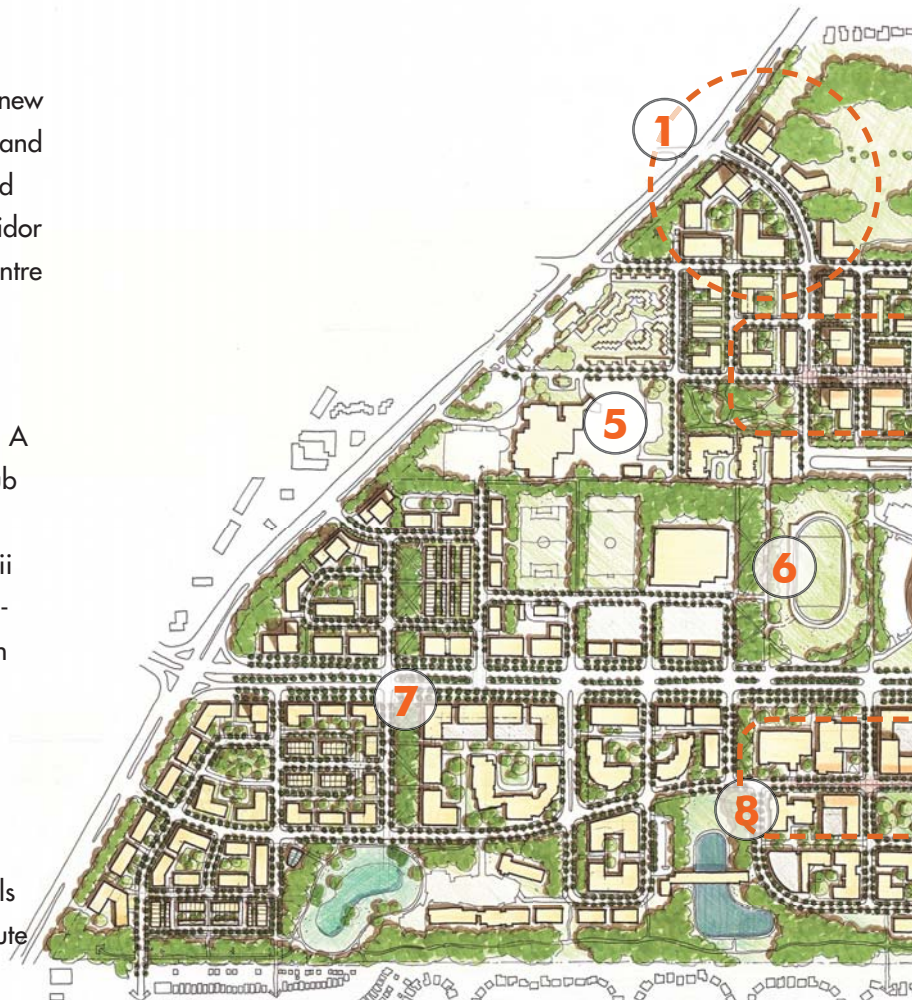
3 Mixed Residential/Retail Corridor: A new pedestrian-oriented east-west High Street and transit route, fronted by retail at grade and higher density residential above. The corridor east functions as the gateway to the Market, the Centre for Truth and Reconciliation, and the river’s edge.

4 Sidney Smith Street Campus Village: A new campus heart and student activity hub that provides an Indigenous bearing and historic point of reference, with the Migizii Agamik Plaza as a focal point. It is the main north-south connection between the Core Campus, North Community, and South Community.

5 Integration of the Hospital: New residential development and park spaces surround the hospital, with street and trails that provide linkages and access within a five minute walking distance.

6 Central Sport and Active Living Area: The Investors Group Field, University Stadium, the Winnipeg Soccer Federation Indoor Soccer Complex, and the outdoor fields and courts are now at the heart of the community, providing a central recreational area made accessible by significant greenways, and framed by an enhanced and tree lined Chancellor Matheson Road and University Crescent.

7 South Community (The Community of Innovators): Two new mixed residential/office neighbourhoods define the south west area and gateway, creating a presence on Chancellor Matheson Road, and integrating the existing office and light industrial uses.



8 Innovation Drive Mixed Retail Corridor: Innovation Drive is now an active public street fronted by a mix of hotels, offices, and retail uses. It extends the pedestrian activity east from Dafoe Road.

9 Core Campus: New growth and development for the Core Campus celebrates its key assets, integrates new open spaces with built form, establishes a new student “heart”, and creates an accessible and welcoming campus.

10 Dafoe Road Heritage Corridor: The stature of Dafoe Road is re-established and elevated, giving it prominence as the primary east-west multi-modal roadway on campus. The street profile is enhanced as a highly landscaped and tree canopied pedestrian corridor.

11 A Learning Landscape: The Point Lands build identity for the University as a place for “active learning” and innovation. It is envisioned in the long term as a place for the community, with visibility and access to an outdoor teaching and learning environment in a unique landscape.

12 A Connected Open Space Network: A new open space system of existing and proposed trails, pathways, quads and courtyards, large and small parks, parkettes and plazas, heritage landscapes, greenways, and private open spaces and linkages supports the University’s “return to nature” identity.



3.4 THE CHARACTER AREAS

The Master Plan is defined by four distinct Character Areas: the Core Campus, the Point Lands, the South Community, and the North Community (also referred to as Southwood). Each Character Area is distinct. The Core Campus Area and Point Lands define the University campus and uses, enhanced to create a more complete student and faculty environment. The North and South Communities reflect development on the University's lands. These areas provide an opportunity to create a complete community with distinct mixed-use neighbourhoods, as well as provide employment, recreation, and necessary service amenities to sustain community living. People can live where they work, students have residential options and places to play off campus grounds, and seniors have places to exercise and walk within new parks and trails. Each area is described in the following sections.

3.4.1 Core Campus

The Core Campus Character Area is further defined by three distinct areas: The Academic Centre, the Campus Residence, and the Academic Mixed-use area (defined in detail in Section 4.1.7.1). The approach to the evolution of the Core Campus is focused around creating a more complete environment, and re-establishing a clear built form and open space structure for future campus growth that includes: revisiting the original campus alignment and intent, and enhancing the existing heritage features; providing opportunities for new campus buildings and infill; establishing a campus main street as a hub for amenities and social activity; and building on a distinct green character of place where the buildings sit within a predominant and interconnected landscape context. Some of the key design moves include:



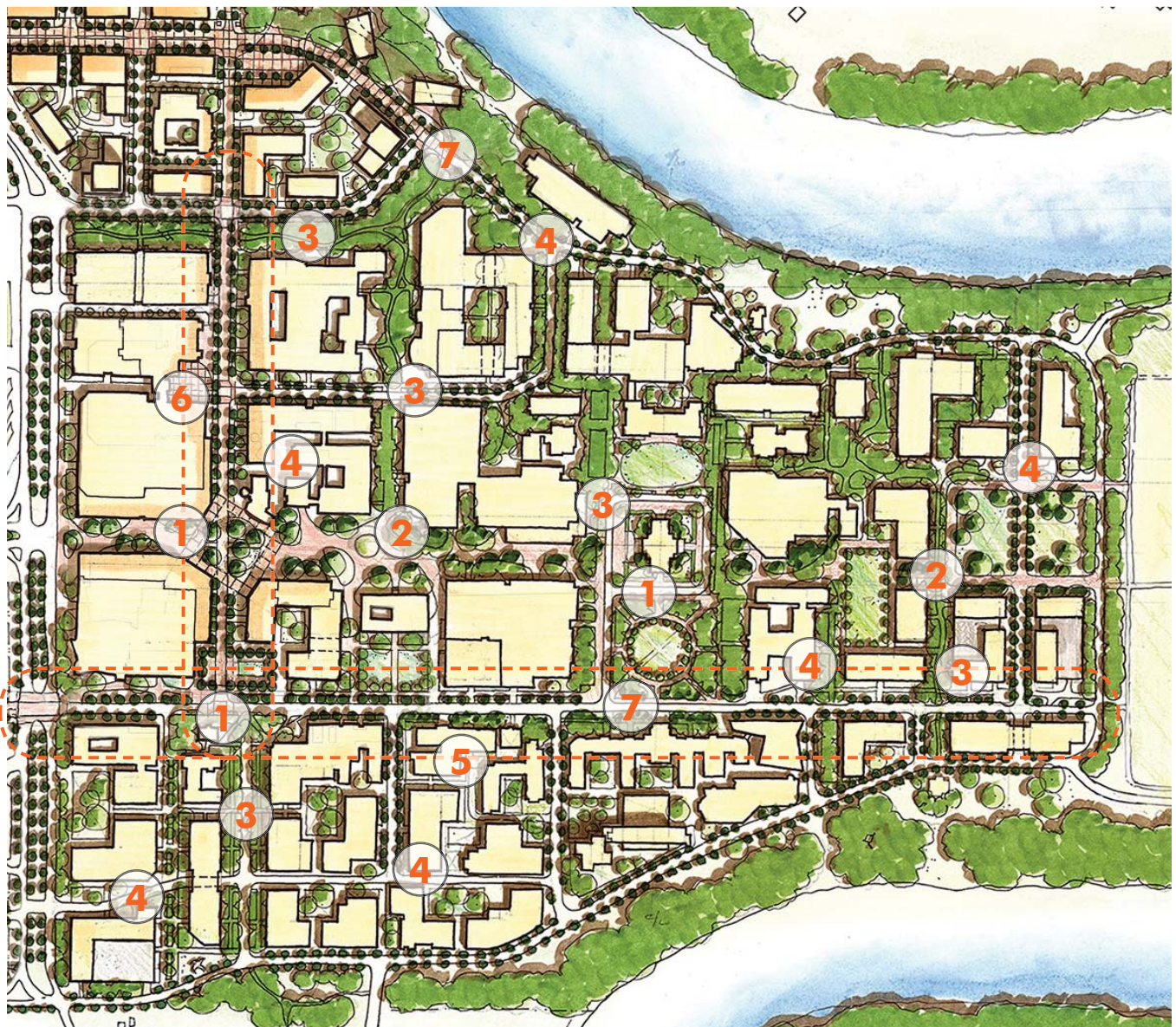
- Enhancing the Administration Building, the Duckworth Quadrangle, and surrounding landscape as a “heritage campus heart”.
- Strengthening the main east-west axis (centered on the Administration Building) as a grand landscaped pedestrian mall at the centre of the campus, defined by a series of connected open spaces, with open long views and access to Chancellor Matheson to the west, and to the learning landscape to the east.
- Recognizing a second “heart” to the Core Campus at the intersection of the east-west axis and Sidney Smith Street, as a place for social gathering and animation.
- Establishing a series of distinct north-south and east-west green pedestrian linkages between the buildings that connect the campus open spaces, the river landscape, and a treed ring road around the campus core.
- Identifying building and infill opportunities that frame and define green linkages, quads and courtyards, and streets.
- Enhancing the heritage character of Dafoe Road with a tree lined streetscape, the intermixed pattern of buildings and open spaces along the street, deep landscaped setbacks and building forecourts, and building addresses and entrances fronting the street.
- Enhancing and animating Sidney Smith Street with new streetscaping, and new building development fronting the street for student amenities and services and for new student gathering and social spaces.
- Expanding the transit access to service the Campus Core - along Dafoe Road and the Dysart/Freedman Crescent ring road.



An animated campus with integrated built form and open spaces

Plan Elements

1. Strengthening a "Campus Heart" and creating a new "heart"
2. Strengthening the main east-west axis
3. Establishing a network of green linkages
4. New building infill and new development opportunities - residences, services, amenities, academic uses
5. Enhancing the heritage character of Dafoe Road
6. Creating a campus "Main Street" along Sidney Smith that connects to the North Community
7. Expanding transit access on campus



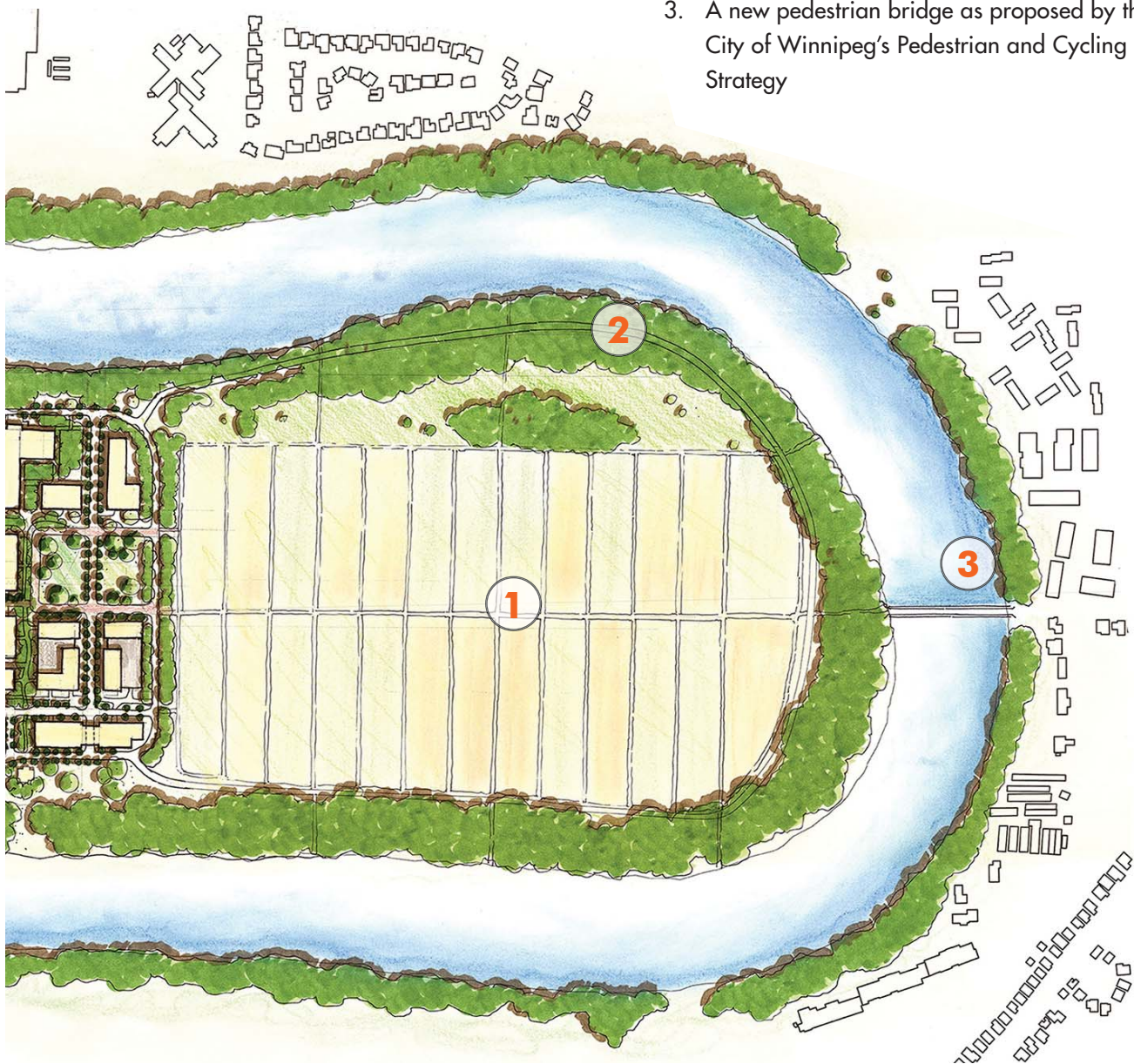
3.4.2 Point Lands Area

The Point Lands is envisioned to evolve as a learning landscape for the campus and as a large recreational amenity for the community. The University acknowledges the significance of the Point Lands as an innovative research laboratory. The University's legacy as an agricultural college is strengthened by industry-leading research conducted on the Point Lands. Proposed changes to the Point Lands are characterized as long-term initiatives and will be implemented through collaborative processes. As a recreational amenity,

the lands provide a unique opportunity for the entire community to connect with the riverfront and landscape. A perimeter trail provides a viewing forum to the learning environment as well as to the river, with access to a new Active Transportation bridge as a City initiative, that connects pedestrians and cyclists to the east.

Plan Elements

1. Create a hands-on learning and research destination
2. Recreational trail circuit around the river with views and access to the water
3. A new pedestrian bridge as proposed by the City of Winnipeg's Pedestrian and Cycling Strategy



3.4.3 South Community

New development for the South Community is intended to create a vibrant, mixed-use environment which includes the Smartpark lands. The area incorporates the existing research office and light industrial land use with new office and residential use, new commercial and retail amenities, and an entertainment district to complement and build on the vibrancy of the stadium and extend it year round. The new land use mix provides opportunities to “live where you work” in a complete, connected and beautiful community context. The Plan gives new stature to the Chancellor Matheson Road heritage streetscape, as the “grand avenue” that connects South Community to the Core Campus and to the neighbourhoods west of Pembina Highway. The Plan also incorporates and enhances existing landscape features to create a diversity of distinct parks and open spaces, connected by new treed streets, paths, and trails. Notable are two distinct north-south green

linkages, defined by a connected network of parks, each terminating at unique water bodies south, and to the recreational fields and landscape north.

The area comprises four distinct sub-areas:

- The West Residential Gateway District - consisting of two new mixed low to high-rise residential neighbourhoods north and south of Chancellor Matheson Road with new neighbourhood parks, community gardens, commercial uses at the gateway, and interconnected private open spaces that create a flow of green throughout the development.
- A Central Mixed Office/Residential/Industrial District - mixed office/residential buildings define and animate a new frontage to Chancellor Matheson Road and create opportunities for additional light industry infill to the south.
- Central Sport and Active Living Area - this area is defined by the stadium and adjacent recreational fields that are central to the



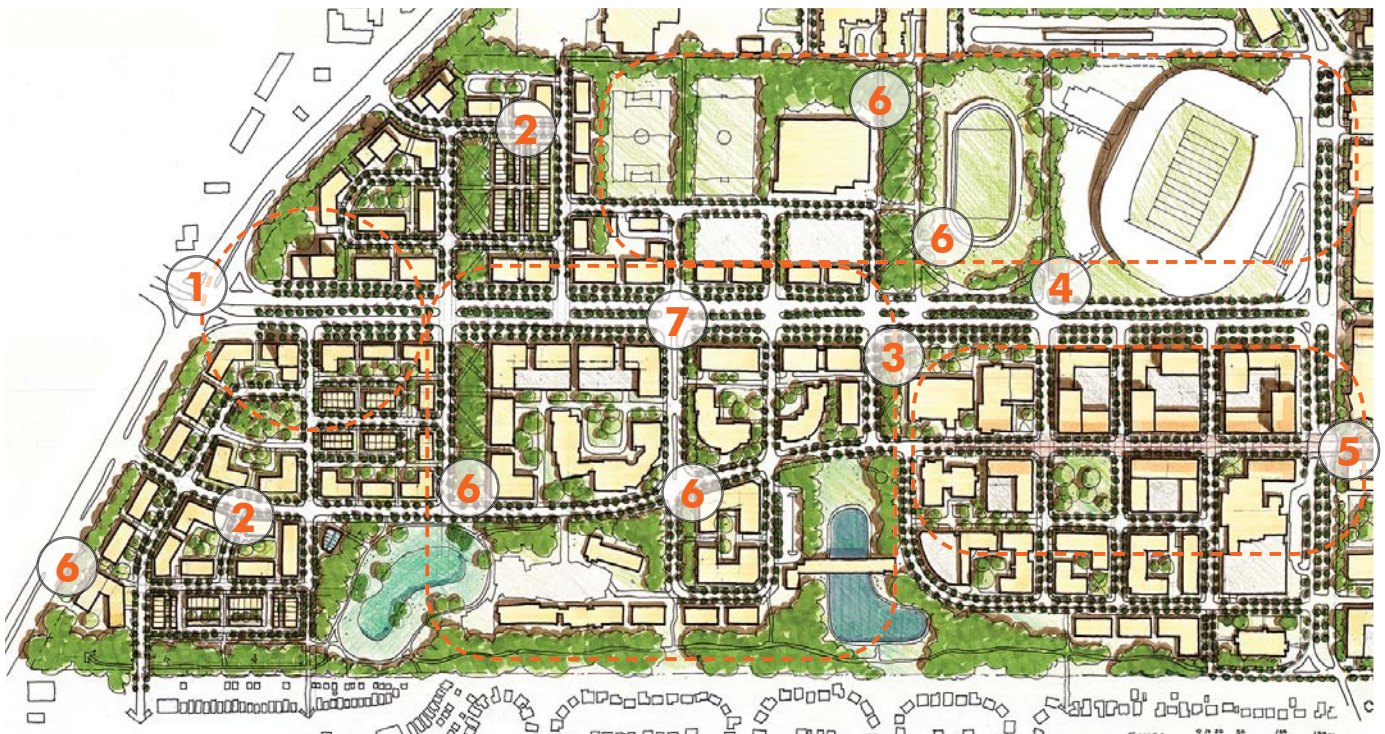
A new destination - The Entertainment District

overall development area. The fields and forest landscape create a green oasis at the development core which is linked to a multitude of green fingers including streets, landscape corridors, pedestrian malls, pathways and trails, that permeate the areas.

- The Innovation Drive High Street and Entertainment District provides a central social focus for the Smartpark community and the Core Campus community linked by an enhanced Innovation Drive streetscape. The district is defined by a mixed retail/residential High Street with retail at grade, residential above, and plaza spaces to animate the public realm; a hotel and a conference centre; and light industrial infill south. Opportunities for structured parking are identified throughout the district to facilitate the mix of uses.

Plan Elements

1. West Commercial/Residential Gateway entrance
2. Two new residential neighbourhoods with a diversity of housing typologies, new neighbourhood parks and community gardens
3. Central Mixed Office/Residential/Industrial District
4. Central Sport and Active Living Area
5. The Innovation Drive High Street and Entertainment District
6. Multiple green linkages and open spaces
7. Chancellor Matheson Road as a "grand avenue"



3.4.4 North Community (Southwood)

With the exception of the North Community Transition lands, the following is a conceptual recommendation and demonstration of the build-out for the North Community. More detailed recommendations and framework policies will be provided in the Southwood Local Area Plan document.

The North Community is defined by new mixed use development blocks which create a new Southwood Neighbourhood. The area includes mid-to-high density residential, new treed streets, and significant open spaces. One of the main defining features of the area is the integration of built form and open spaces, where the open space flows through the blocks creating a green network of connected public and private places that define a unique public realm. A retail/office mix with gateway towers and a new plaza defines the entry to the area and functions as a primary gateway to the larger development lands. The

northern part of the former golf course, which defines the development boundary, is held as a green space and land reserve, preserving the existing tree canopy, integrating new paths and trails, and enhancing the ponds as a key open space amenity and stormwater management feature. Markham Road, south of the park is enhanced as a green scenic drive that filters movement into the core of the campus.

At the heart of the area is a High Street surrounded by new mixed-residential development. The High Street is framed by mixed-use buildings with retail at grade and residential above, has wide sidewalks to maximize the public realm space; and incorporates a transit route that connects to Pembina Highway and the University campus. The street is terminated to the east with a public market square that frames the juncture between the campus and the new neighbourhood. It also defines a new link to the riverfront. The west end of the High Street is demarcated by a large neighbourhood park or



A new destination with high quality open spaces

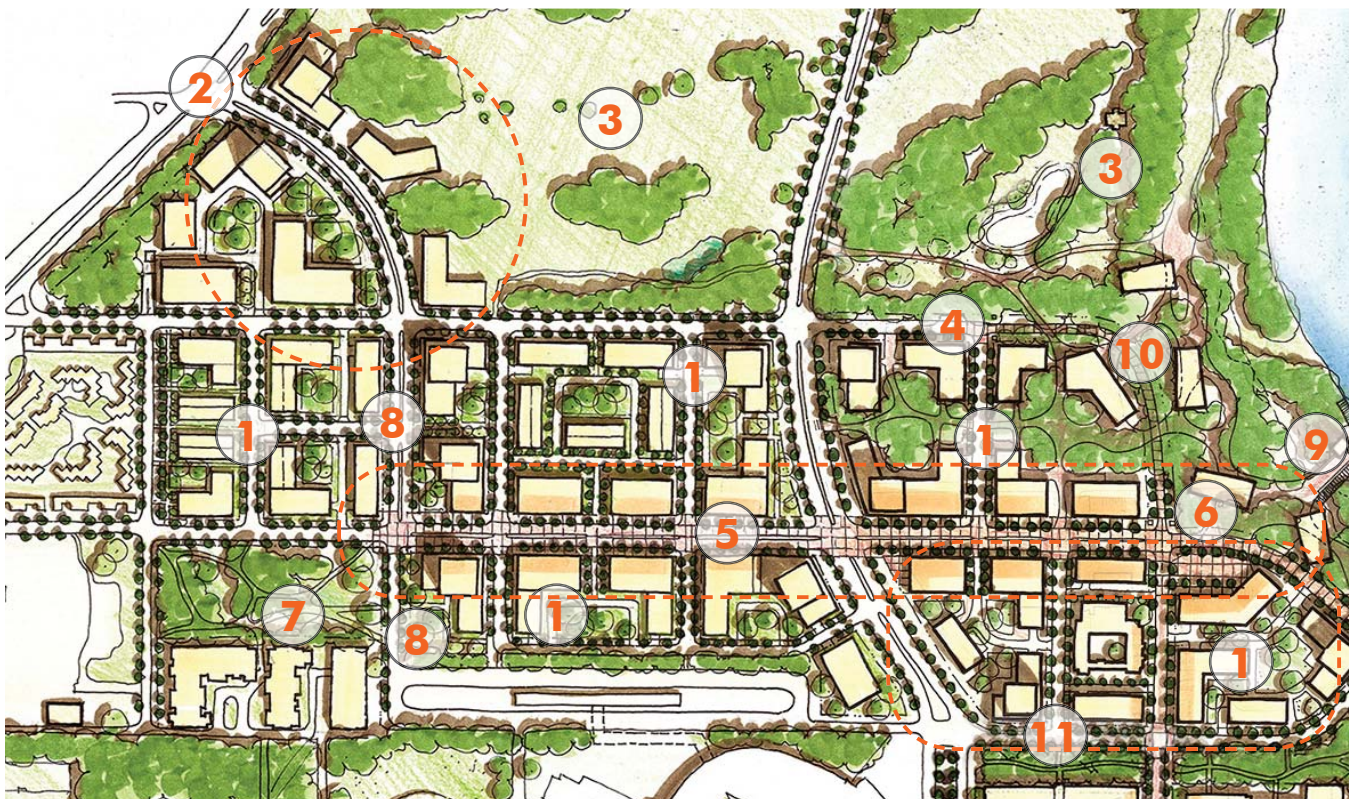
community space, providing a green transition between the existing neighbourhood and new development. Residential towers are strategically located at key moments within the area to create gateways into the neighbourhood and to define view corridors, while accommodating a critical mass of a residential population.

North Community Transition

A portion of the North Community does not fall within the Southwood Local Area Plan boundary. As such, detailed recommendations and framework policies for this area is provided in the context of this Plan. This area is referred to as the North Community Transition, located at the north end of Sidney Smith Street. The area includes St. Andrew's College, surrounded by new mixed-use mid-to-high density residential development, a market square, and a south-east portion of the High Street.

Plan Elements

1. New residential development fronting new streets and open spaces and the integration of built form and open space
2. Pembina mixed commercial/office gateway - opportunity for office, retail, residential and amenities
3. Repurposed golf course and ponds as green space and land reserve
4. Markham Road enhancement
5. New mixed commercial/residential "High Street" destination with transit access
6. Market square and river's edge destination
7. New neighbourhood park or community space as a transition from existing neighbourhood to new development
8. Transit routing along Southpark Drive extension to the stadium
9. Access to the river
10. National Centre for Truth and Reconciliation
11. North Community Transition



4.0 Planning Policies - The Frameworks

The purpose of the Planning Policies is to provide a framework that guides the comprehensive development of built form, open space, and circulation to create attractive and memorable places and spaces, and to make this campus “a truly common place for all of its diverse users”. Planning policies established through this Master Plan will direct the evolution of the campus over a 30-year horizon to ensure that future developments provide a quality built and public realm environment that is consistent with the University’s vision and principles for the Fort Garry campus lands.



Drawing inspiration from those who came before us and taking into account the generations to come

4.1 BUILT FORM FRAMEWORK

The built form framework defines the desired future character, function, location, and massing of built elements within the public realm. In this Plan, the built form framework reinforces a coherent and appealing compact and walkable environment where buildings are harmoniously integrated within a treed, naturalized setting, where exterior spaces are the extension of the interior spaces. The framework guides building design to contribute to the enhancement of the public realm in terms of animation, comfort, safety and accessibility. The framework creates a structure where new buildings define the character of streets and open spaces, providing a “human-scale”, pedestrian friendly environment. The framework also guides building orientation, massing, and heights to make a positive contribution to adjacent buildings and open spaces, to the celebration of notable heritage assets, and to the integration of the surrounding community.

The framework establishes a land use structure for development that identifies new and/or enhances existing distinct areas, and creates a harmonious mixture of uses to support the vision. In terms of building character and form, the framework provides a flexible design structure that fosters and encourages architectural expression in a way that positively contributes to the vision.

The Built Form Framework is defined by the following land areas:

- **Core Campus** - Academic Centre, Campus Residence, and the Academic Mixed-use
- **Point Lands** (Landscape for Learning)
- **South Community**
- **Sport & Active Living**
- **North Community** (Southwood - detailed in the LAP document)
- **North Community Transition**



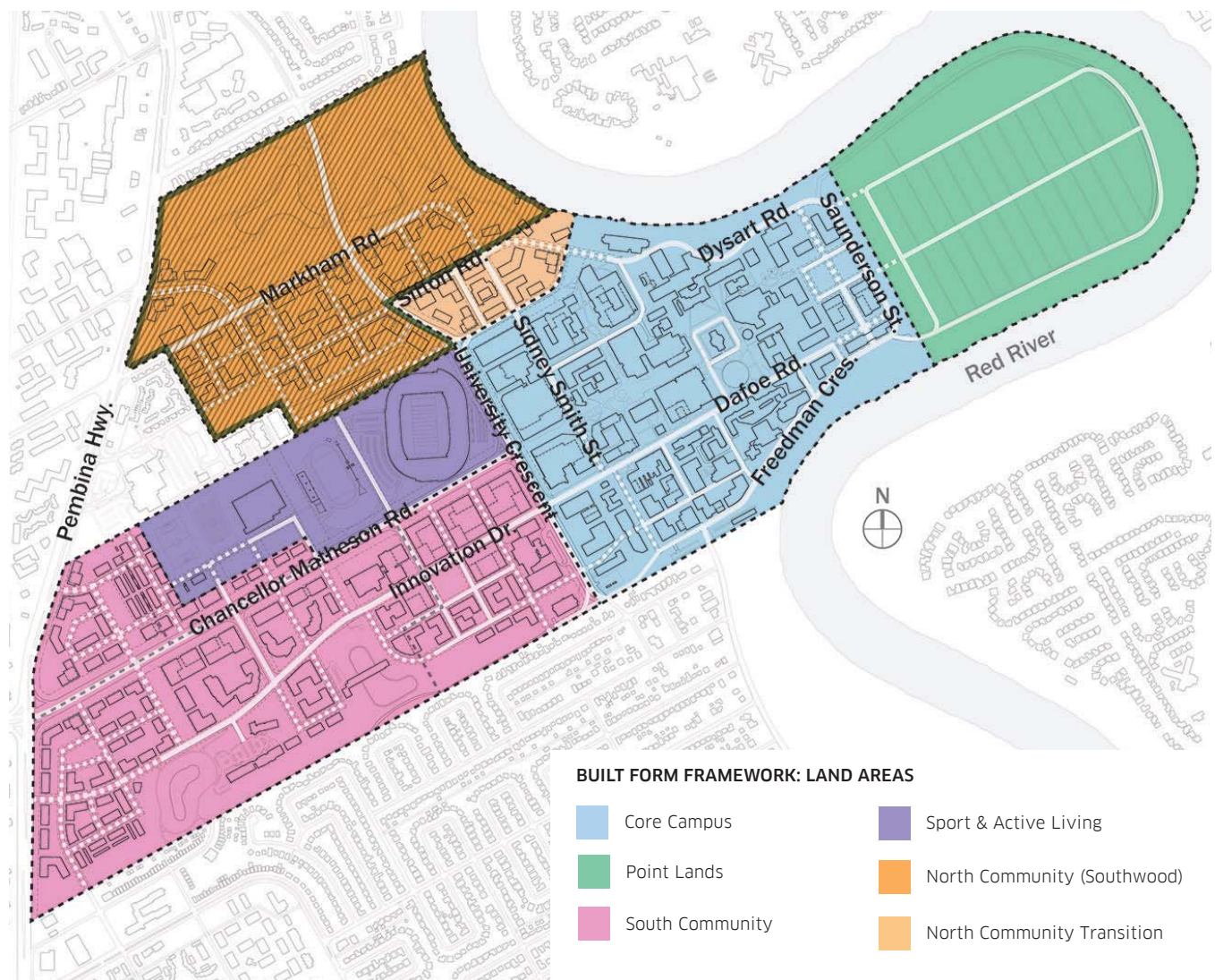
A successful built form framework seamlessly integrates and animates all aspects of the public realm

Although the North Community (Southwood) is included as part of the list of land areas, the framework policies and recommendations for the area are included in a separate Southwood Local Area Plan document.

4.1.1 Built Form Approach and Structure

The following recommendations form the basis for the physical structure of the Built Form Framework:

- Create a compact development that is walkable, allowing the landscape context to be a predominant feature of development.
- Orient buildings to provide frontages and addresses to streets and open spaces.
- Site corner gateway buildings to first address the intersection of a street with a visible primary entrance, then the primary street frontages, and thirdly the local street frontage.
- Transition building heights to be respectful of the scale of adjacent buildings, the prominence of key existing buildings, and the proximity to open spaces.
- Concentrate height and density along the main street corridors and arterials - the High Streets, Chancellor Matheson Road, University Crescent, and at the gateways. Height is focused along the high intensity areas, transitioning down to the neighbourhoods.



- Create a human-scale pedestrian-friendly environment at-grade with welcoming facades, front door access to the sidewalks and streets, and animated corner buildings.
- Create landmark forms (towers in key areas) to build identity, assist in wayfinding, and demarcate gateways, key intersections, and special places.
- Integrate heritage assets in a way that celebrates and commemorates the past.
- Design new buildings “as expressions of our own time”, reflecting quality, sustainability,

Embracing a ‘Seven Generations’ View:
campus development, design, and
architecture should be an expression of its
time, with a view to the future.

and innovation that will be appreciated by future generations.

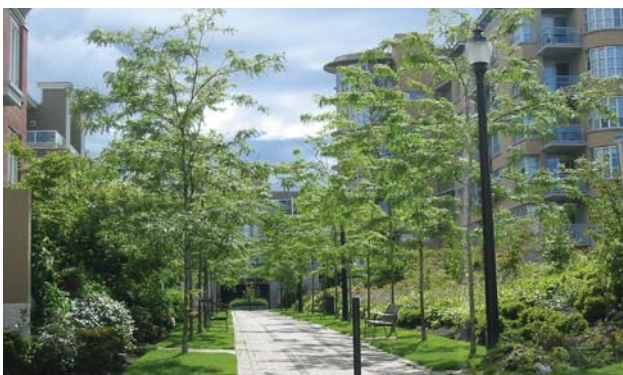
- Consider the structure and placement of buildings and landscape to enhance existing views or establish new views throughout the development areas. Defining and enhancing views is an important element that helps to create visual interest, as a wayfinding mechanism, and to visually link spaces.
 - Design for adequate sunlight penetration, especially for residential uses and for animated public spaces, streets, plazas, quads, courtyards, and other recreational areas such as the greenways and mid-block linkages.
- This is especially important during the fall and winter seasons.



Active frontages that address the street



Landmark tower and built form transition



Greenways and mid-block linkages between buildings



Compact walkable environment

4.1.2 Block Character

There are two distinct block patterns of development within the Plan, one which defines the Core Campus, and the other which defines the South Community and North Community Transition. The structure of the North and South Communities are based on an urban grid pattern of development that provides flexibility and compactness for a diversity of building typologies. The Academic Mixed-use lands within the Core Campus also reflect the urban grid pattern, which provides frontages and access to new residences, services and amenities. The Core Campus Academic Centre is predominantly pedestrian with pathways and green corridors as streets which are also based on a grid pattern of development. Common to all is the emphasis on creating a green setting for the community in keeping with the existing environment and landscaped character of place.

4.1.2.1 The Core Campus

The structure of the Core Campus continues to reinforce the compact spatiality envisioned by the original campus planners. A core open space as the campus heart, an east-west pedestrian mall, a pattern of integrated courtyards and pedestrian linkages, and a primary pedestrian-oriented street fronted by iconic academic buildings, continue to play key roles in defining the academic campus structure - the

Academic Centre. The existing block character of the Core Campus is enhanced to allow for an improved relationship and integration of built form to open space, and to allow for multiple green connections north-south and east-west through the campus to the river, the Point Lands, and the westerly development areas. New buildings are organized to redefine and enhance the major east-west open space axis through the campus and other distinct heritage spaces and streets such as Dafoe Road, as well as new green pedestrian corridors and open spaces. Buildings are oriented to the streets as well as to open spaces, pathways and trails. The orientation and layout of the buildings to open spaces, and a rational pattern of circulation through the campus allows for accessibility to existing and new places, for clear view corridors to enhance wayfinding, and to enhance the visibility and presence of heritage features.

4.1.2.2 The South Community and North Community Transition

The block character of the South Community and the North Community Transition is designed based on the urban grid pattern but integrates naturalized landscape features and the existing topography, as well as the alignment of key existing streets such as Chancellor Matheson Road, Innovation Drive, Dafoe Road, and University Crescent. The urban grid



Curry Place Pedway



Chancellor Matheson Road

pattern provides an efficient layout of streets and blocks and allows for an efficiency in movement and circulation, but this pattern is softened by the overlay of the natural and organic rhythm, patterns, and alignment of the landscape. The block depths allow for significant central private open spaces, internal servicing and access of buildings, and building with double frontages to both streets and open spaces.

In general, the blocks are designed to:

- Allow for generous streetscapes to accommodate significant street tree planting, landscaping, and sustainable storm water management features such as water gardens and bioswales.
- Provide a transition in height where taller buildings are located along major streets, gateway entryways, and major open spaces and transition down in height toward the adjacent neighbourhoods.
- Accommodate a significant amount of private shared community space in the centre of blocks, with internal walkways and trails.
- Allow for the servicing and vehicular access and egress to occur via a rear service lane.
- Provide a balanced ratio along the High Streets of building height and setback to street width, to accommodate generous public realm space, retail spillover space, wide sidewalks, enhanced streetscaping, and multiple modes of transportation.
- Provide landscape buffering from parking areas.

- Provide the opportunity to integrate greenways with the block pattern of development.
- Create a comfortable public realm environment in all seasons with building setbacks, stepbacks, and height transitions to maximize sun and light penetration.

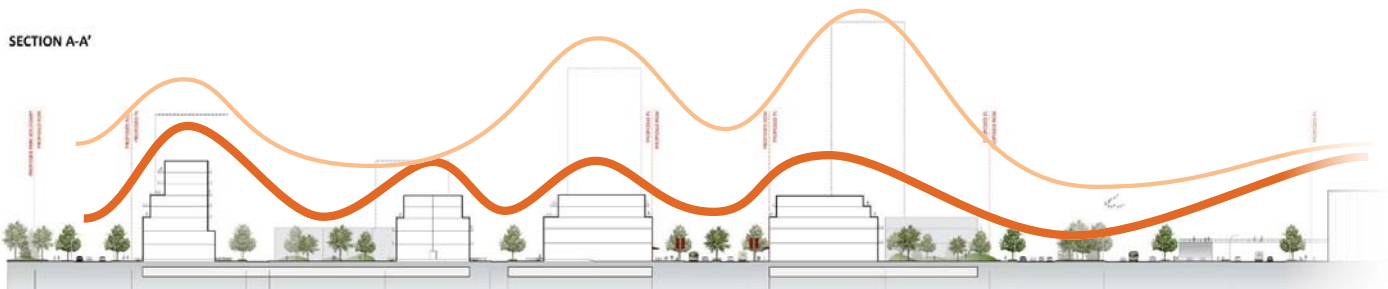
4.1.3 Building Height Strategy

The Building Height Strategy is intended to provide respectful transitioning to open spaces, adjacent buildings, and varying uses; to allow for a comfortable and “human scale” pedestrian realm; to demarcate entry points and gateways; and to rationalize density in the Plan.

For the Core Campus Academic Centre, height in general, is represented by 3-4 storeys. The Academic Mixed-use reflects additional height up to 8 storeys to accommodate uses such as student residences, administrative and faculty offices, and services and amenities. Heights are described in further detail in Section 4.1.7 Land Use Structure.

4.1.4 Sunlight and Sun Penetration

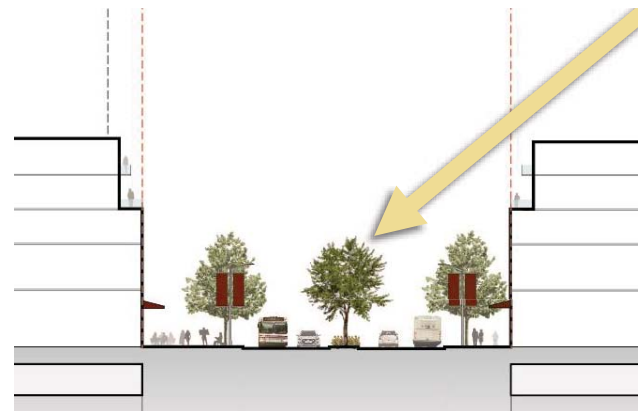
Sunlight and sun penetration are important design factors in a winter city. The strategic orientation, structure, and positioning of buildings can create and optimize sunny, comfortable public realm environments, and allow light penetration into buildings. Sunlight and the resultant warmth and brightness contribute to



Block character and building height strategy

healthy living and the comfort of space, encouraging outdoor activity and animation of place especially when needed during colder months of the year. Of course, the comfort of place also requires other design means such as wind breaks, and multiple buildings access points, but people are more apt to walk, play, and shop outside if there is sunshine.

The Plan building and block structure recommends design controls such as building setbacks and street width-to-height ratios to allow more sun along the sidewalks and streets, and the application of stepbacks and height limits to ensure ample sun penetration on adjacent streets and open spaces.



Application of building stepbacks to allow for increased sun penetration



Sunlight and sun penetration

4.1.5 Parking Access, Loading and Servicing - Prioritizing the Public Realm

The approach to parking access, loading, and servicing for all buildings within the Fort Garry campus prioritizes the pedestrianization and beautification of the public realm. As such, the location of access points for below-grade or above-grade structured parking, and for service and loading entrances must be carefully considered and should have the least possible impact on the streetscape and public open spaces. This is especially important for the Master Plan's unique structure of public and private open space corridors that define the interior of blocks, and of a campus structured in a "green setting".

Recommendations:

- Wherever possible, vehicular access to parking, facilities must be provided from side streets and rear lanes.
- Garbage, loading, servicing, and utility functions should be integrated either adjacent to, within the interior, or at the rear of a building, with access from a rear lane or side street.
- Where there are no rear lanes, particularly for blocks with internal green corridors, parking and servicing access points should be located within the side façade of buildings along side streets so as not to obstruct the pedestrian circulation.

- Corner lots should have rear lane access from side streets and not the main street that provides the building's address and frontage.
- Where loading and service areas cannot be internal to a block, they should be screened from prominent public areas and adjacent residential areas with built form, landscaping, or other measures.
- Servicing and loading access should be located in a coordinated manner within buildings rather than in adjacent structures or in outdoor areas.
- Building servicing design should be coordinated with waste reduction strategies to provide adequate space for innovative strategies.

The Core Campus Area

Prioritizing pedestrians and beautification of the public realm is particularly important for the Core Campus. In an academic campus environment, there should be no real back conditions to buildings. The loading and service areas on campus often function as key pedestrian and bicycle circulatory routes throughout the campus and as such, are integral components of the public realm space. These spaces have to be designed to perform the necessary service requirements for the buildings, but must also be designed as part of the overall public realm and pedestrian circulation space.



Concealing servicing areas

Recommendations:

- All aspects of the open space surrounding buildings, including service corridors and loading areas, shall be considered part of the public realm and designed accordingly.
- Parking and loading access and service areas, through design interventions, should be integrated into the overall public realm design and look like quality open spaces.
- Service corridors should be safe environments for combined service vehicle, pedestrian, and bicycle use.
- Vehicular movement can be controlled for safety through design interventions such as removable bollards, landscaping, and paving patterns that delineate movement.
- Areas should be well lit and enhanced with the same consideration and materials given to pedestrian-only circulation areas.
- New loading areas should be integrated within buildings where possible and existing loading docks should be screened from view.



Internal servicing area with low-profile access

4.1.6 Potential Building Sites

The diagram below illustrates potential new development opportunities within the campus lands. This is a flexible framework for new development, and is anticipated to evolve and change over time. Building footprints, for example, are illustrative and will be refined to suit each development and its particular purpose. The assemblage of buildings and building typologies within each of the Character Areas create unique places, nodes, and public realm experiences and are opportunities to embrace and express the culture and spirit of place, and integrate Indigenous values and design. The orientation of

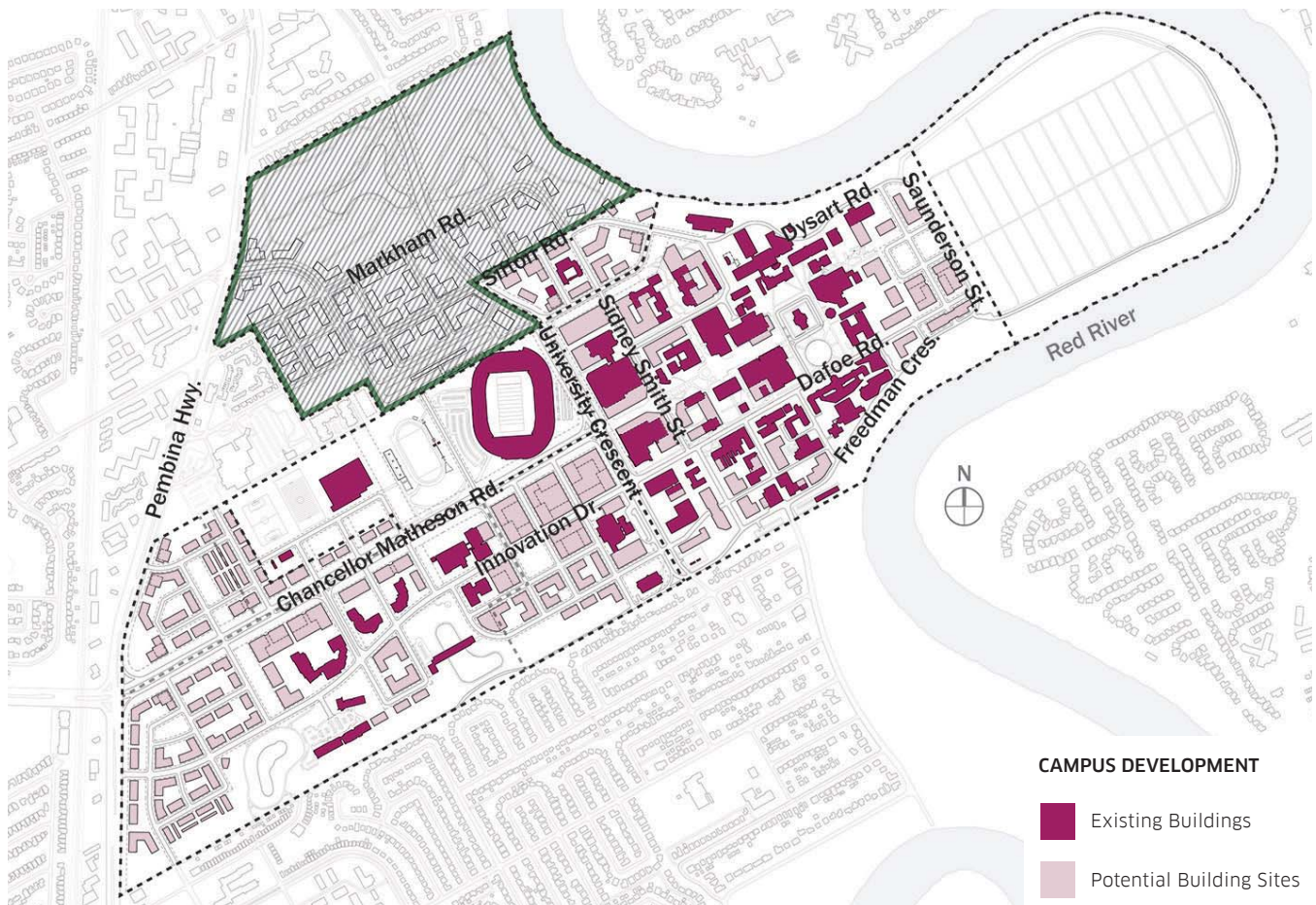
Demonstrating Culturally Relevant

Design: Plans and designs are not gratuitous; rather, they convey underlying values.

buildings, and the relationship of buildings to open space to create meaningful people oriented places are key considerations for all new building development.

Core Campus

The Core Campus area includes infill and new buildings, in addition to existing buildings that are retained, and/or retained and repurposed. Most of the new stand alone buildings are located within the Academic Mixed-use land use and Campus Residence areas, and are residential structures, mixed-use, and above-grade parking structures, or a combination thereof. The residential buildings are of a height and orientation to capture views to the water and the open spaces, and to frame views and pedestrian corridors. Infill buildings are to define new internal and external open spaces and to provide new frontages and animated uses to the streets.



Potential Building Sites in the Fort Garry campus lands

North Community Transition

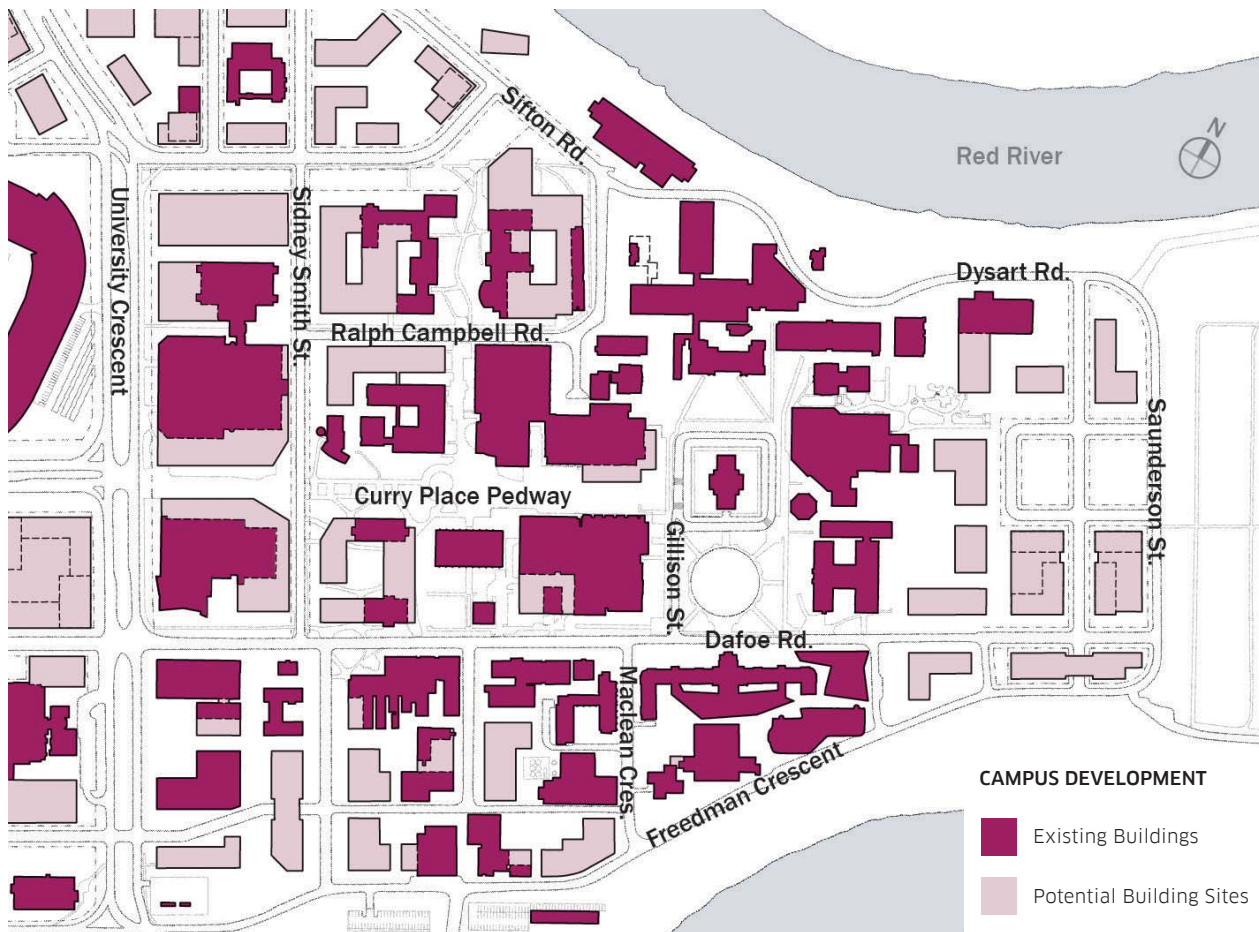
New buildings within this area are primarily residential with the exception of the mixed commercial/residential buildings that define a High Street fronting Sifton Road. The new buildings are structured to:

- front the streets;
- create an at-grade animated presence on the High Street with retail at grade, with buildings stepping back beyond a three storey podium;
- contribute to wayfinding with corner residential towers at key locations;
- frame the “market place” - one of the key pedestrian nodes at the crossroads of Sidney Smith Street, Sifton Road, and the riverfront; and
- provide a mix of new community services and amenities at the north end of Sidney Smith Street.

South Community

The South Community has many distinct areas and therefore the building typologies vary considerably to serve a variety of uses. Building development within U Lot is intended to provide opportunities to facilitate a significant amount of parking for the South Community and especially for the entertainment and recreational uses. Most of the blocks are defined by buildings with centrally located above-grade parking structures, framed by mixed commercial/office/entertainment uses that front the streets.

The Smartpark office buildings and light industrial buildings are oriented to provide frontages to the street and exterior open spaces, and to frame interior private open space or surface parking lots. The majority of parking for these buildings should



Existing and proposed buildings within the Core Campus Character Area

be supplied below grade. Mixed-office residential buildings along Chancellor Matheson Road are intended to provide frontages to the street. Some of these buildings also provide opportunities for above-grade structured parking internal to the block.

The mixed residential neighbourhoods north and south of Chancellor Matheson Road include a diversity of residential building typologies such as single unit townhouses, stacked townhouses, apartments, condominiums, and tower building structures as wayfinding landmarks and gateway buildings.

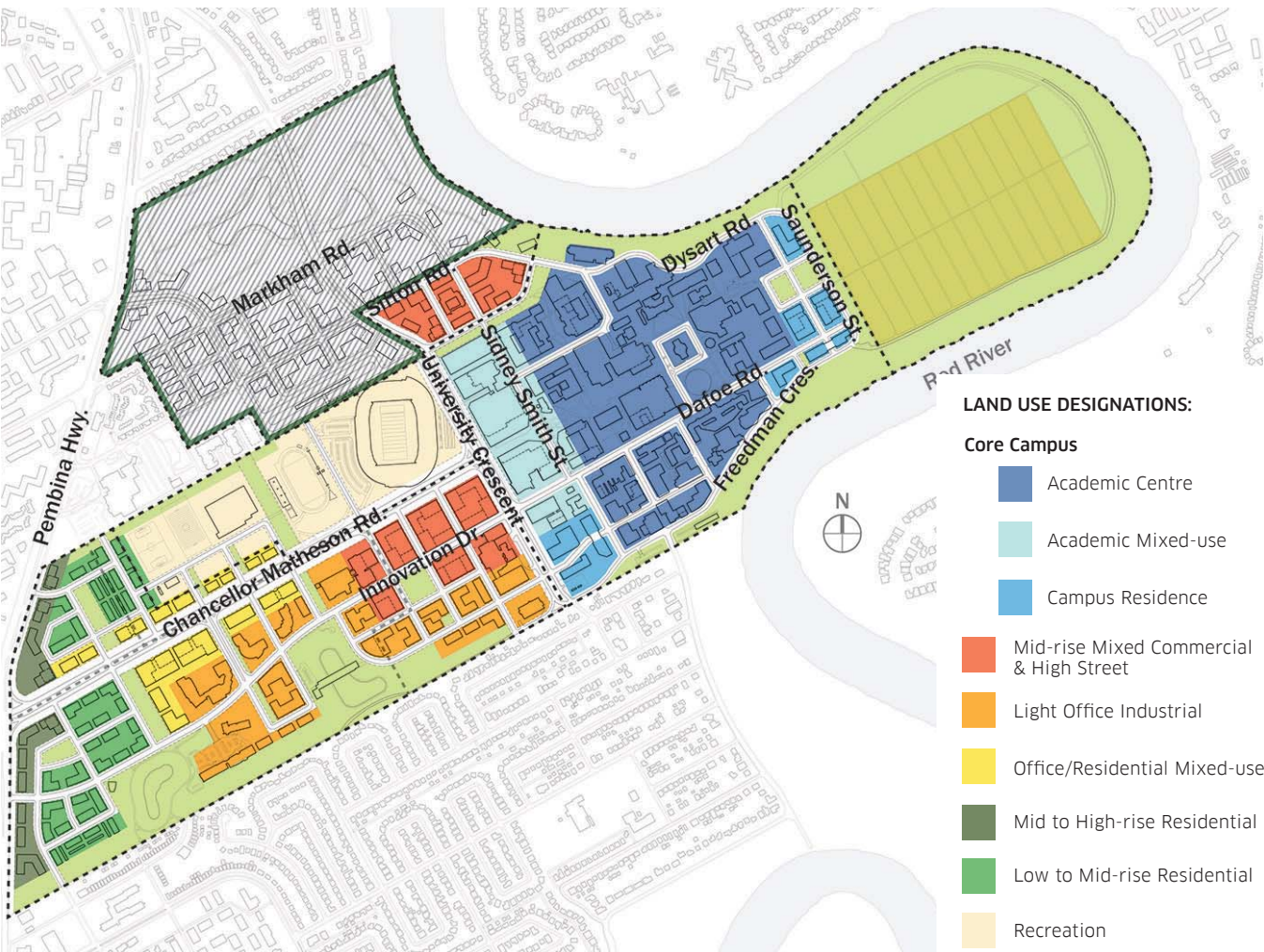
Townhouse buildings either have parking below grade or parking accessed by a rear lane. All other buildings should be designed to provide parking

below grade. Gateway residential buildings can have retail or office uses at grade with frontages along Chancellor Matheson Road. Buildings adjacent to Pembina must be oriented to have frontages to the residential streets.

4.1.7 Land Use and Building Height Structure

The mix of land uses are structured to foster a pedestrian-oriented, safe, mixed-use community, creating synergistic adjacencies and complementary transitions to uses. New communities are intended to be unique, diverse, integrated, linked, and walkable.

The following provides a description of the land use designations within each of the Character Areas that



define the Master Plan, as well as the building height structure for each.

4.1.7.1 The Core Campus Land Uses

The Core Campus land uses include the Academic Centre, Campus Residence, and Academic Mixed-use.

Academic Centre

The Academic Centre development includes building replacement where necessary, new buildings and open spaces, expansion of some existing buildings, and re-purposing of parking areas as development opportunities.

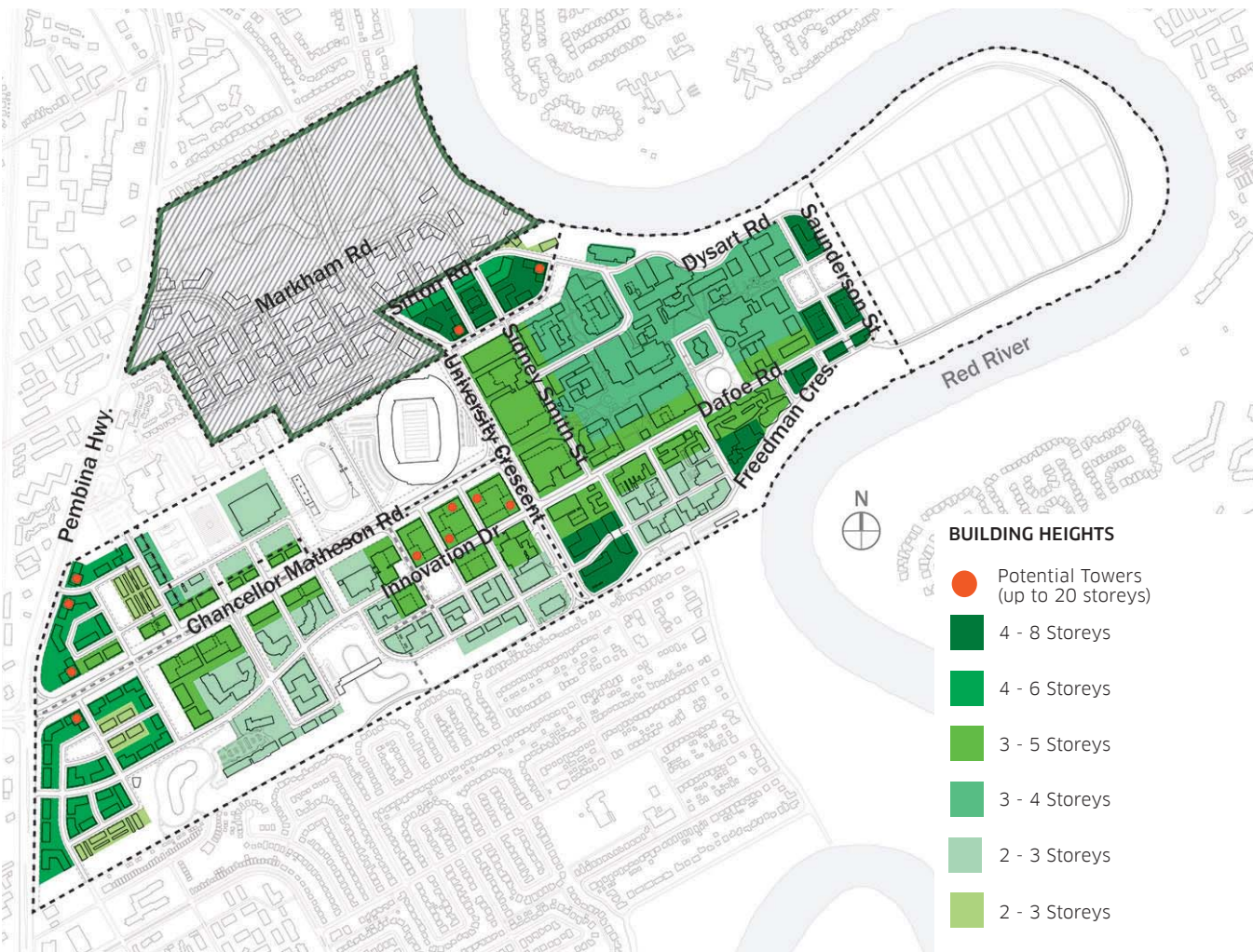
Academic Mixed-use

Proposed buildings within the Academic Mixed-use

designation are concentrated primarily around Sidney Smith Street to create new animated frontages to the street, new student-oriented services and amenities, and new college residences. The mix of land uses is intended to build a new campus hub and create a high level of campus activity and student presence.

Campus Residence

The Campus Residence land use designation comprises new stand-alone buildings at the south west edge of the campus along University Crescent, as well as the east edge of the campus near the Point Lands, building out the parking lot areas. This designation is primarily for the purpose of expanding the student residences on campus but can include other uses as well. Other building expansions within the Academic Centre land



use designation are intended to define and animate existing and new open spaces.

The opportunities provided by new development within the Core Campus Area shall allow for (but are not limited to) the following uses:

- new institutional buildings,
- student residences,
- private college residences,
- student services and amenities such as a student activity hub,
- potential parkade(s) and underground parking,
- new open spaces and pedestrian linkages,
- enhanced existing open spaces and linkages,
- opportunities for art and indigenization of the campus environment, and
- retail.

Recommendations:

- Preserve and enhance heritage assets and enhance the context in which they reside such that they are prominent landmark features for the campus and community. These sites help define the Fort Garry campus as a distinct and special place and represent aspects of the campus' Indigenous heritage.
- The design of any new building on the campus should exemplify the highest quality and standard of architecture and evoke an image of excellence and leadership for the University.
- Buildings should be transparent and animated at grade to encourage a level of safety with "eyes-on-the-campus". This is especially important for buildings fronting streets, open spaces, and primary pedestrian circulation corridors.



New student residences



New open spaces and pedestrian linkages



Student services and amenities



Transparent and animated building frontages

- The street system, gathering places, and pedestrian junctures should be transparent and visible from the interior of buildings.
- All buildings shall be designed to provide a frontage and main entrance along streets and major open spaces that are connected to pathways and the pedestrian circulation system.
- Building frontages to open spaces must contribute to creating a comfortable and attractive environment that encourages use and enjoyment of the open space.
- Where a building is adjacent to a street and open space or straddles two open spaces, the building shall have multiple accessible main entrances fronting the public realm spaces.
- The architectural character of new buildings should be respectful of the built heritage of the campus and draw on the assets and qualities of key iconic buildings and building elements.



Buildings frame open spaces



Building that create a comfortable environment

- All buildings or building expansions along Sidney Smith Street are to front the street with addresses and main entrances on the street.
- Buildings fronting Sidney Smith Street shall have a high level of transparency to the street in order to create a comfortable relationship to the public realm.
- To enhance the visual and physical experience of buildings, and the feeling of safety, large blank walls or an uninterrupted building mass should be avoided.
- Animated uses such as a student activity hub, and retail such as cafés and coffee houses should be located along Sidney Smith Street.
- Structured parking opportunities shall be considered in the Academic Mixed-use area.
- Buildings within the Campus Residence use area, located along University Crescent, shall be designed to create a southerly gateway



Buildings that are transparent and animated at-grade



High quality buildings that define identity of place

from the south neighbourhood to the University lands and shall provide a healthy transition to the existing residential context.

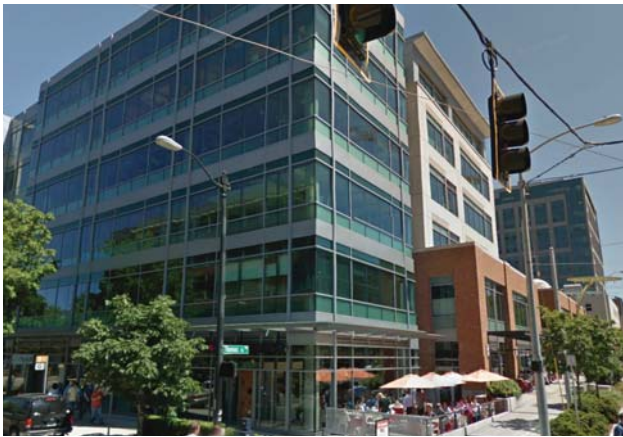
- Buildings within the Campus Residence use area located adjacent to the Point Lands are intended to define a significant new open space for the east campus area and define an open view corridor to the Point Lands. Buildings must provide a frontage to the open space and to the adjacent streets.
- Opportunities for structured parking shall be considered as part of new residential development.
- Service entrances and areas should not be located in the fronts of buildings and should be consolidated where possible, along a shared service corridor. Existing service entrances and

loading areas that are now fronting streets or the public realm should be appropriately screened.

- Height - academic at four storeys, opportunities for additional height to eight storeys in the Campus Residence and Academic Mixed-use areas.

4.1.7.2 The South Community and North Community Transition Land Uses

The South Community Lands and North Community Transition lands north of the Core Campus, together reflect a rich diversity of uses that contribute to creating a complete community including High Streets, light office industry, office and commercial uses, and a diversity of neighbourhoods residential and mixed residential.



Mixed-commercial/office building - animated at grade



Campus residences defining new significant open spaces



Residential development with internal green corridors



Above-grade structured parking fronted by animated uses

Mid-rise Mixed Commercial - The High Street

The Master Plan envisions two High Streets for the overall community; one in the North Community and the second is envisioned within the South Community. The South Community High street is defined by mid-rise mixed commercial development with retail at grade, and a mix of office, residential, hotel, and conference centre uses above grade to support the evolution of an entertainment area. The High Street in the North Community along Sifton Road is defined by mixed commercial residential uses with retail at-grade and residential uses above grade. Further detail for the north side of the High Street will be provided within the Southwood LAP. That said, both sides of the High Street must be designed comprehensively in order to achieve the overall vision for the street and for the North Community. The Visionary (re)Generation Master

Plan must be referenced accordingly in the design and development of the North Community High Street.

Recommendations:

- All mixed commercial/residential or commercial/office buildings are to front Innovation Drive and Sifton Road with addresses and main entrances onto the street.
- Opportunities for structured parking shall be considered on all blocks.
- Structured parking shall be internal to the block and fronted by active uses.
- Buildings shall provide a high level of transparency to Innovation Drive and Sifton Road to create a comfortable pedestrian environment and relationship to the street.
- A maximum of five storeys is recommended to front the Innovation Drive High Street with a



North Community High Street



Animated High Streets



Mixed commercial residential development



South Community High Street

podium of three storeys and a stepback of the fourth floor.

- A maximum of eight storeys is recommended to front the Sifton Road High Street with a podium of three storeys and a stepback of the fourth floor.
- Opportunities for increased height (towers) shall be considered at the corners of the blocks.

Light Office Industrial

Light Office Industrial land use designation will be concentrated primarily south of the Office/Residential Mixed-Use area and the Mid-rise Mixed Commercial area. Buildings will define new streets and open spaces within the area, and provide additional frontages along Innovation Drive.

Recommendations:

- All buildings must front the streets with addresses and main entrances onto the streets.
- Buildings should frame view corridors to adjacent open spaces and where possible, allow for pedestrian circulation through blocks to connect to the open spaces.
- A maximum of three storeys is recommended for this designation.

Office/Residential Mixed-Use

Buildings within the Office/Residential Mixed-Use area are intended to provide a street frontage and animated

presence along Chancellor Matheson Road and to define significant north/south greenways through the South Community. The mixed office/residential use provides a transition from office to residential uses, and from office to light industrial uses.

Recommendations:

- Buildings along Chancellor Matheson Road must front the street with addresses and main entrances onto the street.
- Buildings along Chancellor Matheson Road shall have a three metre setback from the property line to allow for additional public realm space and sustainable streetscape design.
- All buildings shall provide a high level of transparency to the street or open space at grade to create a comfortable pedestrian environment and relationship to the street or open space.
- Opportunities for some commercial uses at grade such as a corner café or coffee house to animate the public realm shall be considered.
- A maximum of five storeys is recommended for the area.
- Opportunities for structured parking shall be considered for the blocks fronting Chancellor Matheson Road. Structured parking shall be internal to the block and fronted by uses.
- Access to structured parking shall not be permitted along Chancellor Matheson Road.



3 storey light office industrial buildings



Buildings with a high level of transparency to the street

Mid to High-rise Residential

- The areas defined by this land use designation include the South Community frontages along Pembina Highway. These areas are opportunities to concentrate further building height and density.

Recommendations:

- Corner parcels shall locate main entrances at the corner of the blocks.
- Opportunities for increased height (towers) shall be considered at the corners of the blocks.
- Buildings along Pembina Highway shall have frontages to the highway and to the residential streets. Building addresses, access, and egress shall be along the residential streets and not along Pembina Highway.
- A maximum of six storeys is recommended for buildings along Pembina Highway with opportunities for additional height (towers) at the entryway and at key locations closer to the hospital.

Low to Mid-rise Residential

The areas under this designation define the neighbourhoods north and south of Chancellor Matheson Road. These residential pockets provide a diversity and mix of low to mid-rise housing typologies such as townhouses, low rise apartments, and condominiums.



Mid to high-rise residential

Recommendations:

- All buildings must front the streets or open spaces with main entrances onto the streets or open spaces.
- A maximum of six storeys is recommended for the areas, transitioning down to maximum three storeys in height central to the blocks. Greater height and density shall be concentrated along the major roadways and fronting open spaces.
- Blocks within this land use area shall be designed to create central publicly accessible green corridors and open spaces that link the neighbourhoods to larger open space systems and key streets.

Recreation

This designation is intended to enhance the existing recreational lands. Uses within this designation shall include any open space or building facility for the purpose of contributing to and enhancing the Sport and Active Living Area. To realize development in this area, a strategy for relocation of the snow dump and Physical Plant uses here will be required.



Low to mid-rise residential

4.2 OPEN SPACE FRAMEWORK

The Open Space Framework and vision guide the development of the future green spaces and public realm of the Visionary (re)Generation Master Plan. This framework consists of a variety of tools to unify new development on the campus into a cohesive whole with the existing structure and natural features, and to enhance the existing campus form. The quality of the open space system is an important aspect of the vision that shapes the form and function of the Fort Garry campus and will result in a more walkable, livable, and sustainable community reflective of Indigenous values.

4.2.1 A Campus in a Green Setting

“Flow, shelter, and openness” are integral elements within the complex series of exchanges that make up any ecosystem. They conjure associated terms like dispersal and collection, and diffusion and

concentration, extremes essential to conceptual thinking about circulation, built form, or even environmental infrastructure. “Flow, shelter, and openness” are well suited as design constructs within the context of the campus, the adjacent neighborhoods, and links beyond.

In addition to these three key elements is the concept of “place” – the unique ecologies and habitats of the campus lands. The landscape infrastructure that shapes the open spaces is built on this ecology of “place” (see figure on opposite page).

The Fort Garry campus is located in a setting with a rich cultural heritage, a notable history, and a strong campus community. This Plan leverages these aspects of the site, holistically integrating outdoor spaces with the built environment. The concept envisioned as “A Campus in a Green Setting” defines a series of destinations within the built environment in a way that respects and responds to the Indigenous and natural



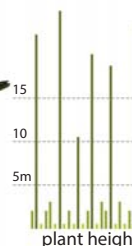
history of the land, connecting a diverse series of outdoor active and passive green spaces conducive to a complete community with thriving indoor

activities and learning, a theme fitting for the learning environment of a university campus community.

Riverbottom Forest



Trees: Manitoba Maple
American Elm
Shrubs: Beaked Hazel
Acer negundo
Ulmus americana
Corylus cornuta

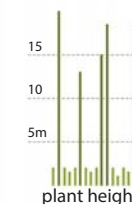


Riverbottom forests are found on the banks of watercourses throughout Manitoba. They thrive on nutrients deposited during the spring floods. Tree roots will help stabilize the Red River banks and reduce erosion, while the forest itself will provide food and shelter for wildlife – including deer, birds, and various species of butterflies and moths.

Oak Forest



Trees: Bur Oak
Trembling Aspen
Shrubs: Chokeberry
Quercus macrocarpa
Populus tremuloides
Prunus virginiana

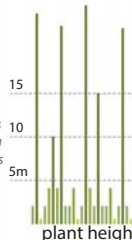


In Manitoba, oak forests are often found mixed in with aspen forests. Oak forests prefer dryer areas, such as the upper elevations of riverbottom forest habitats. The slow-growing oak trees can reach 20 to 25 metres in height.

Aspen Forest



Trees: Trembling Aspen
Balsam Poplar
Shrubs: Common Juniper
Populus tremuloides
Populus balsamifera
Juniperus communis

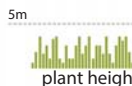


Aspen forests are the most common naturally occurring habitat remaining in Winnipeg and the surrounding region. These forests are typified by nearly pure stands of trembling aspen trees, often found within grassland openings. The fast growing aspen species can be mixed with oak trees in dryer areas, and balsam poplar trees in wetter areas.

Tall Grass Prairie



Grasses: Big Bluestem
Indian Grass
Wildflowers: Canada Anemone
Andropogon gerardi
Sorghastrum nutans
Anemone canadensis

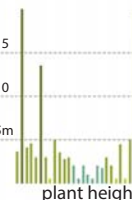
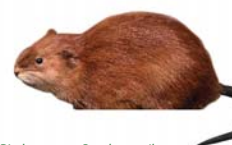


Tall grass prairies once dominated the Red River valley prior to European settlement. They have since become one of the most endangered habitat types in Manitoba. The rich prairie grass community supports a wide variety of wildlife, often in underground burrows or dens.

Wetland



Shrubs: Swamp Birch
Pussy Willow
Marsh Reed Grass
Betula pumila
Salix discolor
Calamagrostis canadensis



From grasses to trees, wetlands support a wide array of plants within various zones depending on water levels. These marsh habitats accept runoff water from surrounding areas and have the ability to filter and remove some suspended solids.

4.2.2 Open Space Typologies and Character

One of the fundamental tasks in the regeneration of twentieth-century landscapes is the “de-engineering” of infrastructure – to integrate more environmentally sensitive knowledge from both science and engineering regarding green (plant) and blue (water) infrastructure, in order to leverage the land and natural capital to its greatest functional capacity and efficiency. Balancing this perspective, traditional Indigenous knowledge carries a deep understanding of the natural environment, its functions, and our place within it. The open space character reflects this integral connection of people to the land, and a respect for life and all that is required to sustain it.

***Fostering a Sense of Belonging and Community:** increase a sense of belonging for all campus users.*

The Fort Garry campus includes a variety of distinct landscapes - the Southwood Lands open space, Point Lands, river edge forest, campus quads, and historic Chancellor Matheson Road axis. Building upon the natural heritage of the site, these landscapes will be further enhanced by the interconnected Open Space Framework.

As defining elements of the Plan’s structure, this document identifies seven unique open space typologies – these are the (1) Riverside Landscape, (2) Buffer Open Spaces, (3) Green Boulevards, (4) Green Corridors, (5) Green Connectors, (6) Internal Plazas and Courtyards, and (7) Point Lands Learning Landscape. Each typology is distinguished by its own set of characteristics, integrating naturalized environments, active and passive landscape infrastructure, green linkages, community gardens, and communal spaces for gathering and outdoor activities.

The overall framework yields a diverse and sustainable network of open spaces for the Fort Garry campus. Rather than being implemented as an afterthought, as happens all too often, the open spaces and all aspects of the public realm contribute to the transformation of the campus as an environmentally, socially, and economically sustainable destination. The following diagrams illustrate each network element.

General recommendations:

- All open spaces must be beautiful and attractive, reflecting the highest quality in design, innovation, function, and sustainability.
- Urban open spaces such as corridors, parks, plazas, courtyards, quads, and streetscapes should be useable, animated, safe, and programmatically functioning spaces.
- The natural open spaces such as the Riverside Landscape should be enhanced and protected with clear pathways, defined areas of use, and a long term natural conservation strategy.



***Respecting the Earth:** maintain a strong connection to the natural environment and the natural systems that sustain life.*

Riverside Landscape

The river and its associated landscape have in the past been relegated to relative insignificance. The Open Space Framework seeks to regain the natural relationship with the river through improved connections, and through weaving of the Riverside Landscape and ecology into the core of the campus.



Riverside Landscape Typology

As a defining natural, social, and cultural feature of the campus context, the river and riverside landscape represents a past, present, and future identity of place. It provides a distinct setting for the campus, as well as an opportunity to connect with the water and with

nature. Connections to the river should be made where appropriate and feasible, in the form of outlooks and seasonal docks. In addition, the spirit of the natural riverside landscape should be celebrated and drawn into the interior of the campus along green corridors and open spaces.

Recommendations:

- Native vegetation should be used for all naturalized areas in order to maintain the quality and integrity of the landscape typology and to maintain an identity relating the site to its regional context.
- The existing native vegetation is to be conserved and enhanced in areas where it has been eroded or removed.
- A continuous habitat shall run along the river's edge, creating an environmental buffer between the Red River and Fort Garry campus.
- The forest habitat should provide the opportunity for exploration and engagement with nature.
- Outlooks and seasonal docks should be considered, where appropriate and feasible, to allow a connections with the river from the site.



Naturalized landscapes



Opportunity for exploration and engagement with nature

Buffer Open Spaces

Bounding the northern and southern edges of the Fort Garry campus, as well as the periphery of the Point Lands, are a series of open green spaces that are envisioned as naturalized landscape buffers. These



Buffer Open Spaces Typology

open space reserves link the river edge ecosystem with new development, providing a naturalized setting for new buildings. They also integrate storm water facilities, and provide a soft transition to adjacent



Naturalized setting that integrates water features or stormwater management

residential neighbourhoods. More details on the green space and land reserve in the North Community is provided in the Local Area Plan.

Recommendations:

- The existing character of these areas shall be preserved and further naturalized.
- The existing tree canopy should be made denser in areas where it has thinned out, in order to create well-defined canopy forms.
- Provide a new tree canopy at the southern border of the campus as a buffer to adjacent neighbourhoods.
- Wetland habitats shall be created around existing and future storm water ponds.
- These open spaces include ideal settings for community gardens.



Notable tree canopies to define spaces and passageways

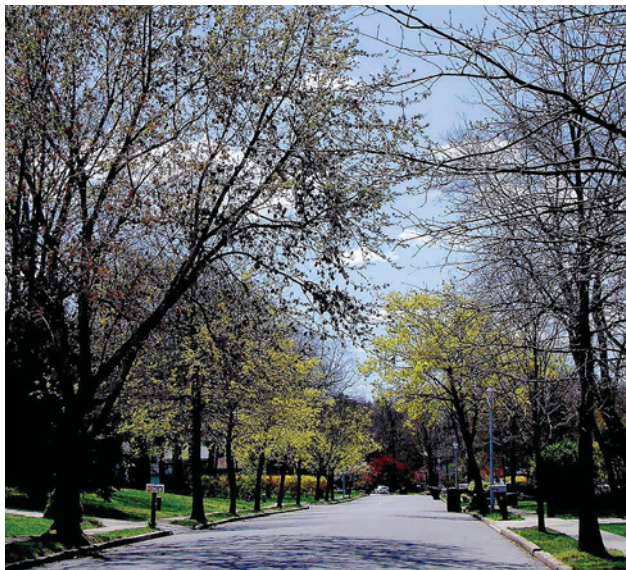
Green Boulevards

Dating back to the founding of the campus, there has always been a notion of a formal entrance drive. This east-west axis has evolved into the current Chancellor Matheson Road and Curry Place Pedway. As a



Green Boulevard Typology

boulevard, it is now only one of many ways to access the campus, and it remains as a vital element of the campus' cultural heritage landscape. Perpendicularly,



Green boulevards - as vehicular streets

University Crescent has evolved as the north-south axis boulevard of the campus.

Recommendations:

- The streetscapes of these boulevards shall be enhanced so that they are easily identifiable as the two main axes of the Fort Garry campus.
- Elm trees along Chancellor Matheson Road shall be preserved and replanted, where gaps occur, maintaining the road's distinction as the "Avenue of Elms".
- The boulevards of each streetscape shall maintain formal allées of trees, with the medians being infilled with looser tree plantings of various species and heights.
- The Extended Education addition to the Frank Kennedy Centre should be considered for removal in the long term, in order to restore a physical and visual at-grade connection along the east-west axis.



Green boulevards - as pedestrian streets

Green Corridors

Streets have the potential to be much more than passages for vehicular traffic. Acting as multifaceted sustainable design elements, streets can integrate vehicular, bicycle, and pedestrian flows together with green (plant) and blue (water) infrastructure, forming an aesthetic and functional network of the public realm. Existing streets are to be enhanced wherever



Green Corridor Typology

possible, with new streets envisioned to create a precedent of sustainability for Winnipeg.

Recommendations:

- Streets shall be designed using a 'complete streets' approach – enabling safe, convenient, and comfortable travel and access for all users regardless of their mode of transportation.
- The enhanced street network should implement best practice sustainable features and materials, integrating "green and blue" infrastructure into the streetscape designs.
- Street trees shall be integrated as primary defining components of each corridor, using proven methods for healthy growth – including soil cells, enlarged planting beds, and storm water irrigation.
- A matrix of street furnishings should be created to provide a distinct, consistent identity to the campus streetscapes.



Urban street with enhanced landscaping



Creating complete streets - safe, convenient, and comfortable

Green Connectors

The spaces within this category include the larger urban open spaces such as neighbourhood parks, mid-block connections and spaces, and public and private landscaped corridors. Taking cues from the naturalized vegetation of the adjacent river edge and the regional prairie habitats, these spaces provide an opportunity to integrate the naturalized environment



Green Connector Typology

within an urban setting, and can be used to service and enhance the function of natural systems. Strengthening environmental connections encourages spontaneous interactions with native flora and fauna in an urban context, weaving the natural ecosystems of the site into the built environment.

Recommendations:

- The Green Connectors shall provide a continuity of native landscape habitat when connecting to the River Edge Landscape and Open Space Buffers, or any other natural feature.
- Pathways shall be incorporated into naturalized green spaces, creating a park-like atmosphere for users to experience.
- Emphasize the planting of trees as a primary defining feature in the landscapes such that they function and are visibly recognized as significant contributors of the overall tree canopy.



Welcoming and green mid-block connections



Naturalized pathways

Internal Plazas and Courtyards

Both new block and infill developments have an opportunity and responsibility to contribute to the holistic open space system envisioned for the Fort Garry campus through their internal plazas and courtyards. While maintaining design characteristics



Internal Plazas and Courtyards Typology

unique to each block, these developments shall integrate components that form visual and physical relationships with each of the other open space typologies, allowing for a continuity of habitats across the entire campus community.



Plaza spaces that are welcoming, attractive, and comfortable

The plazas and courtyards must be welcoming, attractive, and comfortable places for people, places that allow for interaction and engagement with the environment and with each other.

Recommendations:

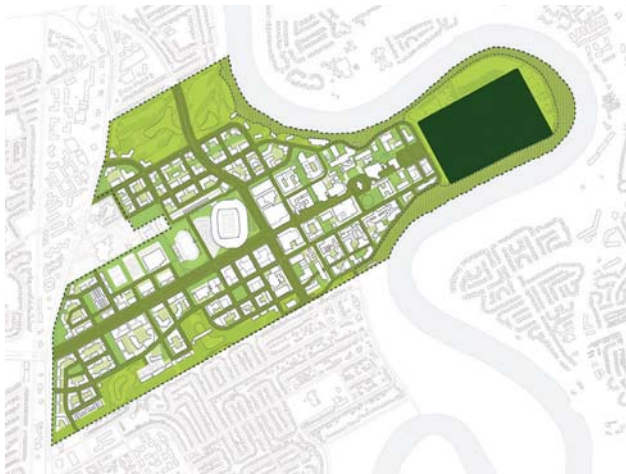
- Development sites shall implement Low Impact Development strategies, emphasizing conservation and use of on-site natural features to filter, store, and detain runoff water.
- All development sites shall contribute quality design and sustainability features within the public realm, including furnishings appropriate to the enhancement of resting and social spaces.
- Hardscape and green space are to be appropriately balanced within each development site, relative to their use.
- Spaces shall be designed to be flexible, to accommodate seating, spontaneous activity, events, passive recreation and play.
- Spaces shall be designed for use during all seasons, with shelter from winds, and open areas to allow for sun exposure.



Courtyard spaces that are flexible and strike a balance between hard and soft surfaces

Point Lands Learning Landscape

The Point Lands is envisioned to evolve as both a learning landscape for the University and a recreational amenity for the extended community. This unique landscape asset can be positioned as a key part of creating a centre for environmental



Point Lands Learning Landscape Typology

sustainability and innovation. This consists of an exploration of “working landscapes” that are not just aesthetic but have other uses such as educating,

harvesting/growing, healing, and engaging people with natural systems. As a recreational amenity, the lands provide a unique opportunity for the entire community to connect with the riverfront and landscape through a perimeter trail.

Recommendations:

- In the short term, limited portions of the periphery of the Point Lands could be made accessible to the public with access controls to restricted research areas.
- The area could transition into an open and accessible landscape amenity where agricultural research can be interacted with and experienced by the public.
- Future community gardens could be located within this area as a hands-on complement to associated agricultural research.
- A new pedestrian bridge is anticipated as a future City of Winnipeg facility to be located at the eastern end of the river’s oxbow, connecting the St. Vital neighbourhood to the Fort Garry campus.



An outdoor learning landscape



A place for communal gardening

4.2.3 Core Campus Open Space Framework

Building upon the broader Open Space Framework, the Core Campus Open Space Framework provides more detail to guide the development of the public realm within the Core Campus area.

4.2.3.1 Open Space Strategy

The Core Campus Open Space Framework re-establishes the Core Campus as a significant open space component of the overall Plan, building on the history of the Duckworth Quadrangle, Curry Place Pedway, and Dafoe Road axis at its heart, as well as an adjacency to the natural Red River environment to create a series of spaces that provide a distinct setting for both existing and new buildings. The Framework encourages a softening of the urban footprint, creating an interplay and connectedness of built form to open space within a robust green setting. The strategy is based on building upon the original structure and pattern of design, and using them as indicators and measures to structure new development.

The strategy focuses on four key moves:

- (1) enhancing the major corridors and connecting them to significant existing and new open spaces, especially the campus heart and the river;
- (2) expanding the network to connect the diverse open spaces;
- (3) strengthening the original heart of the Core Campus; and,
- (4) creating new linked “hearts” that commemorate the cultural heritage and Indigenous footprint on the land.

These moves become the strategy for the first phase build-out of the Plan, in which the development of the public realm plays an extremely important role.

4.2.3.2 Open Space Structure

The Core Campus Open Space Framework is structured around the campus quads, Curry Place Pedway axis, green corridors and connectors, and the riverside landscape. The Framework creates an integrated campus ecology with these open space components.

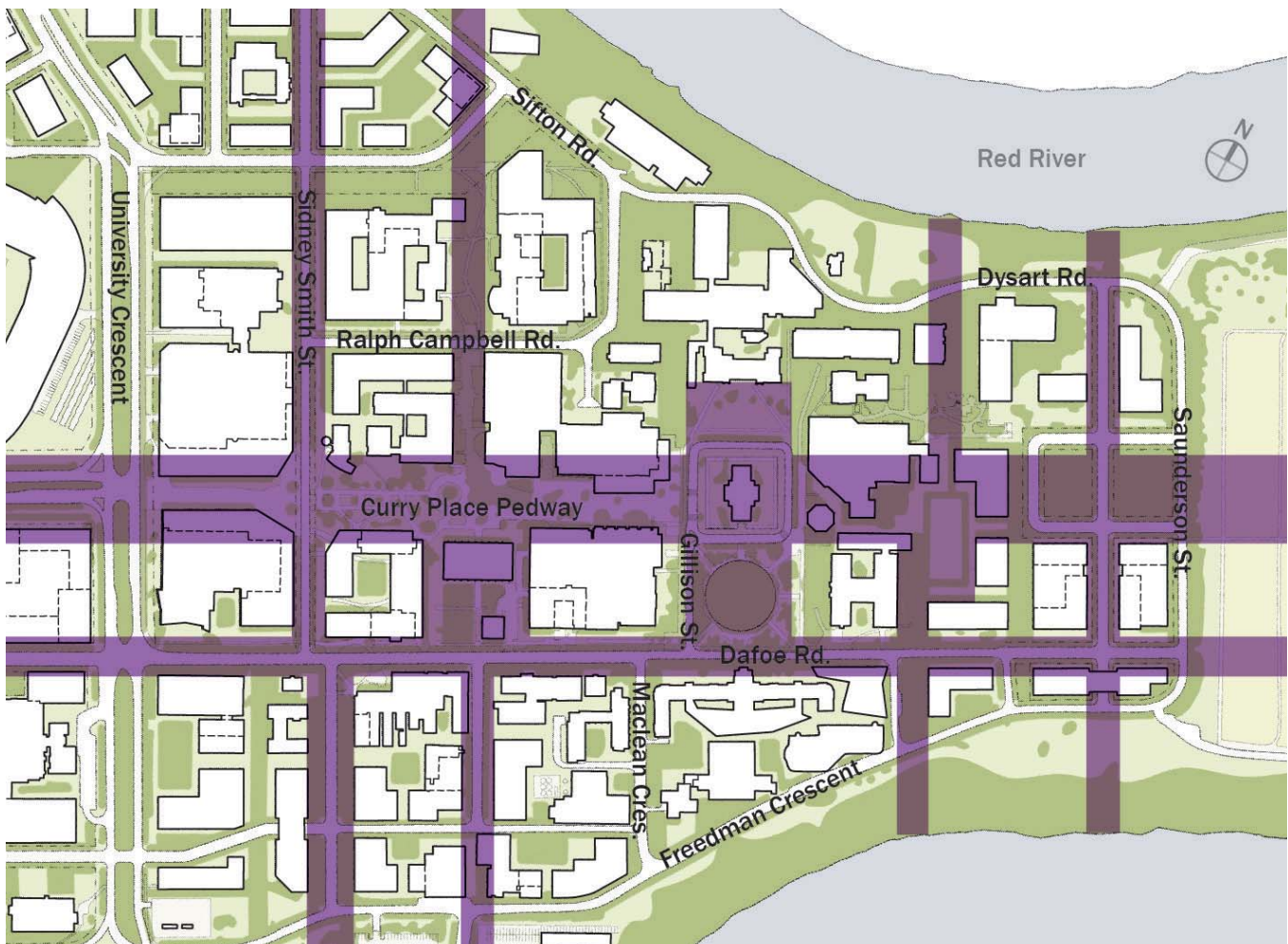


Open spaces serve multiple purposes including social gathering

Major Open Space Corridors

The structure for the Core Campus is defined by strong north-south and east-west open space corridors. These corridors are built on the existing campus structure and alignment, particularly the east-west spine and Dafoe Road, and the concept is replicated throughout the Fort Garry campus increasing the permeability, connectivity, and view corridors both east-west and north-south. A physical and visual at-grade connection should be restored along the historic east-west axis, between the Curry Place Pedway and Chancellor Matheson boulevard in order to restore this passage back to its original intent.

For the Core Campus lands, the open space corridors are to function as the structural elements that define the layout and placement of new buildings, the location of tower structures and art as view termini, and new open spaces. The existing deep landscape setbacks along Dafoe Road are used to define a build-to datum line for new buildings in order to maintain the green and heritage character of the street corridor. The width of the existing Curry Place Pedway and Chancellor Matheson Road is applied as a measure to create new generous north-south corridors in the South Community, and east-west corridors in the North Community, connecting to the river edge.



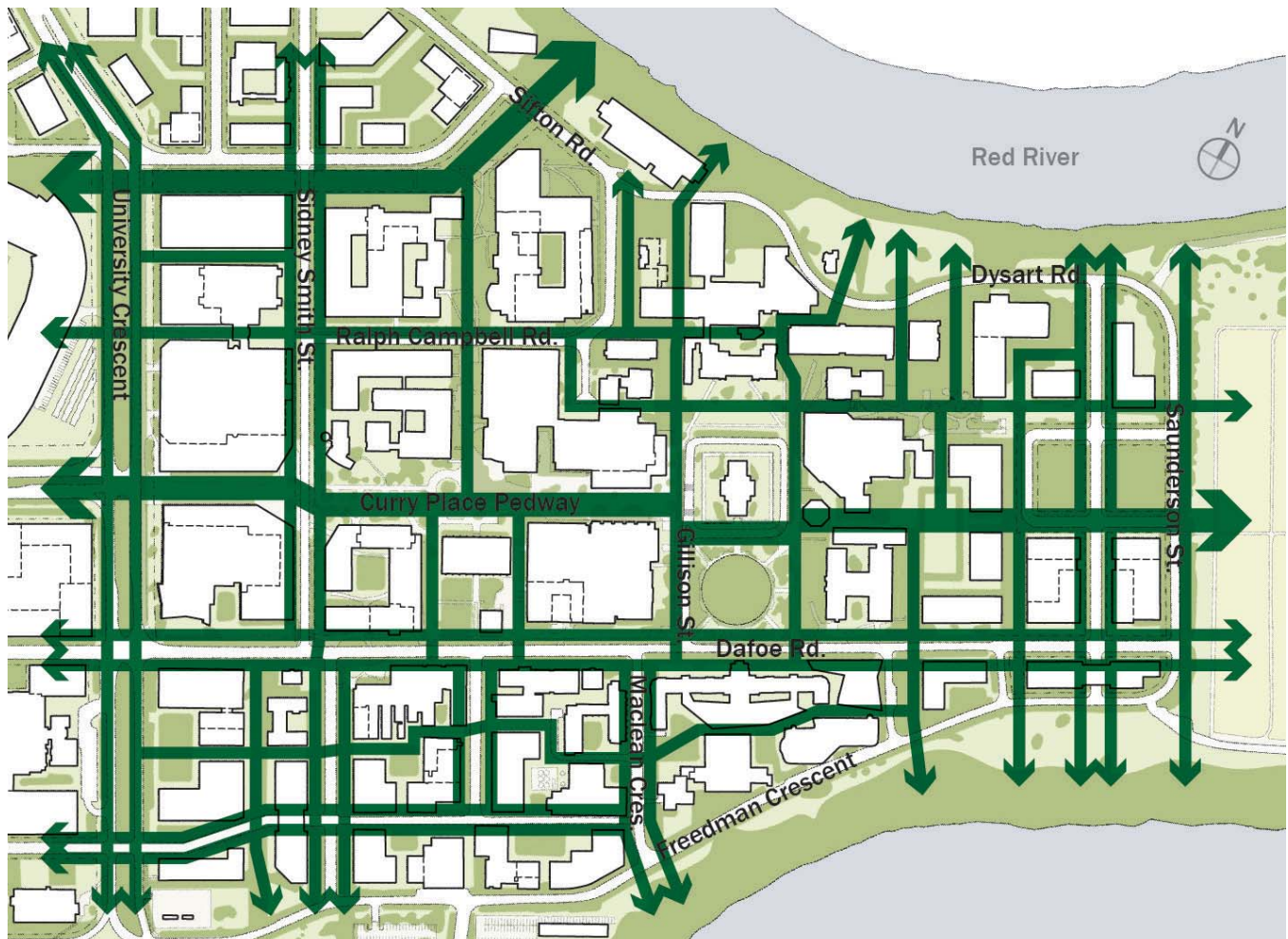
Major open space corridors

Expanding the Circulation Network

Increasing the opportunities for social interaction, for gathering, and for the “crossing of paths” is made possible through the design of a more permeable and accessible Core Campus. The open space corridors are linked to all green spaces, creating an opportunity to easily connect with the diversity of landscapes as they are all within a five to ten minute walking radius from any point on the Core Campus lands. The campus experience is linked to the connection to the land, to the open space ecosystem, and to the environment. Existing connections should be enhanced, and new connections identified that create a consistent porous flow across the Core Campus. The complexity of the circulation network reflects

the numerous routes for people to move through the campus. Green linkages between the riverside landscape and the Core Campus shall provide a continuity of native landscape habitat.

Fostering a Sense of Belonging and Community: increase a sense of belonging for all campus users.

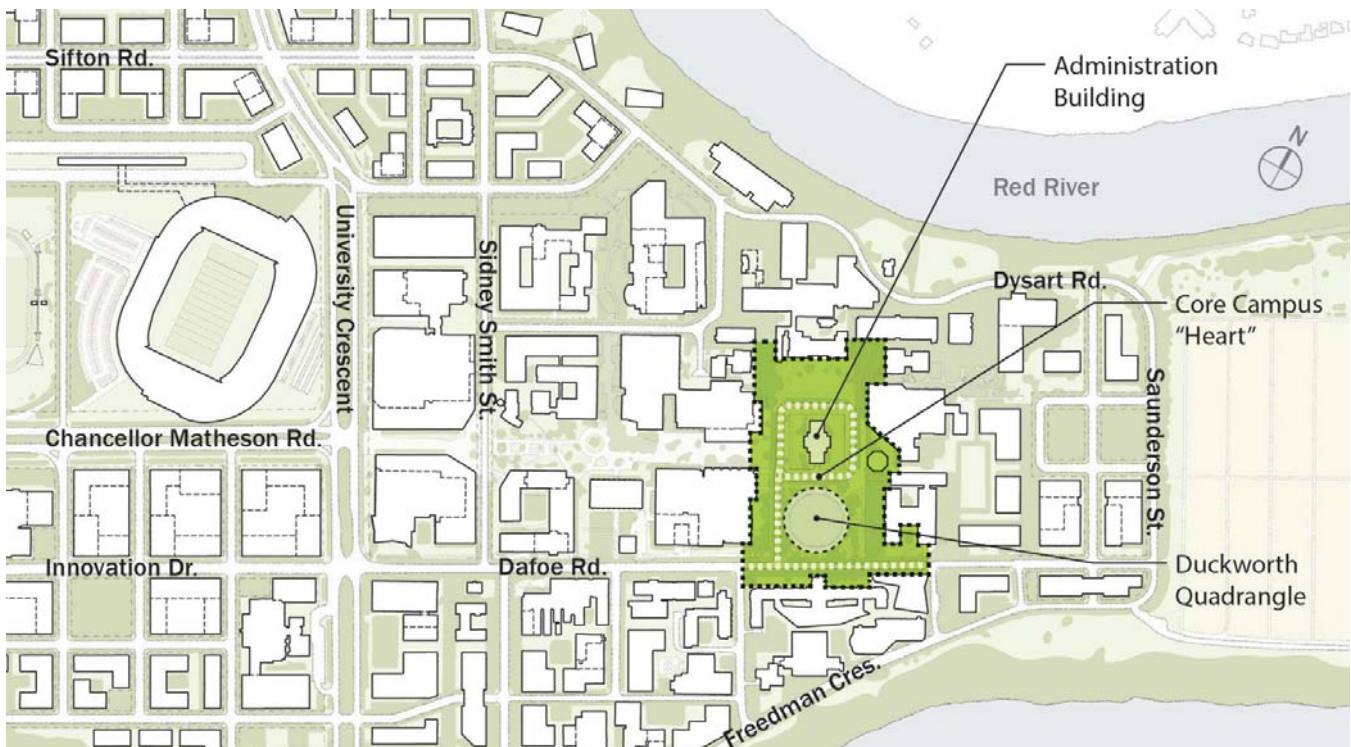


An expanded circulation network to connect a diversity of open spaces

Enhancing the Indigenous Campus Heart

Set within a formal landscape, the Administration Building, the Duckworth Quadrangle, the building forecourts, and the passageways together define the original heart of the campus. This landscape signifies one of the most important open spaces not only in the Core Campus, but also within the context of the entire Master Plan. It represents the “origin” of place, physically, culturally, and spiritually. The Core Campus Open Space Framework prioritizes the pedestrianization, indigenization, and physical enhancement of the Core Campus heart. This includes:

- Redefining and creating stronger landscaped edges to the open space.
- Creating clear pathways that connect to all buildings fronting the space and to all connecting corridors.
- Creating a place for people by reducing parking and redefining the function and width of the road to primarily accommodate vehicular drop-off and circulation.
- Where possible, creating new building entrances onto the space where none exist.
- Maintaining the grandeur, openness, and purity of the Duckworth Quadrangle circle such that it functions as a flexible ceremonial space and gathering place for all.
- Providing a stronger landscape structure to define the Buller Lawn as a new quadrangle north of the Administration Building.
- Enhancing the quality of materials – the pathways, the landscaping, and the lighting – to reinvigorate the stature of place, and as an opportunity to represent Indigenous design elements.
- Incorporate art, commemorative features, and interpretive features to tell the story of the origins of place.
- Allow for programming and use of the space that is inclusive to all.



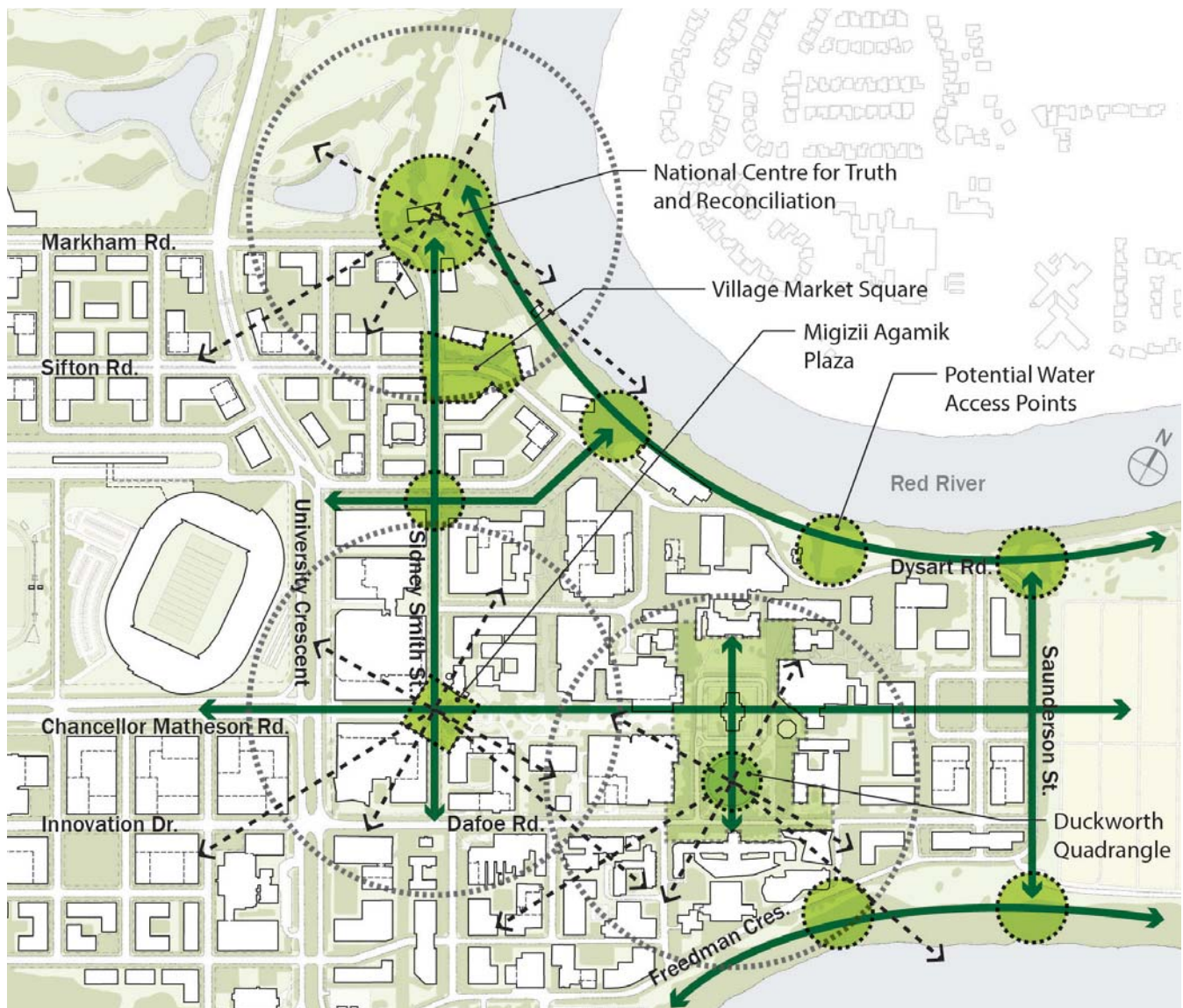
An enhanced Indigenous Campus Heart

Creating a Network of Commemorative Nodes and Places

The Master Plan identifies two other significant new open spaces and places for gathering that are designed based on the solar alignment. These spaces include the Migizii Agamik Plaza at the Curry Place and Sidney Smith crossroads, and the National Centre for Truth and Reconciliation in the North Community. These places provide an opportunity to expand areas that celebrate Indigenous cultures and provide inclusive gathering spaces. The Migizii Agamik Plaza, positioned in the south terminus to the new hub,

represents the coming together of nations and the strengthening of relationships.

In addition to these places, the Plan identifies the north Village Market Square and access points to the river as additional opportunities to build on the commemorative places in the Core Campus that provide new connections to the cultural heritage landscape.



A network of commemorative nodes and open spaces

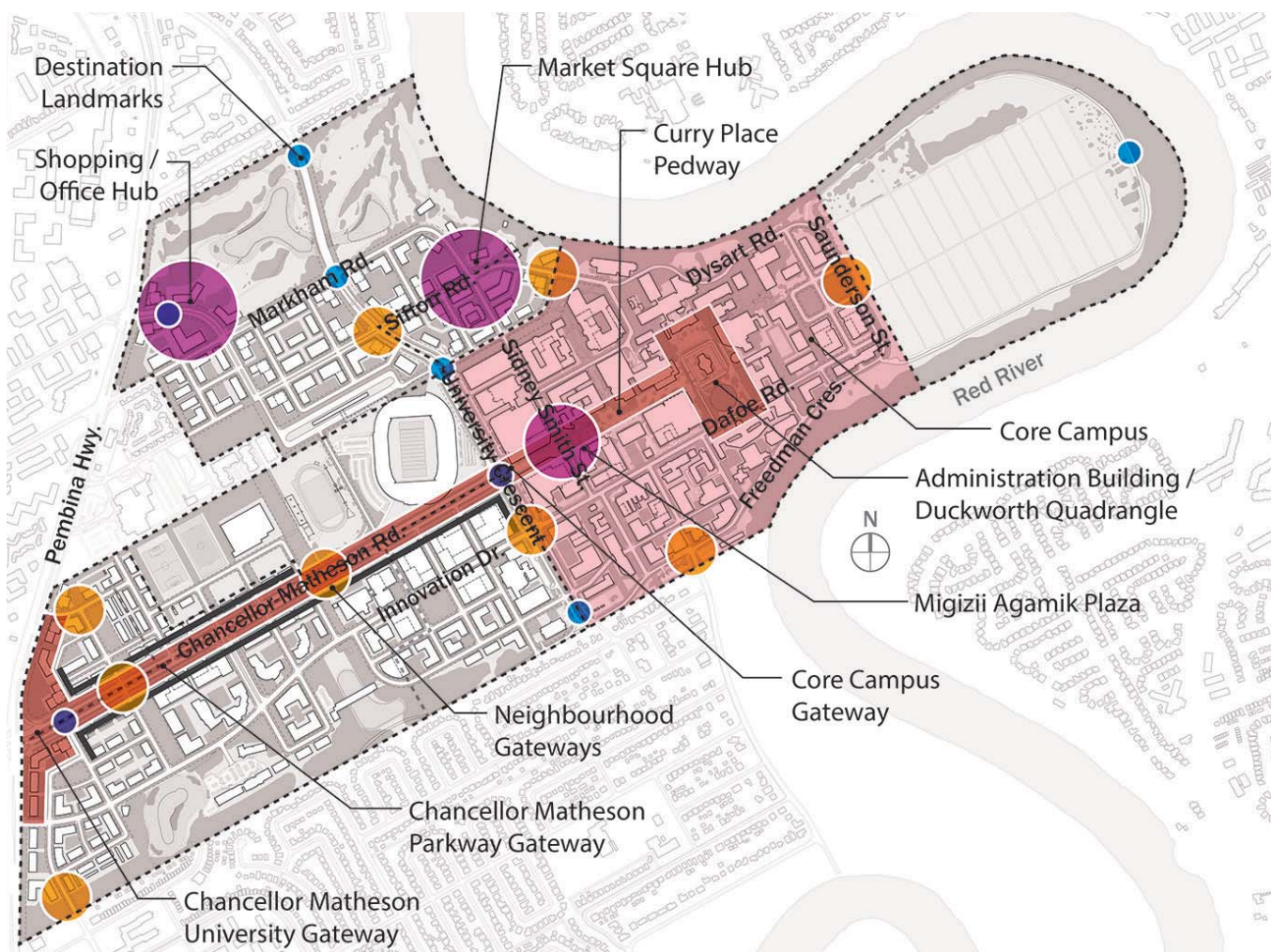
4.2.4 Gateways & Wayfinding

Gateways are special places and features that identify a place at key points of entry and are intended to be welcoming, attractive, and reflective of place. Each gateway should be unique. This can be achieved through the design of buildings, landscapes, art, and signage, or a combination of these elements. Assisting with wayfinding and orientation, gateways can demarcate transition between each of the Character Areas and should reflect the uniqueness of each place.

Gateways are a key component of any wayfinding strategy and should be designed to stand out and be visibly attainable. They can also provide specific core

functions at strategic locations, such as a welcoming visitor amenity at the entrance or heart of a campus. The University's wayfinding strategy is a necessary complement to the Master Plan in terms of orienting users to ensure they are able to move with ease and confidence through an urban environment.

All elements of the public realm and built environment have the potential to contribute to wayfinding. Wayfinding tools can include signage and mapping, streetscape elements, streetscape design, and building design such as gateway or landmark elements. All elements should work together to ensure that routes are easily understood and navigated, destinations are clear and the public realm can be easily maneuvered.



A diversity of campus gateways

4.2.4.1 Key Gateways Locations

The following describes key locations within the Plan in which the gateways play a key role. The first gateway to the Core Campus from the west is located at the intersection of Chancellor Matheson Road and University Crescent. A pedestrian-scaled gateway provides a transition from Chancellor Matheson Road to the Curry Place Pedway, as a key moment along the historical east-west axis. The design should be integrated into the overall design of the Migizii Agamik Plaza and Pedway.

There is a series of gateways along the entire length of Chancellor Matheson Road to Pembina Highway, all of which emphasize the importance of the heritage corridor. The University Gateway demarcates the intersection of Chancellor Matheson Road and Pembina Highway, which can take the form of a distinct landscape, reinforced by landmark buildings. The Parkway and Neighbourhood Gateways provide a transition between the High Street, the mixed office-residential area, and the residential area.

The Gateways provide opportunities for placemaking in the activity hubs and social gathering spaces as

destination landmarks throughout the Fort Garry campus, building on the unique identities for each of the campus communities.

4.2.5 Open Space Views and View Corridors

Defining and enhancing views is an important element in building and open space design that helps to create visual interest, encourage the experience of places, and support wayfinding and the comfort of place. The structure and placement of buildings, landscape, and art are key elements in establishing memorable views, in terminating views, and in the appreciation of the visual experience along the way.

The built form can be used to define and structure views into and throughout the campus, and can also be used to terminate views as a focal point. Art in the landscape or significant landscape features such as an allée of trees can be used in the same fashion. In the Plan, the most significant extended views occur along the Chancellor Matheson Road and Curry Place Pedway east-west spine. This is one of the most dynamic view corridors in the Plan, one that terminates easterly at the original heart of the campus.



View corridor framed with trees



Landmark and gateway feature

The Master Plan elongates the view corridor to extend beyond the heart to the Point Lands. This corridor must be protected and enhanced by new building frontages, strong open space features, landscaping, and art. New north-south views are created along the green corridors and new streets. These view corridors are created to visually connect the interior campus spaces to the river's edge and to encourage circulation to and use of the riverside open spaces and views to the water. Open views along streets also provide a means of wayfinding and making visual connections to key places and destinations, which in turn provides a level of safety, comfort, and familiarity of place.

4.2.6 Public Art

As mentioned earlier in the document, public art helps to commemorate a unique identity for the Fort Garry campus and can contribute to enhancing the quality and experience of open space. Public art can serve as an orienting device and wayfinding mechanism. It can frame or terminate views as a focal point, or add interest to a streetscape.

Recommendations:

- At the planning of each phase of development, key locations for art within the public realm should be identified.
- Public art may include memorials, statues, water features, children's play features, or individual art installations and can be incorporated into street and open space design, furniture, and signage.
- Indigenous art can act as an interpretive, educational, and artistic example of culturally relevant design.
- The scale of art installations should correspond to the visual prominence of the site.
- Public art can also consist of temporary installations (eg. during celebrations, festivals, and winter events) located in primary public gathering places such as commemorative and ceremonial spaces - the "hearts", the High Street hubs, and the Village Centre.
- Public art can be located at gateway nodes, at the entry to pedestrian corridors, at the terminus of key streets, and within new and existing open spaces.
- Art should also be considered in publicly accessible private open spaces.



Public art that creates a sense of arrival and defines a unique quality of place



4.2.7 Designing for Winter

Designing for winter should be a priority at every level of planning and design. Connections should be improved, not only through an expanded tunnel network within Core Campus, but also through strategies at street level. Providing shelter and promoting active living during the cold months can be achieved through many creative strategies within the development of architectural form, the design of landscape elements, and the organization of the public realm and open spaces.

Architectural Recommendations:

- Set back niches within south-facing building facades to create “sun traps”, places that capture optimal sun exposure.

- Where using building height to achieve density, build narrow towers to allow for solar penetration.
- Utilize colonnades and canopies along paths of travel adjacent to buildings to create shelter.
- Provide heated shelters and warming huts as places of respite from the cold, particularly for waiting areas such as in front of transit stops.
- Design buildings with breaks in frontages to provide shelter from the wind.
- Maximize solar access through roof orientation and the use of light wells.

Landscape Recommendations:

- Plant deciduous trees adjacent to buildings and exterior public spaces to allow the sun to shine during the winter.
- Plant trees near large building walls to help



Public spaces with year-round activity and animation

- reduce the severity of the wind tunnel effect.
- Utilize evergreen plantings to screen predominant winter winds.

Public Realm Recommendations:

- Create snow mounds throughout campus during winter for playing and blocking winds.

- When planning for new development, create parkettes with south-facing exposure.
- Utilize boulevards for trees and snow banks.
- Consider the creation of ice rinks and other winter sports and celebrations in larger public spaces for winter activity.
- Create year-round patios that are comfortable throughout the seasons.



Celebrate the winter



Innovative outdoor uses



Multiple building access points aligned with pathways



Landscape windbreaks



Winter activities

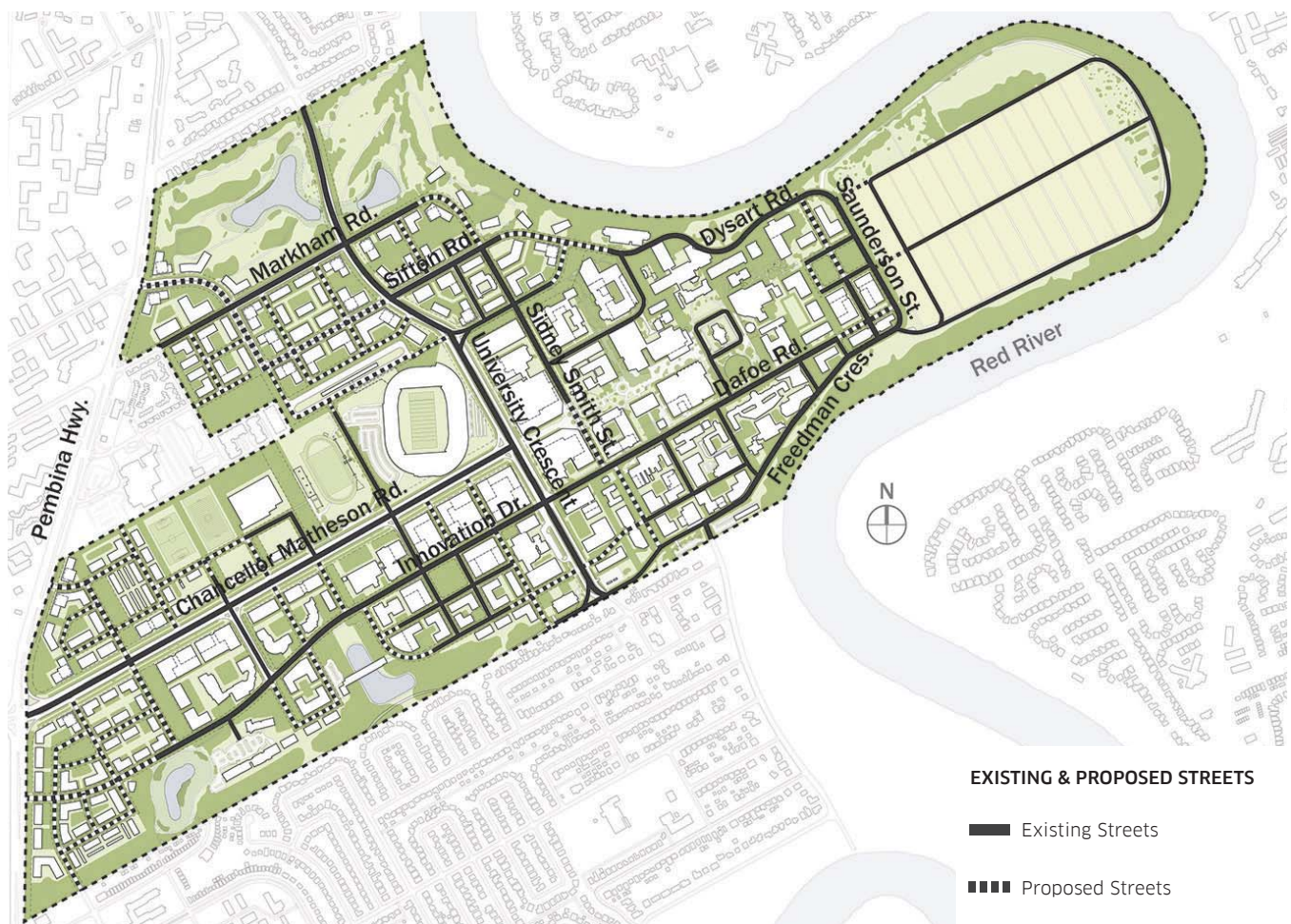


Heated transit stops and shelters

4.3 TRANSPORTATION AND CIRCULATION FRAMEWORK

Mobility in the Master Plan is largely dependent on the integrated circulation systems that support a variety of transportation forms and allow them to co-exist. However, above all, the Plan prioritizes pedestrian activity and accessibility for people of all mobility levels as major factors in how the campus is navigated and experienced. There is a clear hierarchy of value integrated into the design of the streets and paths that indicates this preference towards the pedestrian, but that does not dismiss the importance of cycling, transit, and other vehicular circulation. These principles will be reflected in roadway design, using lane widths and turning radii supportive of the desired character of campus streets. Core Campus

streets will be designed consistent with the established 30 km/h speed limit for the campus. Street design components that maximize motor vehicle flows such as channelized right turns should be avoided. The Plan acknowledges the important link between walking and cycling and focuses on ensuring the two remain related in street and pathway designs to facilitate the connection between the interior and exterior spaces. The Plan also acknowledges the importance of transit, as an inherent part of day-to-day mobility choices, and also as a means of reducing parking demand and its effect on the overall landscape and character of place. Lastly, the Plan utilizes streets as a means of incorporating sustainable measures, not only in terms of fostering walkability, but also in terms of managing stormwater and enhancing campus sustainability and vegetation.

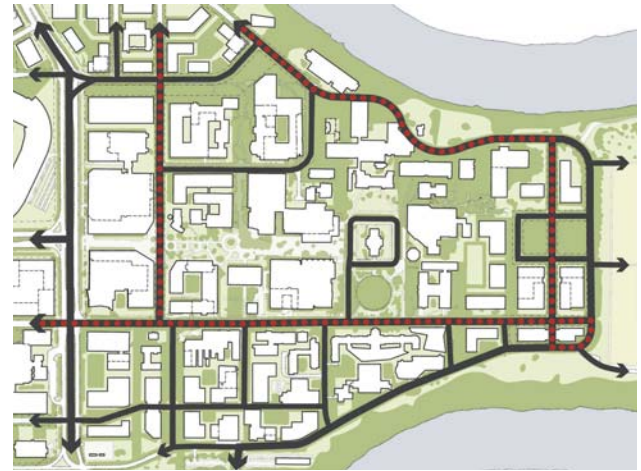


4.3.1 Street and Block Network

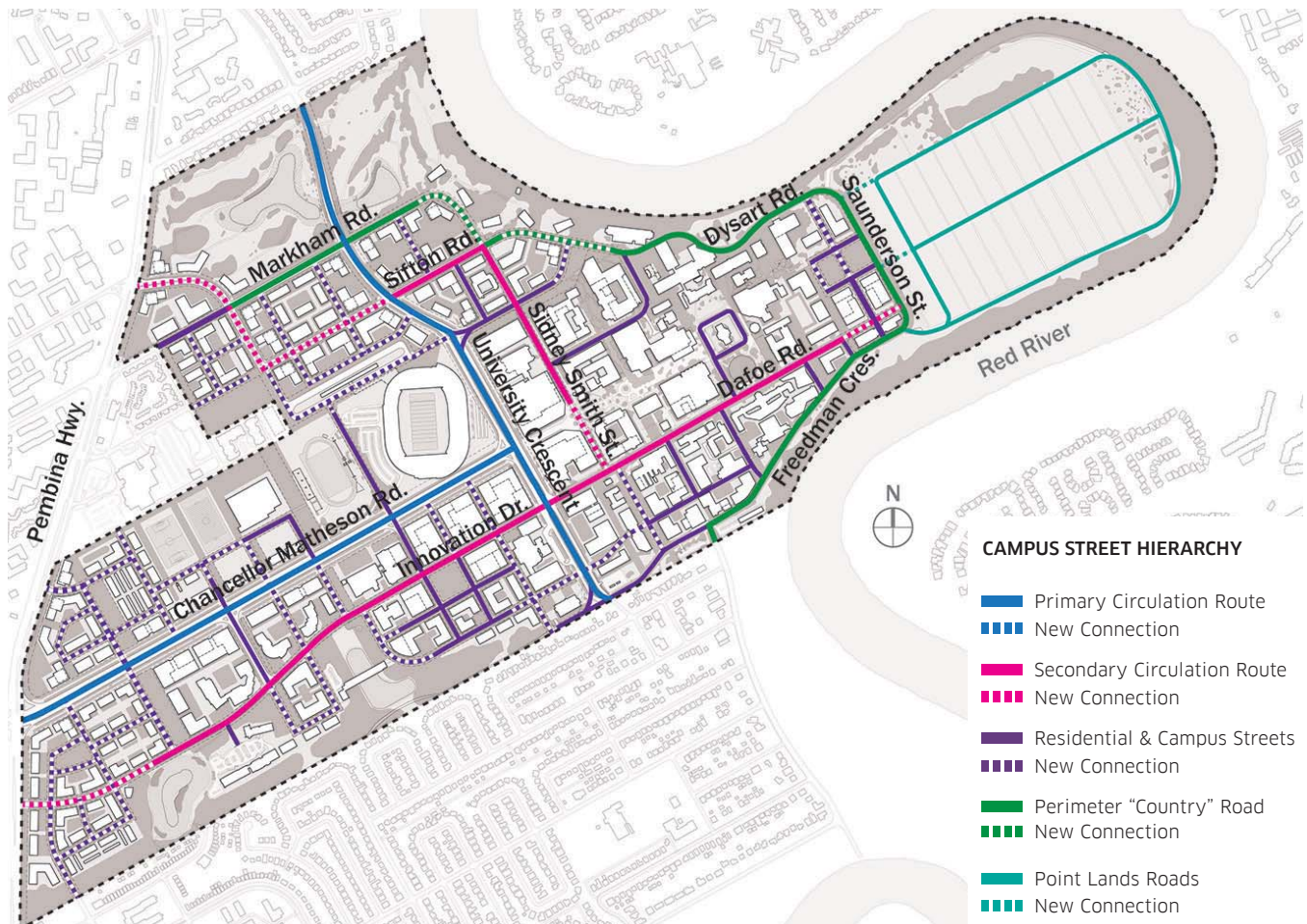
The Master Plan reflects an extensive network of streets defined primarily by an interconnected grid pattern. The intent is to foster a high degree of visibility and accessibility throughout the North and South Communities. The fine grained pattern of streets defines short block lengths for ease of walkability, as well as developable block widths that prioritize frontages to the streets and internal servicing via laneways. The street network enhances linkages, and defines new connections between the character areas and the distinct land uses within.

The approach to circulation in the heart of the Core Campus Area is somewhat different. The circulation for vehicular modes of transportation is primarily focused around the perimeter of the Core Campus.

As such, the circulation in the Core is primarily pedestrian and bicycle oriented, allowing mainly service vehicles within, drop-off and pick-up around the Administration Building, and transit along a defined transit route around the Core Campus.



Core Campus Circulation and Transit Route



4.3.2 Street Hierarchy

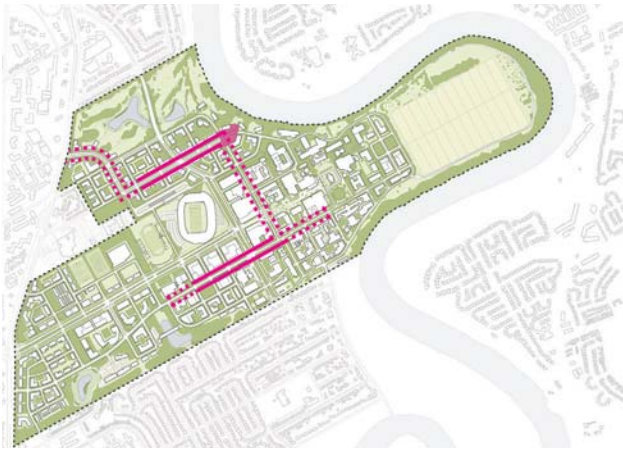
The Master Plan defines a hierarchy of streets that serve a particular purpose and function within the Transportation and Circulation Framework. The structure is intended to support a walkable pedestrian-oriented place. The system builds on the existing street network comprised of the major roadways of Chancellor Matheson Road and University Crescent, as well as Innovation Drive, Dafoe Road, Sidney Smith Road, and Dysart Road. These roads are connected to new campus streets to service the Core Campus area, and local streets and laneways to service the residential neighbourhoods and expanded Smartpark and light industry business area. In addition, the Framework defines a selection of streets that are intended to be animated High Streets, supporting community or campus hubs, at-grade commercial

and service amenity uses. These streets connect key pedestrian nodes in the Plan.

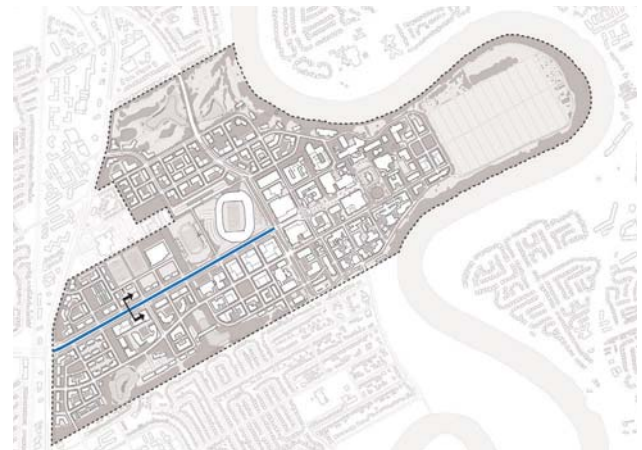
Although Chancellor Matheson Road and most of University Crescent (north of Chancellor Matheson Road) are City-owned, they play an important role in the Fort Garry campus' street network. As such, the Master Plan provides an illustrative demonstration of the general design intent for each of these streets and recommendations as to how they can function comprehensively in the overall system. Design specifics for public City roads will be subject to further discussion and study with the City.

4.3.2.1 Chancellor Matheson Road

Chancellor Matheson Road will continue to function and be celebrated as one of the primary heritage



Highly animated and pedestrian oriented "High Streets"



Chancellor Matheson Road Key Plan



Chancellor Matheson Road - Option 1 Cross-section looking east

streets and grand east-west access routes into the Fort Garry campus. The extensive right-of-way (ROW) provides the opportunity to reposition the street as a series of places and experiences rather than just a vehicular passageway. The new street profile allows for an enhanced pedestrian realm to support new building frontages and to encourage walking and animation of the street. It is defined by considerable street tree planting to augment the existing heritage allée of trees and to protect against inclement weather. A new palate of planting and landscaping provides street beautification and interest to enhance the experience of place in all seasons. The street is designed to have visible stormwater technologies and to showcase sustainable practices and maintenance of the land. In terms of vehicular mobility, the street cross-sections allow for two travel lanes in either direction, separated by a planted median.

As one of the primary vehicular routes into and out of the Fort Garry campus, the function of moving traffic is also important for this roadway. On-street parking as such, is not considered for the roadway and instead is encouraged along the connecting side streets and interior to each block.

Bike Lanes and Stormwater Management

The City's expansion of bike routes will be an integral part of the roadway design for Chancellor Matheson Road, as is the integration of bioswales to manage

stormwater run-off and cleansing. The Plan illustrates two scenarios of integrating bike lanes and bioswales into the right-of-way, which include:

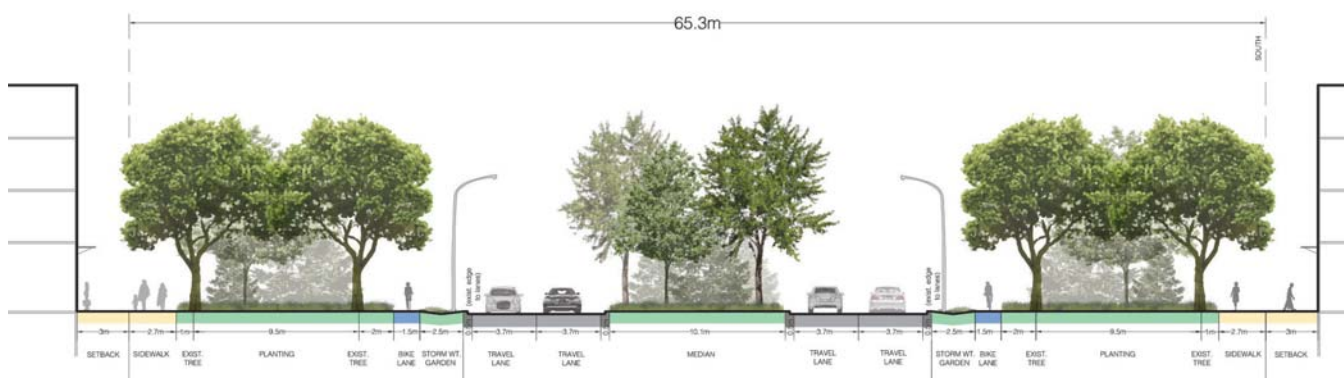
- an internal bike path within the landscaped boulevard, with the bioswale adjacent to the roadway to capture and filter snow piling run-off, or
- a bike path and bioswale adjacent to the street, keeping all vehicular and bicycle movement central to the corridor and pedestrian movement closer to the buildings.

In both scenarios, bike route and bioswale will be designed to meander through pockets of landscaped places and public realm spaces.

Elements of the Road Right-of-Way

Chancellor Matheson Road includes the following:

- Minor Arterial Road.
- 26.9m roadway, which includes two 3.7m travel lanes in either direction and a landscaped centre median.
- Minimum 2.5m "rain garden" bioswale on either side of the road.
- 12-12.5m planted boulevard of open spaces.
- 1.5m bike lane on either side of the road.
- 2.7m sidewalk.
- 3.0m building setback to provide additional public realm space.

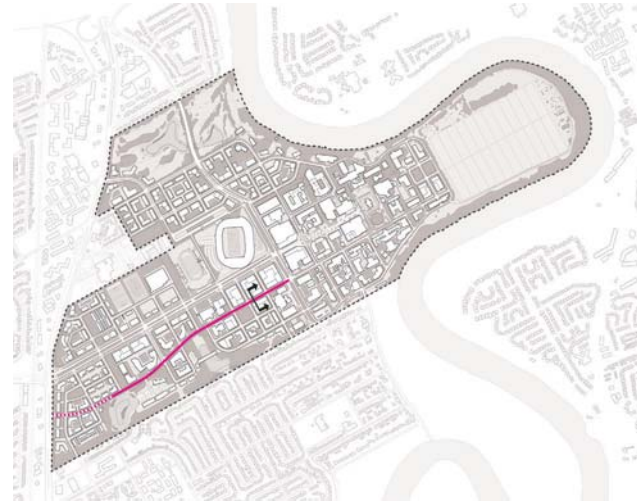


Chancellor Matheson Road - Option 2 Cross-section looking east

4.3.2.2 Innovation Drive and the High Street

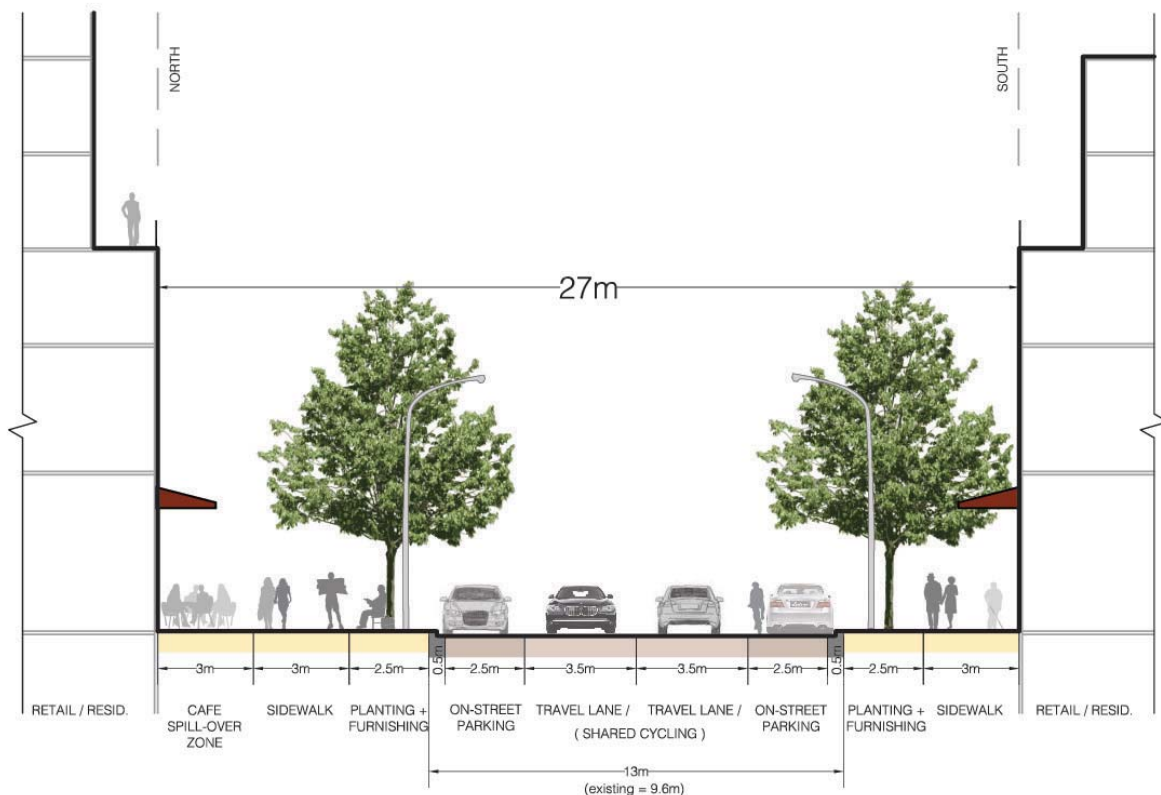
Innovation Drive, similar to Chancellor Matheson Road, is one of the main east-west movement corridors for the South Community and the campus. It builds on the existing roadway and extends the alignment further west toward Pembina Highway. The extent of Innovation Drive is intended to service a mix of land uses from mid-rise mixed commercial at the east end, transitioning to light office industrial, and further to residential at its west end. Because of this mix and diversity of uses, the roadway is intended to be highly pedestrian, having slower moving traffic, on-street parking, continuous sidewalks on both sides of the street, multiple cross-road connections and access points to green linkages.

A key segment of Innovation Drive is the High Street which extends three blocks west of University



Innovation Drive Key Plan

Crescent. It plays a key role in creating a social hub of activity in the South Community, focused around the Entertainment District and Smartpark businesses. A spacious and attractive public realm is an important component of the street cross-section in order to encourage walking, street animation, and commercial spillover space.

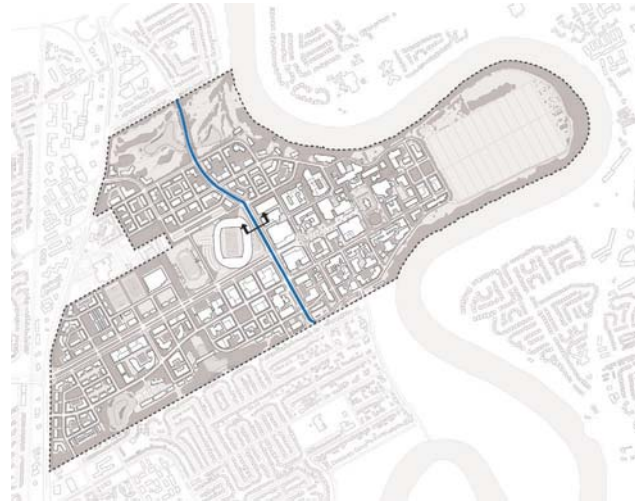


Innovation Drive - High Street Cross-section looking east

Elements of the Road Right-of-Way

The Innovation Drive Road (High Street section) includes the following:

- 2-lane Collector Road.
- 2 lanes on-street parking.
- 13.0m roadway to include two 3.5m travel lanes in either direction; 3.0m on-street parking/shared cycling lane including curb and gutter.
- 2.5m planting and furnishing zone on either side of the street.
- 3.0m sidewalk on either side of the street.
- 3.0m cafe spill-over zone on the north side of the street (to maximize sun exposure).



University Crescent Key Plan

4.3.2.3 University Crescent

University Crescent is an existing roadway that functions as the main north-south corridor through the campus lands linking the South Community (hub and entertainment area) and Core Campus, to the North Community and the neighbourhoods beyond. The function and character of the roadway is similar to that of Chancellor Matheson Road. It is one of the primary vehicular routes into and out of the Fort Garry campus, moving traffic through the area, including transit. On-street parking is not considered for the roadway and instead is encouraged along the connecting side streets. Bike lanes are envisioned

within the road right-of-way and are positioned internal to the boulevard as off-street cycling routes.

The roadway is intended to provide a 'green scenic drive' experience through the campus, expanding on the green open space context of the North Community and carrying that experience south. The enhanced canopy that is part of the road cross-section, both in the boulevard and the median creates an attractive context for the east face of the Investors Group Field, softening the predominant hardscape. It also softens

Respecting the Earth: maintain a strong connection to the natural environment.



University Crescent Cross-section looking north

the character of a four lane roadway and provides opportunities to incorporate sustainable technologies such as bioswales and wind breaks. The design for both University Crescent and Chancellor Matheson Road support the principle of 'respecting the earth' within a transportation context.

Elements of the Road Right-of-Way

University Crescent includes the following:

- 4-lane Collector Road.
- 57.0m ROW (width varies).
- 33.9m roadway, which includes two 3.5m travel lanes in either direction and a 17.9m (varies) landscaped centre median.
- 5.5m planted boulevard on either side of the road with a 1.5m bike lane running through.
- 3.65m sidewalk on the west side of the road and a 4.0m sidewalk on the east side of the road.
- 2.5m building setback to provide additional public realm space on the Core Campus side of the street.



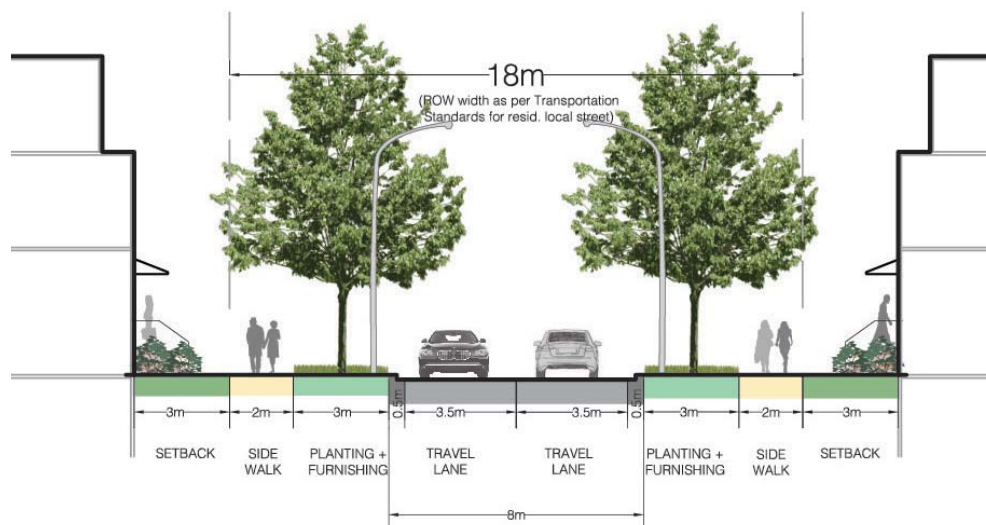
Residential Roads & Laneways Key Plan

on one side of the road. Both typologies are very pedestrian-oriented, allowing for only one travel lane in either direction and ample room for healthy street tree planting and generous sidewalks. The location of the sidewalk is interior to the road with the treed boulevard adjacent to the roadway. The Built Form Framework allows for a 3.0m building setback for additional garden planting fronting the residential units. Most of the residential roads external to a residential block reflect the 20.0m ROW. Residential roads that are internal to the block typically reflect a tighter 18.0m ROW.

4.3.2.4 Residential Roads & Laneways

Residential Roads

There are two residential road typologies in the Plan, the 18.0m ROW road and the 20.0m ROW road. The 20.0m ROW allows for a lane of on-street parking



Typical Residential Street - 18m ROW

Elements of the Road Right-of-Way

The 18.0m ROW Residential Road includes the following:

- 2-lane Local Road.
- 3.5m travel lane in either direction.
- 3.0m planting and furnishing zone on either side of the street.
- 2.0m sidewalk on either side of the street.

The 20.0m ROW Residential Road includes the following:

- 2-lane Local Road.
- 3.5m travel lane in either direction.
- 2.5m on street parking lane on one side of the street.
- 2.75m planting and furnishing zone on either side of the street.
- 2.0m sidewalk on either side of the street.

Laneways

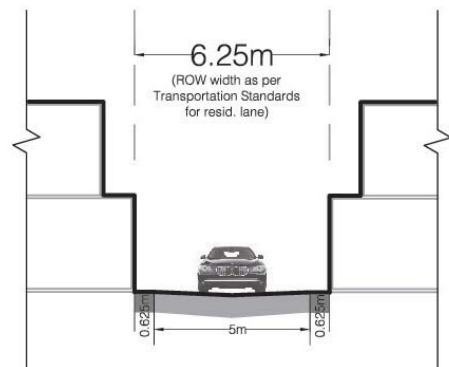
Laneways are an important component of the transportation and circulation framework. They allow for parking and for servicing access and egress to occur at the rear of the buildings, keeping the public realm space free from conflicting vehicular movements. Two laneway typologies are proposed in the Plan, a typical residential lane and a typical commercial lane.

The Residential Laneway includes the following:

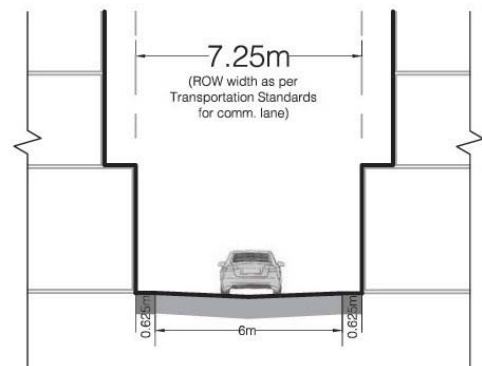
- 6.25m ROW.

The Commercial Laneway includes the following:

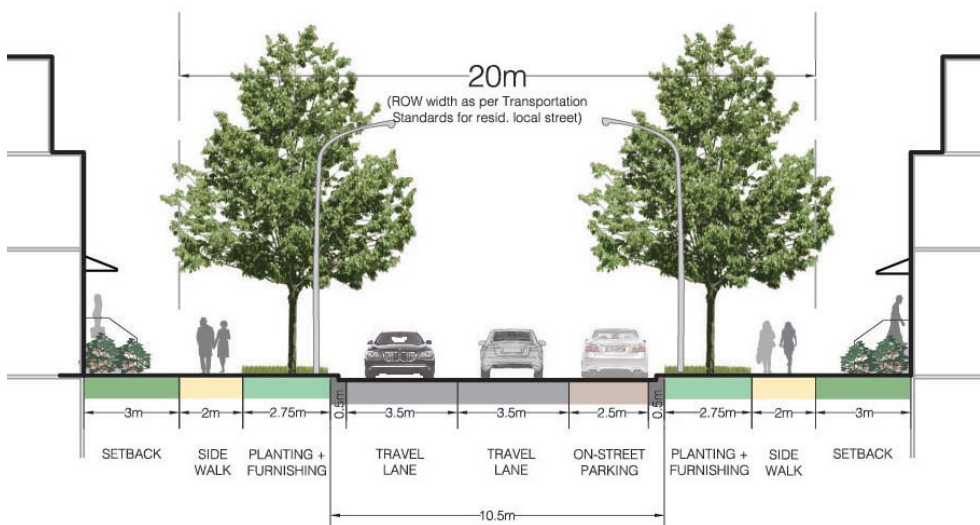
- 7.25m ROW.



Typical Residential Lane



Typical Commercial Lane



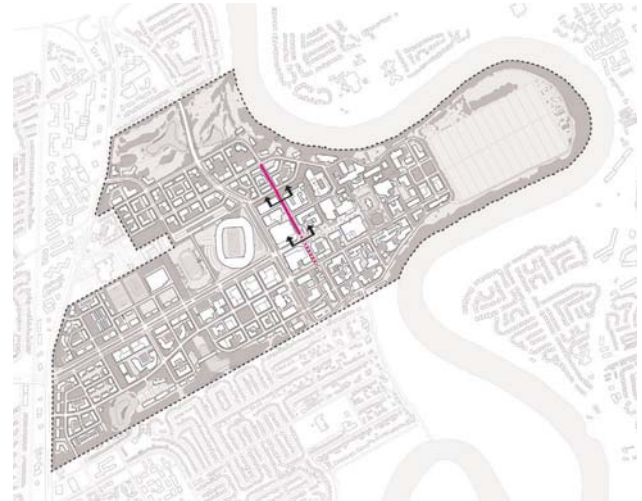
Typical Residential Street - 20m ROW

4.3.3 Core Campus Road Network

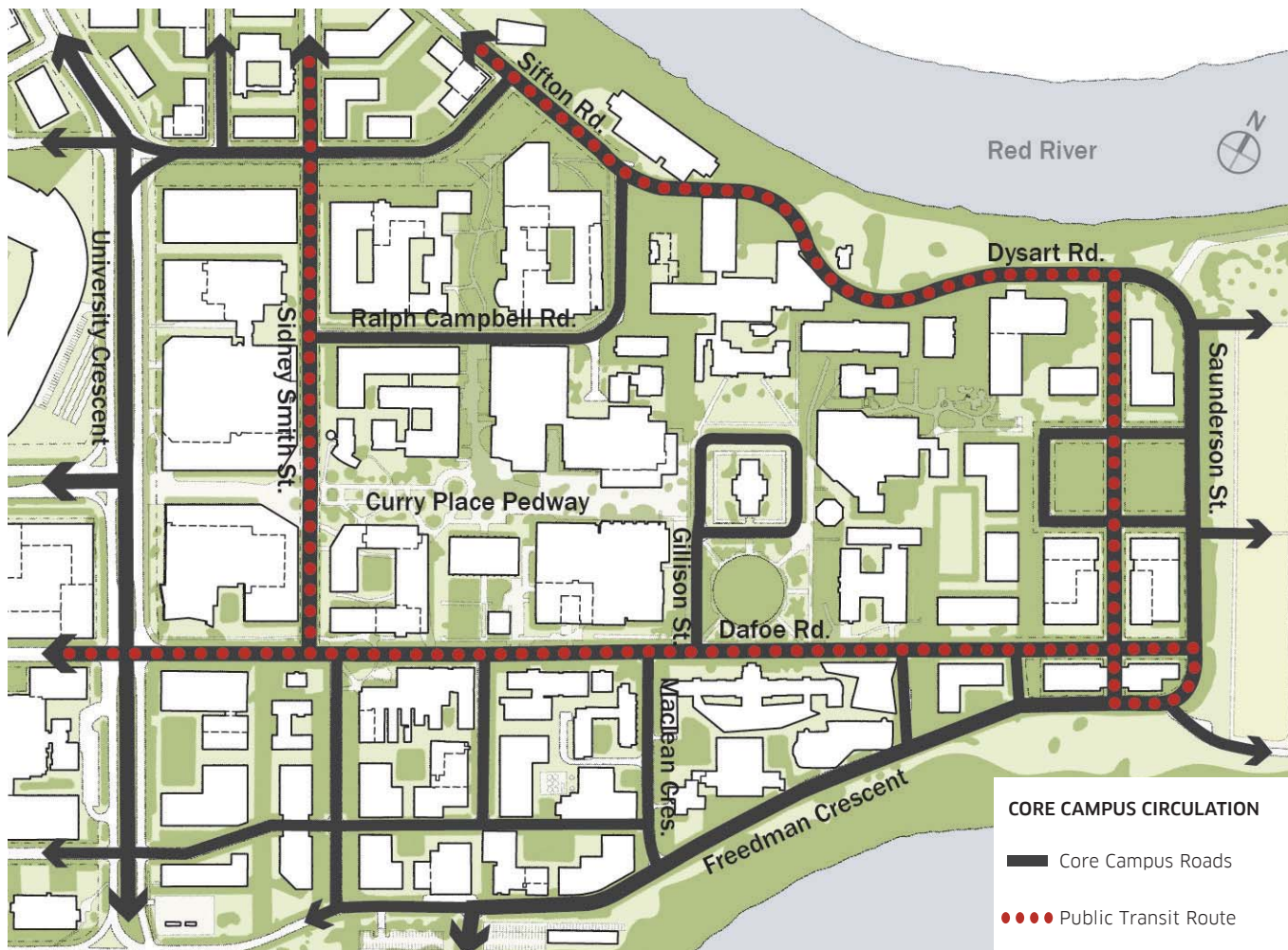
The primary streets within the Core Campus include Sidney Smith Street, Dafoe Road, and Dysart Road. These streets play a key role in defining the movement structure for the Core Campus Character Area. Additional roads are two-lane local residential streets as described in Section 4.3.1.

4.3.3.1 Sidney Smith Street

Sidney Smith Street is the main service amenity and social street for the Core Campus Area. Building on the structure of an existing roadway at the north end, the new road is extended south to Dafoe Road and is designed as a two-lane pedestrian priority road,



Sidney Smith Street Key Plan



Core Campus Circulation

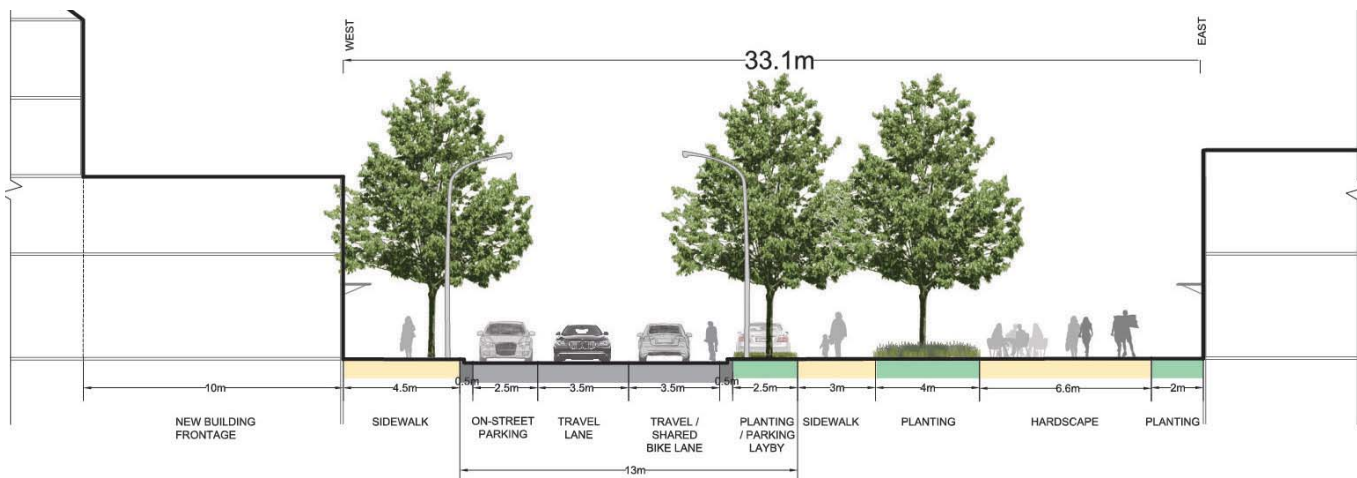
with a high volume of pedestrian movement through and across the street. As such, vehicular speeds must be slow and vehicles are required to yield to the right-of-way of pedestrians. The road is designed to accommodate transit vehicles in the short to medium term phases of the transit build-out for the Fort Garry campus. The roadway cross-section differs north and south of Ralph Campbell Road. The north portion of the street accommodates two travel lanes and on-street parking on both sides of the street. The east side of the street has lay-by parking with bump-outs. The south portion of the street is much more pedestrian in nature, especially as it transitions through the Migizii Agamik Plaza. The roadway is reduced to two travel lanes and designed with enhanced paving material

so that the roadway is integrated in the design of the plaza, creating a unified pedestrian oriented space.

Because this road defines the new student hub area, it has to contribute to placemaking. It forms part of the alignment of connected streets that link the commemorative social places on campus such as the Migizii Agamik Plaza and the Duckworth Quadrangle. Sidney Smith Street is purposely designed to “foster a sense of belonging and community”, a comfortable, safe, and attractive place for gathering and social interaction, with enhanced public realm space fronting the buildings, generous sidewalks, street trees, and places to sit and engage.



An animated, pedestrian oriented street



Sidney Smith Street Cross-section looking north (North of Ralph Campbell Road)

Elements of the Road Right-of-Way

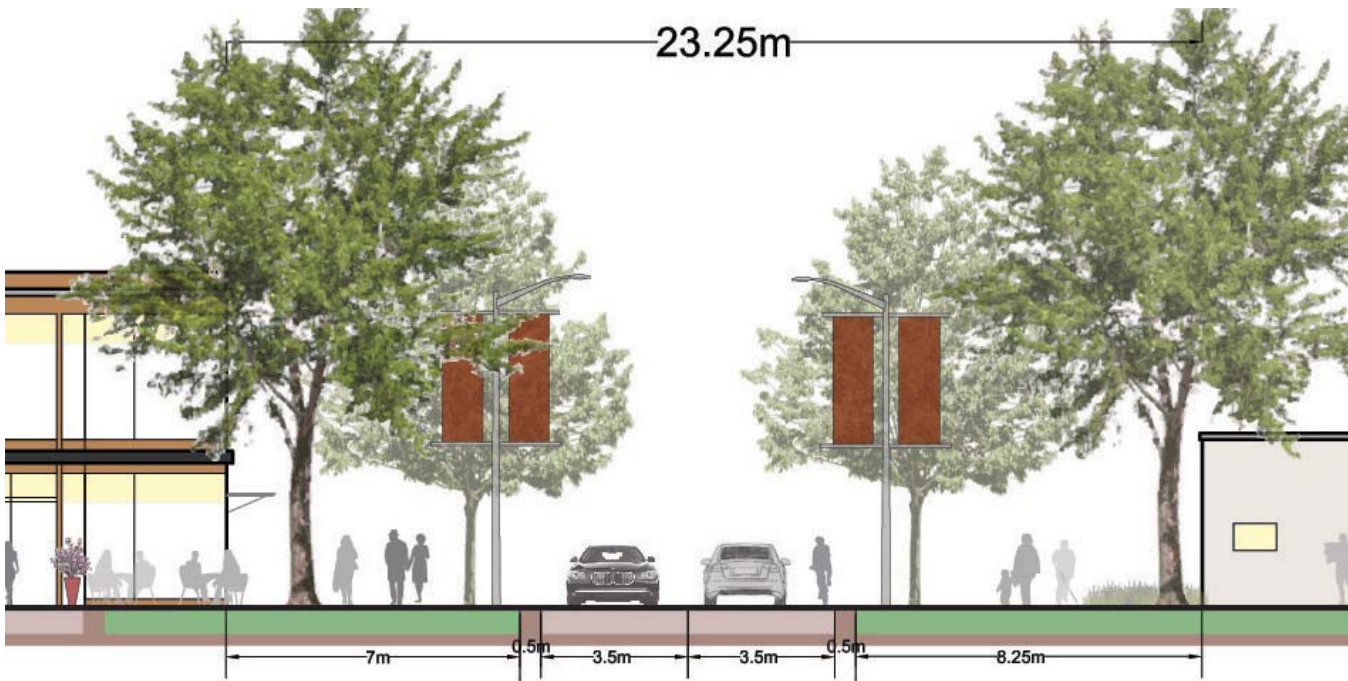
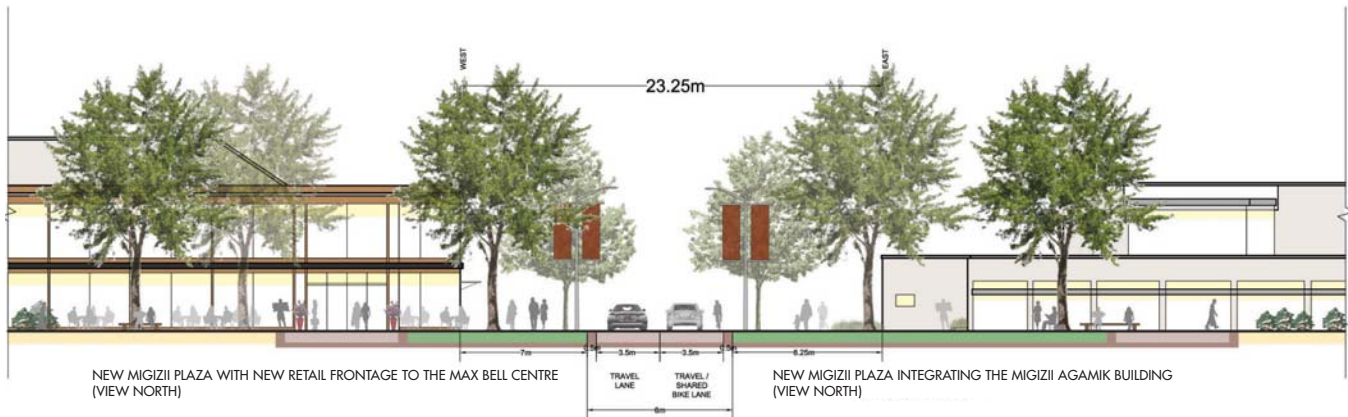
Sidney Smith Street North includes the following:

- 2-lane Local Road.
- 13.0m roadway, which includes two 3.5m travel shared bike and vehicular lanes in either direction, a 2.5m on-street parking lane, a 2.5m lay-by parking lane with bump-outs.
- 4.5m sidewalk on the west side of the street and a 3.0m sidewalk on the east side of the street.
- 12.6m (varies) pedestrian promenade on the east side of the street.

Sidney Smith Street South includes the following:

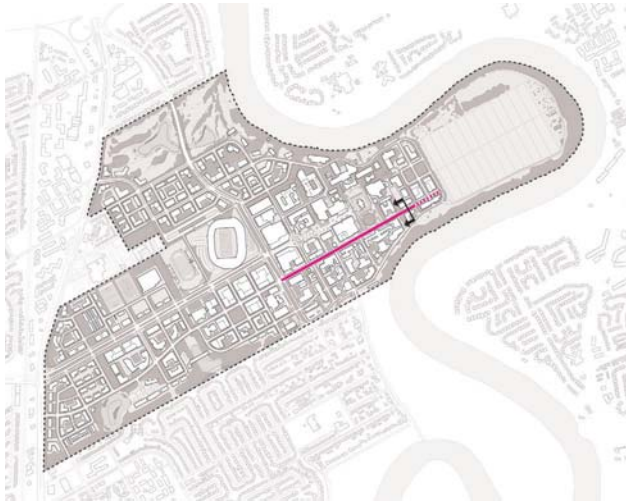
- 2-lane Local Road.
- 8.0m roadway, which includes two 3.5m travel shared bike and vehicular lanes in either direction.
- a 7.0m sidewalk on the west side of the street and an 8.25m sidewalk on the east side of the street.

Fostering a Sense of Belonging and Community: increase a sense of belonging for all campus users.



Sidney Smith Street Cross-section looking north (South of Ralph Campbell Road at the Migizii Agamik Plaza)

4.3.3.2 Dafoe Road



Dafoe Road Key Plan

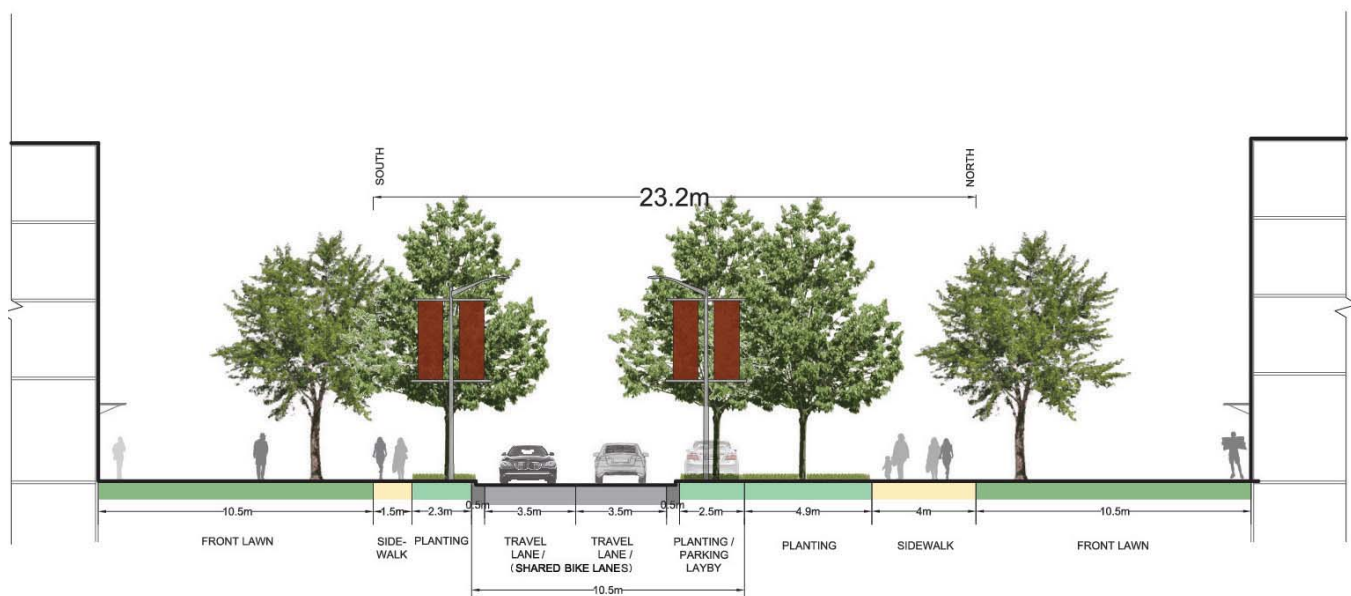
Dafoe Road will be enhanced in accordance with its heritage structure, as a main pedestrian promenade, having deep setbacks with front “foyer” landscaping and pathways to building entrances and sidewalks. The continuous allée of street trees and historically significant canopy, is to be restored to the original alignment and form.

Similar to Sidney Smith Street, this roadway will also have pedestrian priority allowing for high volumes of pedestrian flow through and across the street. In addition to pedestrian and vehicular movement, Dafoe Road forms part of the transit loop around the Core Campus with two transit stop areas along its corridor, serving the Core Campus. In the short term, the easterly roadway will accommodate a transit loop and layover waiting area.

Elements of the Road Right-of-Way

The Dafoe Road includes the following:

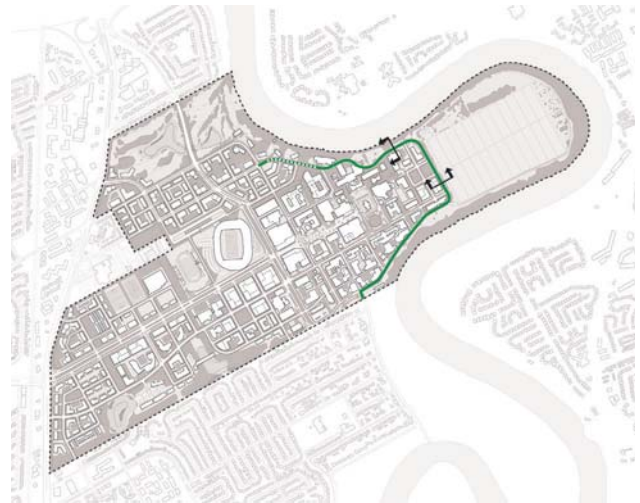
- 2-lane Local Road with pockets of lay-by parking along the north side of the street.
- 10.5m roadway, which includes two 3.5m travel lanes in either direction and a 2.5m lay-by parking lane.
- 2.5m planting furnishing zone on the south side of the road.
- 7.4m planting furnishing zone on the north side of the road.
- 10.5m landscaped setback on either side of the road.



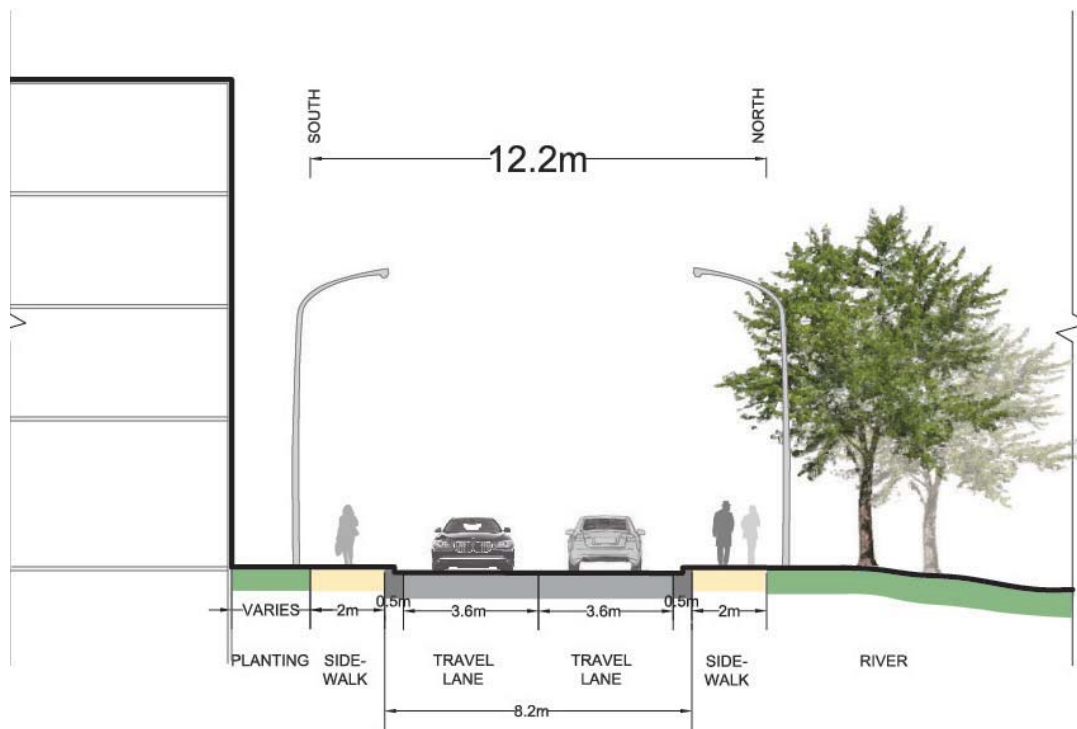
Dafoe Road Cross-section looking west

4.3.3.3 Dysart Road, Saunderson Street, and Freedman Crescent

Dysart Road, Saunderson Street, and Freedman Crescent function as the easterly scenic drive “through the country” of the Fort Garry campus. The road encompasses the Point Lands landscape, the Riverside forested landscape, and scenic views to the Red River. The character of the road should continue to be green, meandering, and “country-like” in nature. The road cross-section is of two lanes which differs in width as it transitions north from Freedman Crescent to Dysart Road. The Dysart Road portion is slightly wider, enough to accommodate transit passage from Dafoe Road to the North Community area. Freedman Crescent and Saunderson Road have the same roadway width of 7.9m (typical).



Dysart Road, Saunderson Street, and Freedman Crescent Key Plan



Dysart Road (Typical) Cross-section looking west

To increase safe walkability along the entirety of the “country” road and to protect the natural landscape, sidewalks are prescribed along the development side of the street (the Core Campus) and not the forested side of the street. Street design along the “country” road should include traffic-calming elements to reduce vehicle speeds and create a safe and pedestrian friendly environment. Enhanced plantings and a generally tight road width will contribute to this. All trails from the Riverside Landscape and the Point Lands should connect to the roadway at safe marked crossing points to access the sidewalk and linkages on the other side of the street to get to the student residences and academic campus. The existing treed landscape that defines Saunderson Street should be maintained and enhanced to preserve the scenic drive experience and to frame view corridors to the fields, forest, and water beyond.

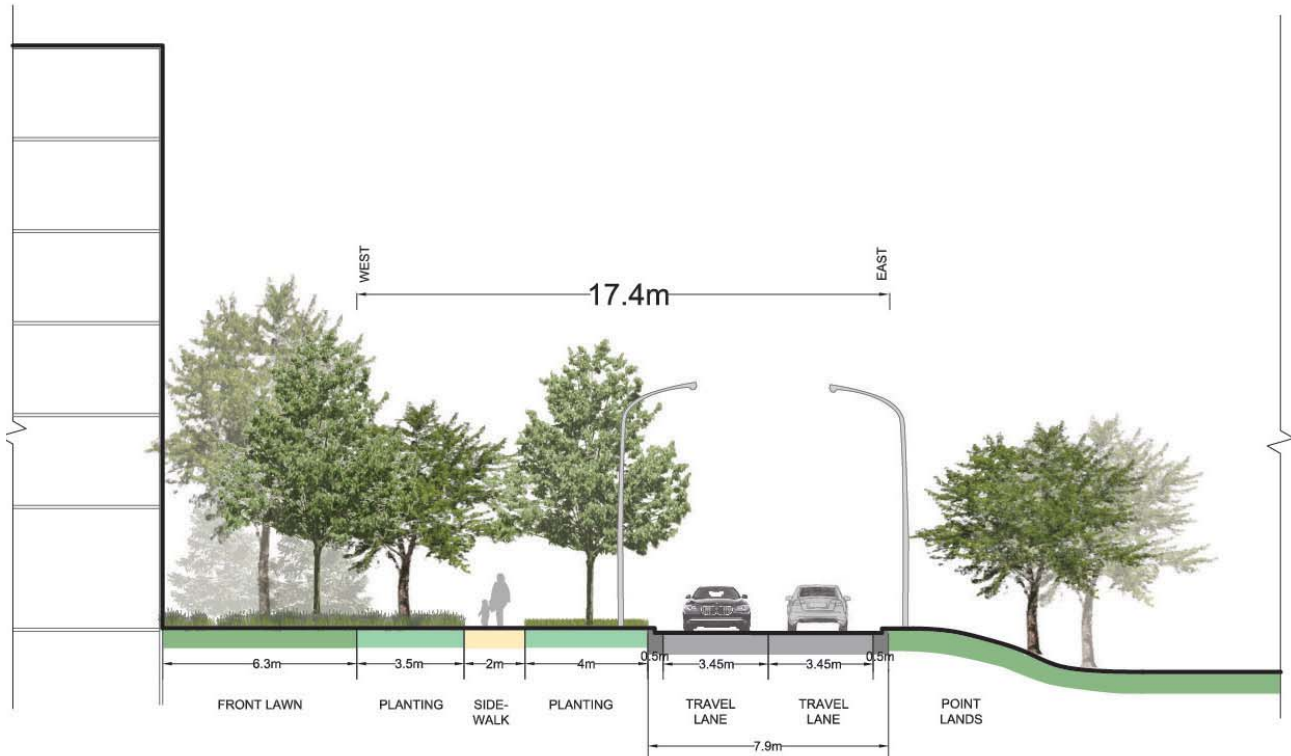
Elements of the Road Right-of-Way

The Dysart Road includes the following:

- 2-lane Local Road.
- 8.2m roadway, which includes two 3.6m travel lanes in either direction.
- Two 2.0m sidewalk on either side of the street.

The Saunderson Street and Freedman Crescent include the following:

- 2-lane Local Road.
- 7.9m roadway, which includes two 3.45m travel lanes in either direction.
- 4.0m planting zone on the west side of the road to accommodate the alignment of the existing trees.
- 2.0m sidewalk on the west side of the road.
- An additional 3.5m planting zone and 6.3m landscape building setback on the west side of the street.

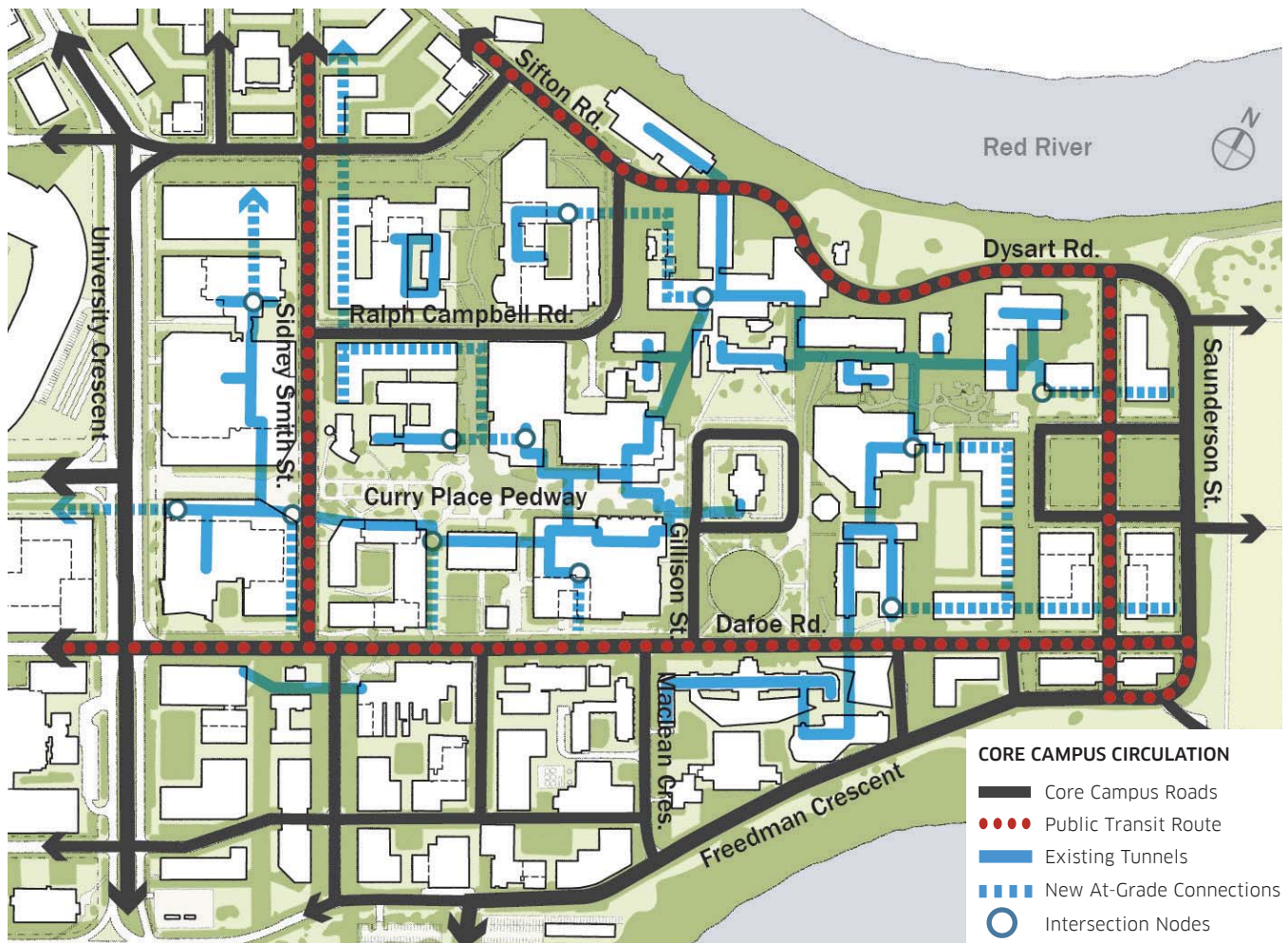


Saunderson Street (Typical) Cross-section looking north

4.3.3.4 Core Campus Internal and External Circulation

The Core Campus internal and external circulation network includes the existing tunnel infrastructure connected to new above ground internal and external pathways and linkages. These new connections extend to link new buildings and open spaces, especially to active pedestrian spaces or the social gathering spaces such as the new plaza and student hub. The enhanced network aligns with existing and new pedestrian connection points to enhance the connectivity of the Core Campus. The network is also aligned with the transit stop locations such that all

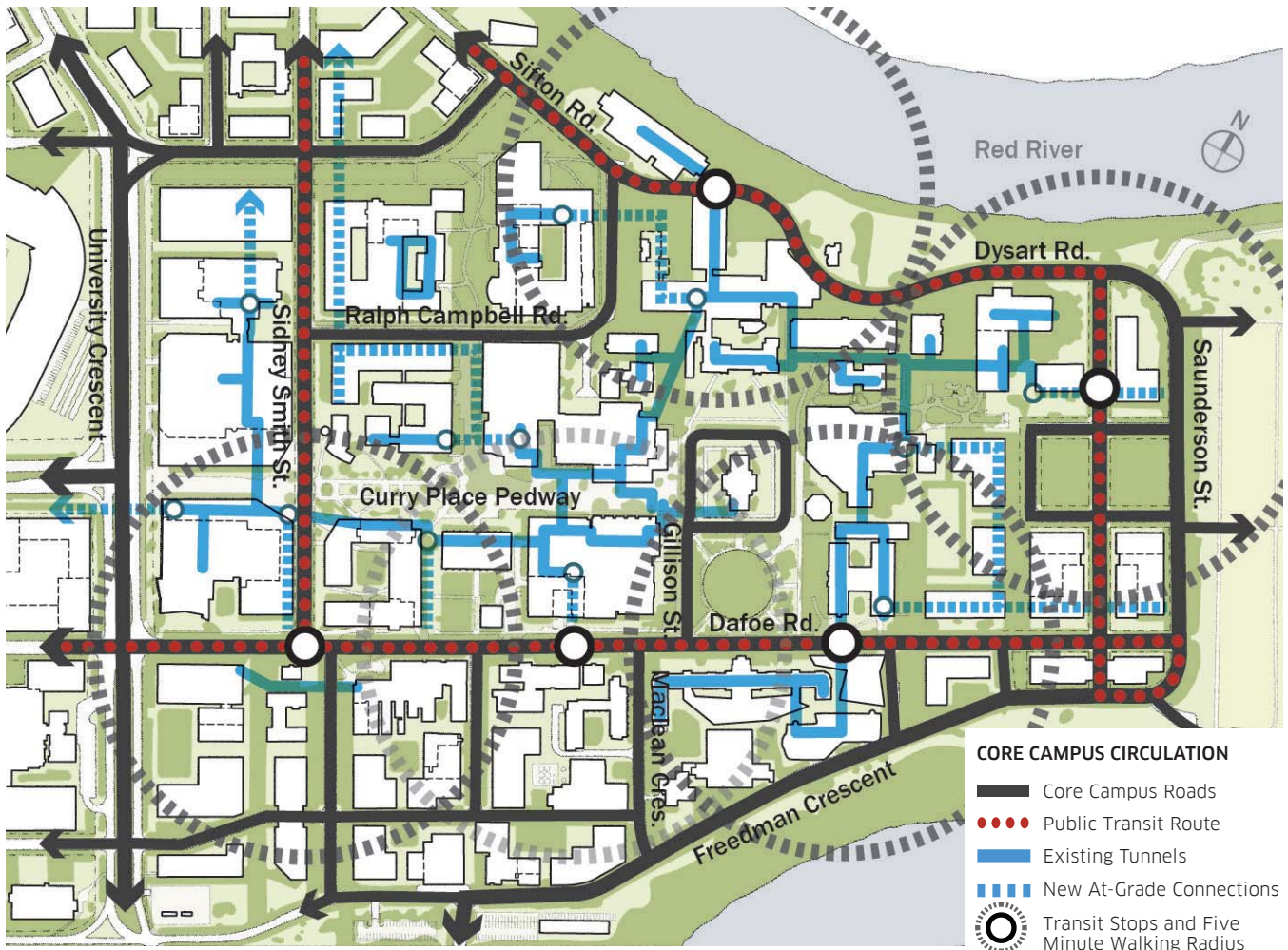
stops are within a five minute walking radius of any pedestrian connection point along the path system. This allows for increased walkability of the campus and encourages a shift to increased transit ridership by making the combined transit and pedestrian circulation system extremely accessible.



Core Campus Internal and External Circulation - Existing and expanded connections



Alignment of the transit stops, bicycle amenities, and pedestrian connection points



Core Campus Internal and External Circulation - Alignment of the transit stops and pedestrian connection points

4.3.4 Transit

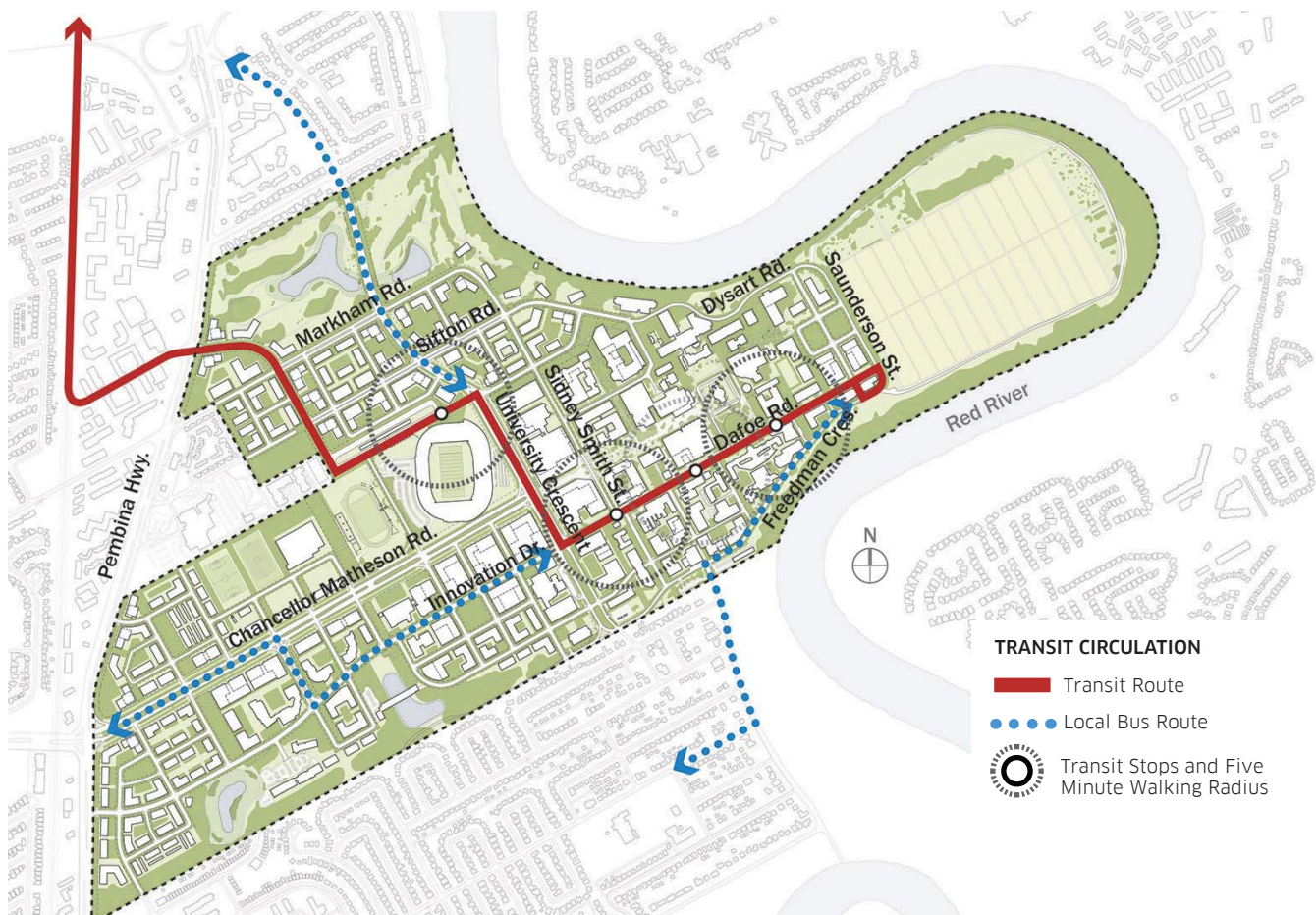
The Master Plan emphasizes continued and enhanced transit access to the heart of the Core Campus and to the North and South Communities. Transit is seen as a transportation alternative to single occupancy vehicles, and as such is an important part of the Plan's approach to sustainability. The Plan also incorporates the City of Winnipeg's initiative to extend the Southwest Rapid Transitway to the campus, with short, medium and long-term proposals for Rapid Transit buses to access the campus. It is important to note that BRT buses coming from the dedicated Southwest Transitway will operate at normal, slower speeds on campus, and will continue to share the road with other vehicles. Also, while the circulation proposals here focus on bringing BRT routes to the campus, other routes that currently access the campus will continue to do so.



Enhanced Transit Infrastructure

4.3.4.1 Short-Term Transit Circulation

The short-term implementation builds on a current transportation initiative to expand the BRT along Southpark Drive, east across Pembina Highway and southward to access Investors Group Field. Part of this



Transit Circulation - Short Term

initiative includes a bus staging area north of Investors Group Field, which falls within the boundary of the Southwood Local Area Plan. The exact layout for the staging area will be outlined in further detail in that document.

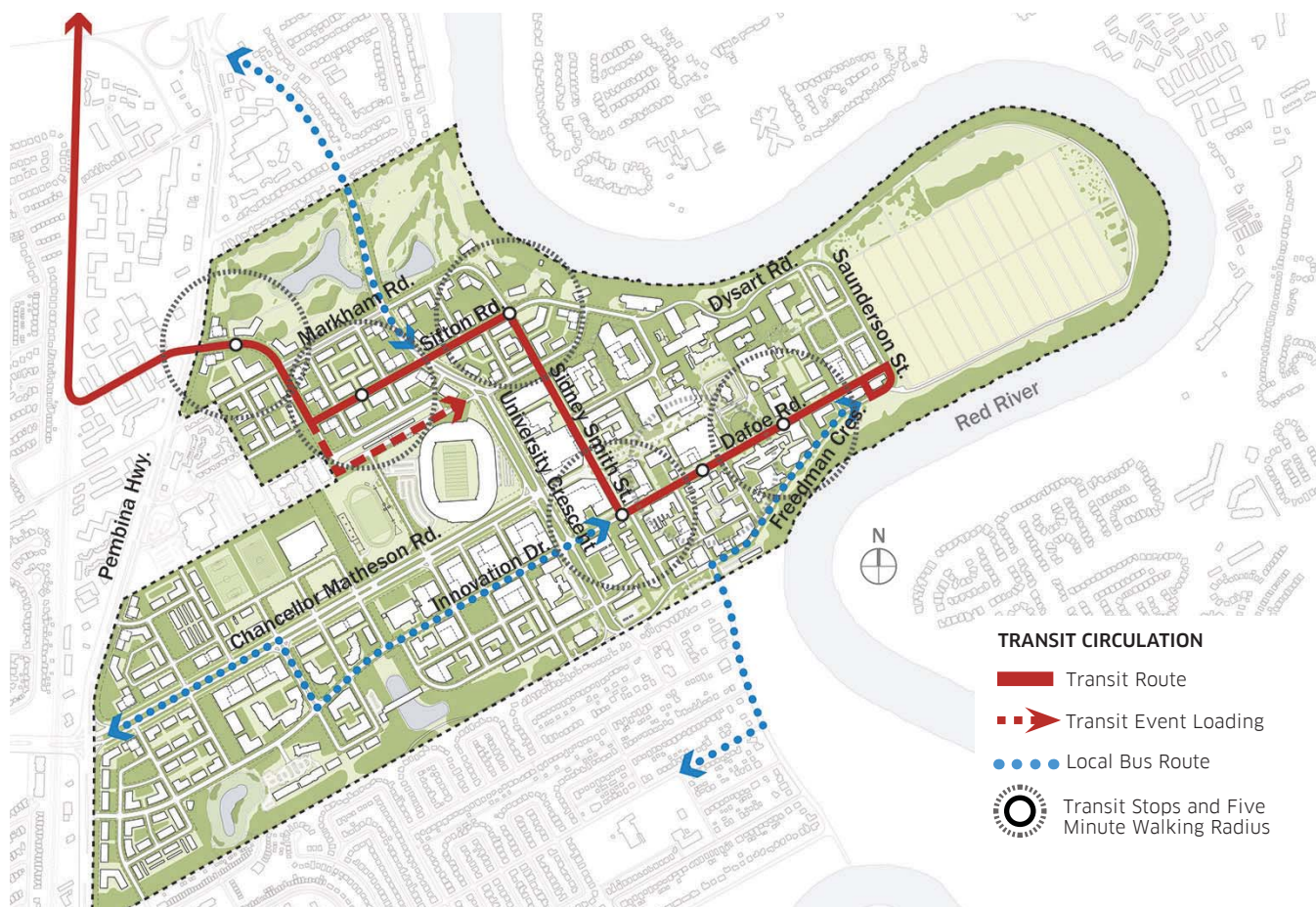
The BRT route will be dedicated until it gets to University Crescent, where it will transition to a normal speed and service, and travel in shared traffic. In the later phases, it will function as a normal local service (not rapid or segregated) after it crosses Pembina Highway.

Further development will extend the route further south along University Crescent and east along Dafoe Road, servicing an enhanced stop at the Quad and Tache Hall, and terminating at a transit waiting area near the terminus of Dafoe Road and Saunderson Street.

Existing transit to the campus along Chancellor Matheson Road, Innovation Drive, and Freedman Crescent will continue to service the area. Four transit stops are proposed to be located along the route.

4.3.4.2 Mid-Term Transit Circulation

The mid-term development of the transit system separates the route to the stadium from the route into the community. There will be a dedicated route to service the stadium on event days and loop back out. The transit route is envisioned to shift to Sifton Road to service the proposed High Street in the Southwood LAP area and then travel south along Sidney Smith Street to service the Core Campus hub, and continue along Dafoe Road. Six transit stops are proposed along the route.



Transit Circulation - Medium Term

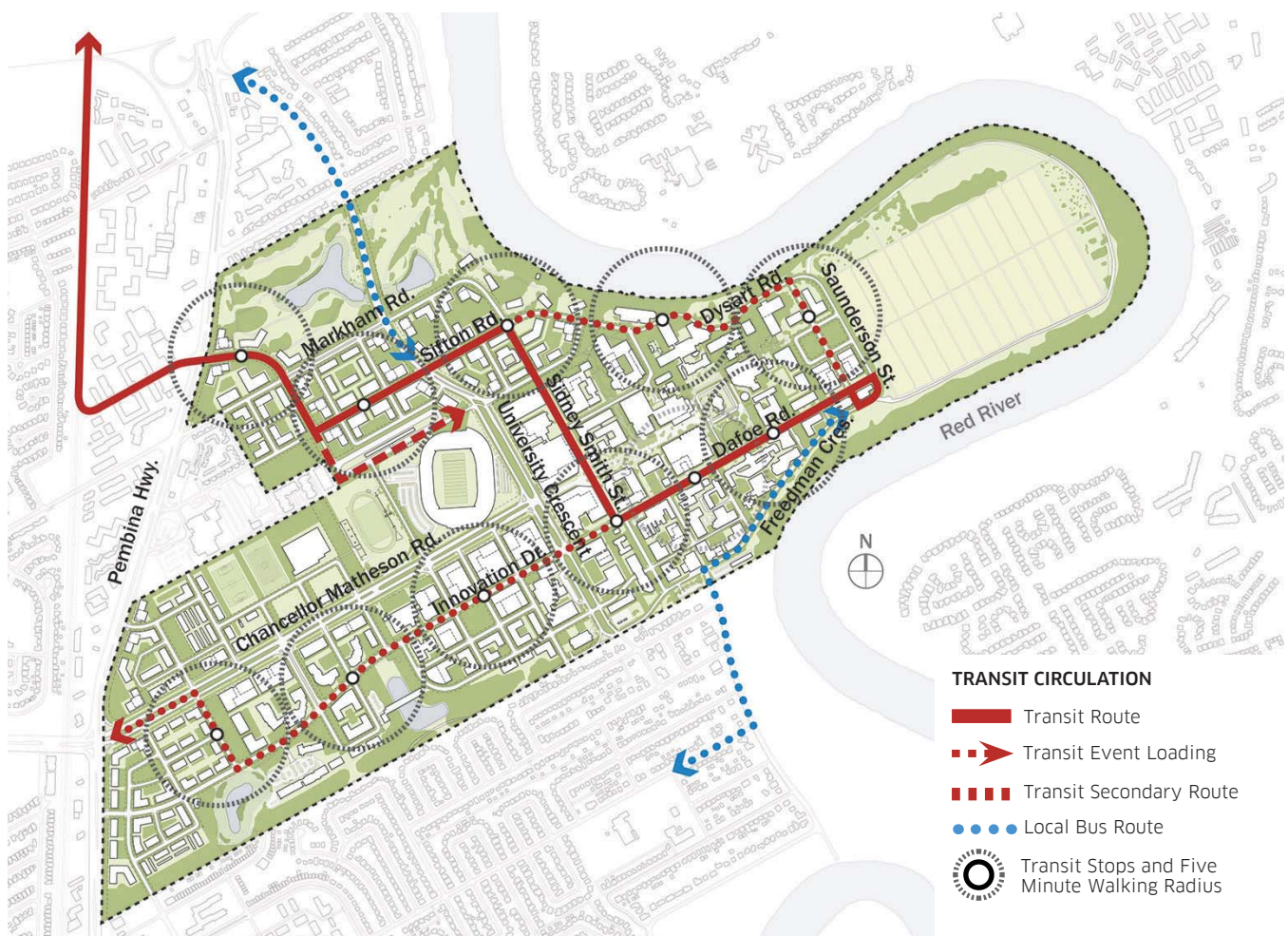
4.3.4.3 Long-Term Transit Circulation

The long-term build-out of the transit corridor extends the Sifton Road alignment east along Dysart Road towards the Point Lands, and then south along the new campus road to service the new easterly campus development. The route will then loop west along Dafoe Road, eliminating the transit turn-around and waiting area, and continue along Dafoe Road and Innovation Drive to service the south High Street, mixed residential neighbourhoods, and businesses. There is an opportunity to continue transit movement along Sidney Smith Street to service the hub.

4.3.5 Cycling Network

New cycling facilities will be designed and implemented with the intention of creating a high-quality cycling network on campus. Cycling facility designs will be mindful of our unique context as a winter campus and will encourage four-season use. The strategic placement of signage and paint will guide users to destinations on campus and alert cyclists and motorists to potential conflict areas.

The University will draw on a number of facility types to build its network. Facilities illustrated on the cycling network map are defined as follows:



Transit Circulation - Long Term

Protected bike lane: Cyclists travel on existing roadways while physically separated from motor vehicle traffic by bollards, curbs, planters or on-street parking. Dedicated on-street lanes are suitable on high volume arterial roads with speed limits equal or greater than 50 km/hour.

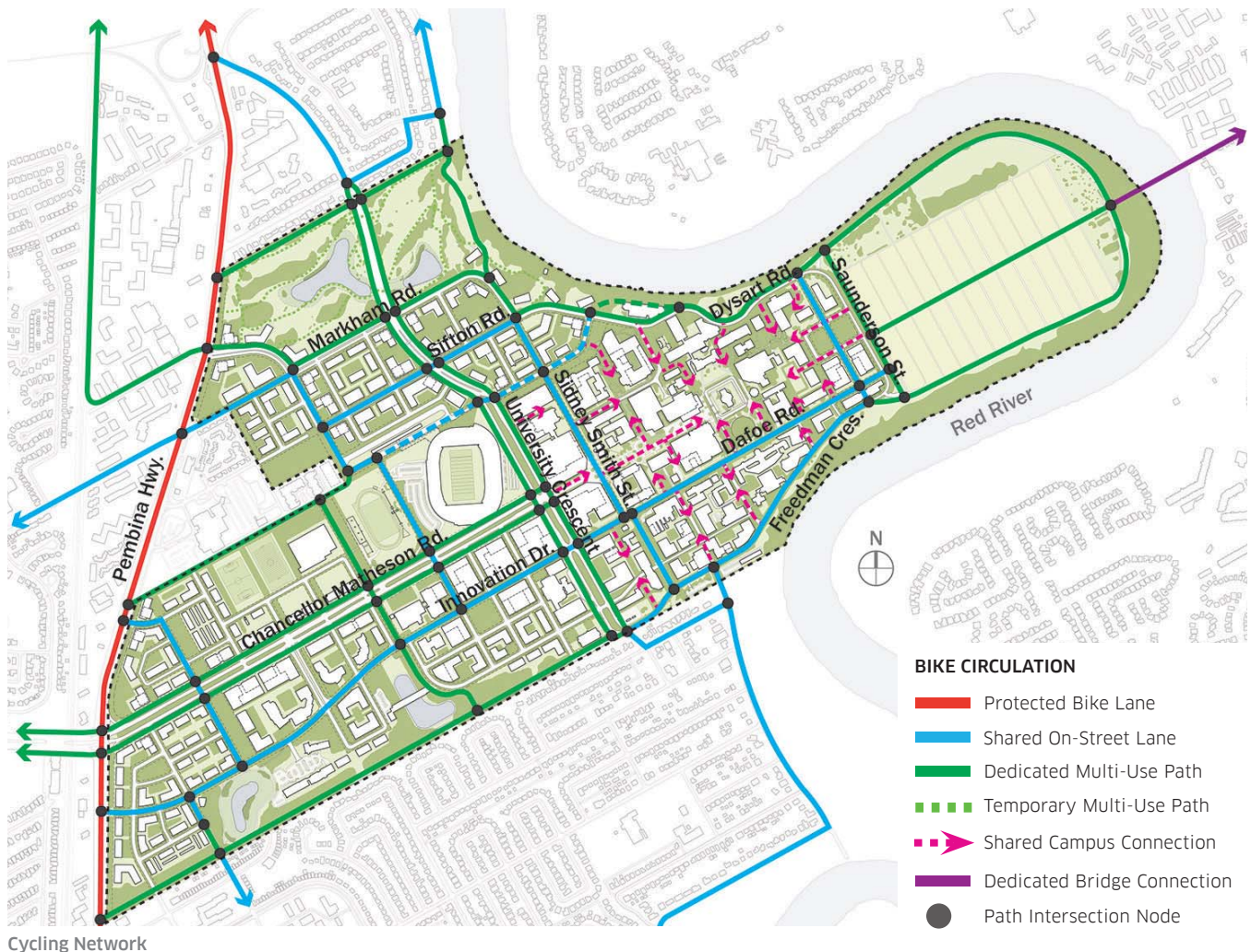
Shared on-street lane: Cyclists travel on existing roadways in mixed traffic. Shared on-street lanes use painted sharrow on the road surface and signage to indicate the street is to be shared equally by vehicles and cyclists. Shared on-street lanes are used on collector streets, where motor vehicle speeds are low.

Dedicated multi-use path: Pedestrians and cyclists share a wide, paved surface outside vehicle right of ways.

Dedicated multi-use paths do not require co-location with roadways and can serve as recreational amenities.

Shared campus connection: Pedestrians and cyclists share space in slow unstructured environments without designed separation of users. Pedestrians have priority on shared campus connections. These areas require thoughtful interaction and communication between pedestrians and cyclists.

Temporary multi-use path: A legacy of the former Southwood golf course, these limestone cart paths will remain a community amenity prior to development of the Southwood Lands. Temporary multi-use paths primarily serve a recreational purpose and are maintained as resources allow.



Dedicated bridge connection: The City of Winnipeg's Pedestrian and Cycling Strategies identifies a possible new pedestrian/cycling bridge crossing across from the Point Lands. The construction of a bridge at this location would be led by the City and is considered a long-term initiative. Alternate bridge locations to the campus are also under consideration by the City.

Path intersection node: These nodes represent areas where cycling facilities intersect, creating potential for conflict. Careful attention will be given to these nodes to ensure a seamless transition between cycling routes.

4.3.6 Parking Strategy

The University of Manitoba expects the proportional parking needs to decline with time as the modal split increases, allowing for the gradual development of

existing surface parking areas to meet the density and walkability goals of the Plan. The structure of the built form is such that parking will be located either below grade or in above grade structures for new building development. In addition, the design of streets will accommodate on-street parking on the majority of roads throughout the Plan.

An above-grade parking structure is located at the north end of Sidney Smith Street and is also a key component of the blocks in the Entertainment District. The design of above-grade structured parking lots will include commercial or office frontages to animate the facility at-grade. Some small pockets of surface parking adjacent to buildings will remain within the Core Campus area for accessible parking.

During early development phases, existing temporary interim lots will allow for the relocation of affected spaces. By the time new development begins, parking



Protected bike lane



Dedicated multi-use paths



Shared on-street lanes



Enhanced parking Facilities

Short-Term Recommendations:

- options to all new development.

- ### Long-Term Recommendations:

-

Architectural elevation drawing of the proposed development along Chancellor Matheson Road. The drawing shows a 3-story parking garage with a rooftop garden, a mid-density residential building (4-6 stories), and another 3-story parking garage. The drawing includes labels for 'INVESTORS FIELD GROUP', 'CHANCELLOR MATHESON ROAD', '3-STORY PARKING GARAGE (with rooftop garden)', 'MID-DENSITY RESIDENTIAL BUILDING (4-6 stories)', 'INNOVATION DRIVE', and 'MID-DENSITY RESIDENTIAL BUILDING (4-6 stories)'. A red dashed line indicates the proposed building footprint.

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4.3.7 Transportation Demand Management (TDM)

Transportation Demand Management is defined as a series of measures and strategies to decrease vehicular use and increase the proportion of trips made by transit, walking, and cycling. The Master Plan proposes the following TDM strategies to reduce car dependency and shift the modal split:

- An extensive bicycle network with a diversity of on and off road cycling opportunities.
- An expanded and enhanced transit network.
- Compact development.
- An extensive connected network of pathways and trails.
- Car pooling opportunities.
- Community-oriented services and amenities within a five minute walking distance.
- New student residences in the Core Campus.
- “Live where you work” complete community opportunities.
- Managing parking supply and pricing.



Structured parking integrated with development



Parking garages with animated at-grade frontages

Building a Walkable Community

The benefits of walkability in communities include higher market appeal, improved physical and mental health, and increased community-scale economic viability. A primary goal of the Transportation Framework is to support the Plan’s vision for a pedestrian-oriented Fort Garry campus. The Plan prioritizes walking first and recognizes single occupancy vehicles as the least sustainable mode of transportation.

The Plan creates a comprehensive circulation network that provide numerous route options through a permeable built form framework, making walking in the environment an attractive option. Services and amenities, pedestrian nodes and hubs are all within a ten-minute walking distance from the Core Campus, the business areas, and the new neighbourhoods.



Small “pocket” parking lots



Transportation Demand Management (TDM)

The streets follow an interconnected grid pattern to promote connectedness, safety, and comfort. The road network includes wide sidewalks, multi-use pathways, dedicated on-street bicycle lanes, and transit. Laneways will function not only to provide parking access, but also a greater level of permeability for walkers. Safe crosswalks, median refuge areas on the wider right-of-ways, on-street parking as a buffer to moving traffic, and signalized intersections work together to create a safe environment for all, regardless of mode of transport.

Shifting the Modal Split

A modal split is the percentage of travelers using a particular type of transportation. With the City's initiatives to increase transit within the area, and the Master Plan's compact and walkable design, the Fort Garry campus is well-situated to reduce its reliance on the car and promote non-auto trips.

Building a Sustainable Community

Enhancing the variety of and accessibility to transportation, including walking, cycling, public transit, and car pooling is an important element of the Plan's approach to sustainability. The Transportation Framework's bicycle and pedestrian network, and accessible transit route with multiple stops creates a fully integrated multi-modal transportation network, with opportunities to use alternate modes of transportation, encourage a stronger sense of community, and contribute to fewer greenhouse gas emissions.

4.4 HERITAGE CONSERVATION

Why Does Heritage Matter?

This Master Plan is based on the idea that heritage includes a broad range of building types, structures, uses and time periods, and that it includes landscapes, streetscapes, and structural design elements. The Master Plan integrates all aspects in the design frameworks which support the Planning Principles as well as the more detailed Indigenous Design and Planning Principles. From the broad context of what constitutes heritage, this Plan incorporates the elements of built heritage, and cultural heritage landscapes that have a significance relative to their history, design and context.

Heritage conservation is not only about saving old buildings, it is also fundamentally about enhancing the meaning and quality of life, by maintaining a unique sense of place, as well as supporting the



Built heritage



Natural cultural heritage

cultural and economic vitality that accompanies areas with strong conservation. This is particularly significant for lands that are part of an Indigenous context. Areas of cities that have embraced heritage as part of contemporary urban life thrive, becoming cherished places for residents to live and work, and are rewarding destinations for visitors. The Master Plan reflects the University's commitment to acknowledge and celebrate the Indigenous heritage of the campus in many aspects: the sense of identity and character; memory and sense of history; and quality environments.

Heritage conservation for both landscapes and structures is extremely important in preserving the character of place. Local and Indigenous community values can be preserved through heritage resources and attributes, ensuring that treasured elements within the community are protected over the long term. The University, and the municipality itself all stand to enjoy economic, social, and cultural benefits from the preservation of a significant Indigenous place, whose unique cultural value attracts additional investment and visitors to the area.

4.5 ENERGY MANAGEMENT

As an innovative, creative, and thoughtful campus community, the University of Manitoba continually seeks appropriate and respectful use of energy that is consistent with its self-concept of an ethical and equitable presence in this world. The University simultaneously pursues environmental, social, and economic sustainability. Its approach supports regeneration, participation, and resource efficiency, and its present actions aim to grow greater opportunities for many future generations.

Energy contributes to academic excellence. Physical and mental prowess, physical comfort, reliable

power and water supply systems and cost effective consumption are necessary to realize academic excellence. This excellence will set and entrench societal, cultural and behavioral change for real actions toward the respectful use of energy by all peoples, consistent with the University's mission. Investments in energy infrastructure balance affordability to users, lifecycle costs, and transformative opportunities. Energy conservation strategies will contribute to innovation, transformation, and a community identity that supports a transition to carbon neutrality as part of the University's action on climate change, all while fostering education and research to evolve knowledge.

Energy innovation and excellence shall be celebrated through integrated energy systems within the Plan. Detailed energy conservation and generation strategies are laid out in an Energy Plan document produced as part of the Visionary (re)Generation process.



Sustainable Design Features: Rain gardens and rainwater capture; permeable landscaping; and, photovoltaic cells on buildings

4.6 SUSTAINABLE WATER MANAGEMENT

During the past four decades, there has been an evolution in the field of Stormwater Management (SWM) in an effort to address the impacts of urbanization. Today, with improvements in watershed management and our understanding of the watersheds themselves, SWM now addresses a broad suite of issues including stream morphology and the protection of groundwater resources, fish habitat, terrestrial habitat, and climate change adaptation.

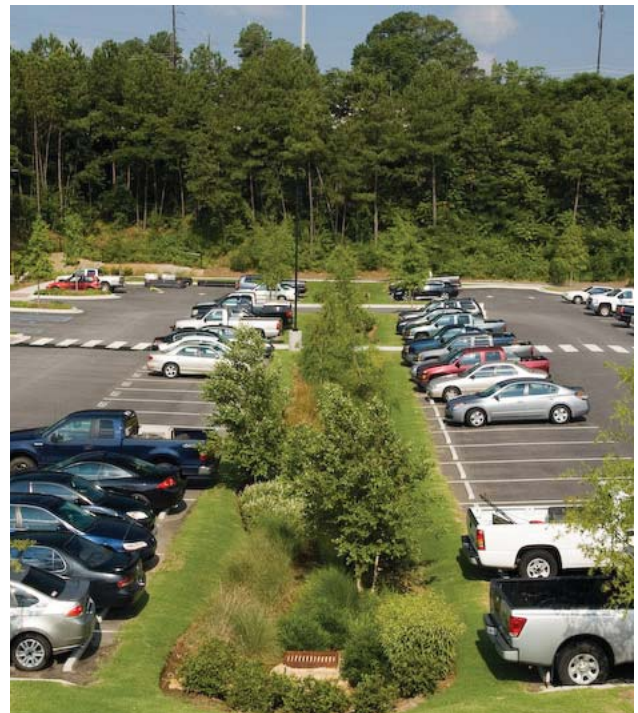
Low Impact Development (LID) is a green infrastructure approach to SWM that uses simple, distributed, and cost-effective engineered landscaped features and other techniques to infiltrate, store, evaporate, and detain rainfall where it falls. The principles of LID are part of the evolution of SWM whereby rainwater is managed as a resource.

LID techniques mimic natural systems as rain travels from runoff source to the stream by applying a series of practices across the entire subwatershed, development area, and/or site before discharge to a receiving water body. Real-world LID designs typically incorporate a series of Best Management Practices (BMPs) to provide integrated treatment of runoff from any and all sites. LID practices, together with traditional BMPs can be applied to achieve overall SWM systems which provide better performance, are more cost effective, have lower maintenance burdens, and are less susceptible to failure during extreme storms than conventional stormwater practices alone.

Water management innovation and excellence shall be celebrated through integrated SWM systems within the Plan. Detailed water conservation strategies are laid out in the Stormwater Management Plan produced as part of the Visionary (re)Generation process.



Rain gardens stormwater management



Parking lot bioswales



Part 3: Implementation



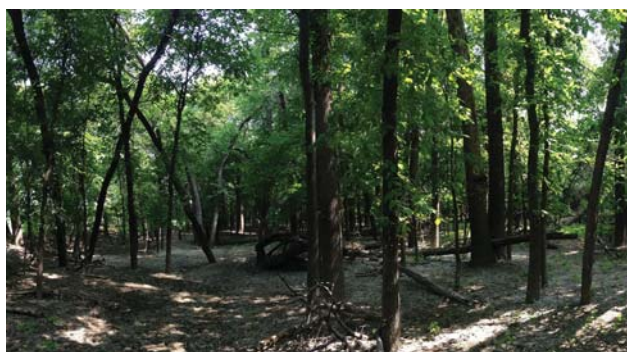
5.0 Plan Implementation

The Visionary (re)Generation Master Plan is intended to be a living document, written and structured to provide the University with a flexible decision-making framework, to accommodate specific opportunities and needs as they emerge, and to guide development and growth over the long term.

5.1 A LIVING DOCUMENT

Continued engagement with the University community and surrounding neighbourhoods will be an important part of the Plan's evolution over time. Community engagement and collaboration will help ensure the Plan's vision and implementation continue to reflect the University's mission and values, as well as the needs and priorities of students, staff, faculty, and visitors at the Fort Garry campus. The Plan therefore, will continue to evolve, like the Fort Garry campus, while remaining true to its vision.

Some aspects of the Plan that may evolve include: the specific use, height, and architecture of individual buildings; their integration with the surrounding environment; and the configuration of outdoor spaces.



5.2 DEVELOPMENT PHASING

5.2.1 Phasing Strategy

The Visionary (re)Generation Master Plan will be implemented in a series of phases dependent on growth pressures, University needs, City influences, and funding resources. Development will begin in the Core Campus, moving outward to the west and north to include the North Community Transition lands and a portion of the South Community west of University Crescent.

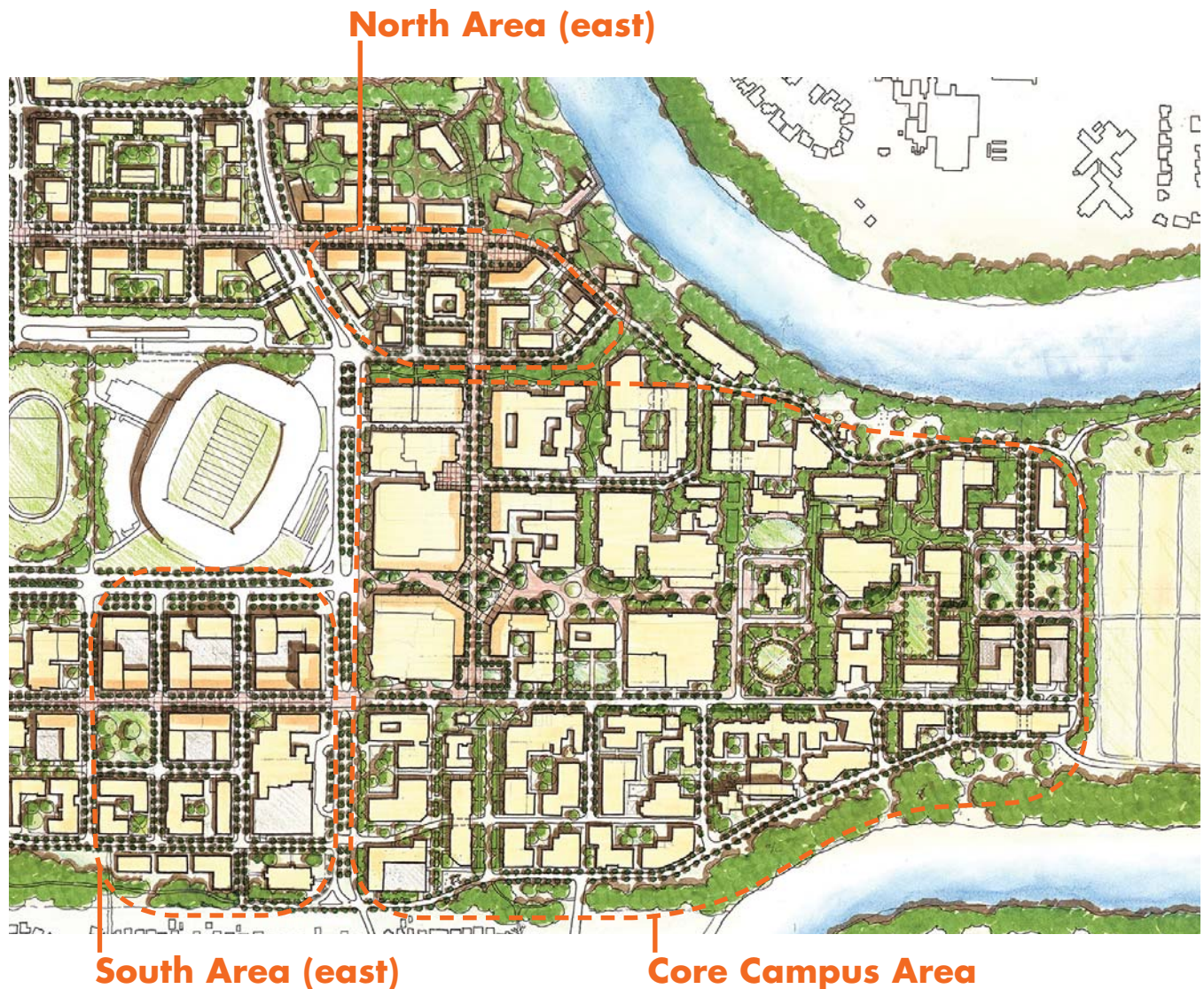
5.2.2 Short-Term Phasing Strategy

Short-term build-out of the Master Plan focuses development close to campus, capitalizing on the existing activity and density of the Core Campus. Phase One priority areas include blocks north of campus to Sifton Road, and west of University Crescent on Parking Lot U. The rationale for starting with these areas is to respond to short term campus growth needs with new campus buildings and open spaces, and to define two new animated destinations for the area, which include: the new hub for the core campus community along Sidney Smith and the new mixed-use High Street along Innovation Drive. Both

initiatives are intended to spur development of the north and south communities.

Specific development initiatives include:

- Building development and streetscape enhancement along Dafoe Road and Sidney Smith Street.
- Academic building expansion in the Core.
- The enhancement of the "Indigenous heart" and of Dafoe Road landscape.
- Creation of new hearts - the North Community Transition market plaza and the Migizii Agamik Plaza.
- Redesign of the Curry Place Pedway (the pedestrian mall).
- The development of the Sidney Smith Hub.
- Development of new student residences that define two new easterly quad open spaces.
- The enhancement of the north-south green corridors.
- Residential and mixed commercial/residential development in the North Area.
- The Innovation Drive High Street blocks - the Entertainment District.



5.2.2.1 Quick Wins

In the very short term, the Master Plan identifies several “quick wins” as an opportunity to generate momentum, provide tangible evidence of progress, and to spur opportunities for future investment and project development. These can include public realm improvements such as:

- Street tree and general tree planting particularly along Dafoe Road and Sidney Smith Street.
- The creation of new paths, trails and view corridors especially to the river.
- The enhancement of programming and events.

5.2.2.2 Additional Initiatives

- Furthering the conversation around the Truth and Reconciliation Centre.
- Furthering the conversation around the location for the next Student Residence (on Dafoe Road or Sidney Smith Street).
- A hotel and conference centre in Smartpark.
- A gateway landscape initiative at the south Pembina entrance as a means of signaling a University presence.
- Use the transit connection process and investments to create a northern gateway along Pembina north.
- Continue to work with the City to build on the momentum of the Chancellor Matheson bike path initiative to extend the network further.
- The Quad and Pedway - look at opportunities to implement the Indigenous “footprint” - start to develop the Migizii Agamik Plaza.
- Implement the Master Plan’s campus cycling network in the near-term.
- Review any current or near-term building initiative to include public realm enhancements that can contribute to the creation of new spaces, or enhance existing spaces so they are better utilized.

- Collaborate with the Office of Sustainability to coordinate planning initiatives.

The Land Trust and University (Campus Planning Office) should continue to develop a list of initiatives that can be undertaken in the short to mid term horizon.

5.3 PLAN GOVERNANCE AND JURISDICTION

Development of campus lands within the Visionary (re)Generation Master Plan area (excluding the former Southwood golf course) will be undertaken and administered by the University.

Due to restrictions placed on the University as a registered charity under the Income Tax Act (Canada), the development of the University’s Southwood Lands cannot be undertaken directly by the University. Therefore, the development of a complete community in the Southwood Lands through the Local Area Plan will be undertaken by an arm’s-length development agency established by the University, and of which the University will be a beneficiary. In other campus areas where new development is not deemed to be directly supportive of the University’s core academic mission, the development agency, rather than the University, may potentially take on that development.

An appropriate degree of collaboration between the University and the development agency will be beneficial to ensure continuity across the boundaries of the two plans.

5.4 ADMINISTERING AND MONITORING THE PLAN

The Master Plan plays an important role in shaping the evolution of the campus. Along with the Strategic Plan, Capital Plan, and Sustainability Strategy, it serves as a long-term decision-making framework to guide the physical evolution of the Fort Garry campus.

As such, the Plan will figure prominently in the University's planning processes. It will be referred to at the outset of, and during all, development planning and design processes so that it can effectively influence the evolution of the design of the project. All decisions regarding the physical form and ongoing management of the campus will be consistent with, and make reference to, the Master Plan. The Plan will also be widely distributed amongst members of the Board, staff, faculty, potential development partners, students and members of the broader University of Manitoba community.

More specifically, procedures will be established to ensure that the plan is followed, is effective, and regularly monitored. Annual reporting on the Plan's progress will occur, and metrics or indicators established to measure its success. A comprehensive review of the Plan will be conducted every ten years. The Plan, and its principles and frameworks, will be part of the evaluation process for all new campus projects related to physical development and design. The Plan also functions in concert with other important University documents such as the Strategic Plan, the Multi-Year Capital Plan, and the Sustainability Strategy. The connections between these key documents should be clearly understood and communicated. In particular, many of the performance metrics outlined in the Sustainability Strategy will be applied to the Master Plan to measure its progress, and the success of its principles and frameworks.

5.4.1 Amending the Plan

Periodic review of the Master Plan is recommended (approximately every ten years), to ensure that it continues to reflect and be consistent with the broader goals of the University.

If, and when, amendments of substance to the Plan are required, these should be undertaken in a manner that recognizes the imperative of engaging the broader University of Manitoba community. Once edits are agreed upon, these should be approved by the Board of Governors, and by any other regulatory bodies, as required.

5.5 PARTNERSHIP OPPORTUNITIES

The Master Plan anticipates that some aspects may be delivered in part, or in whole, through partnership opportunities with other entities. These may range from tenancy agreements with small retail businesses, to more significant partnerships with post-secondary institutions or other developers to undertake the construction, maintenance and/or tenancy of a future building on campus. All partnership opportunities are subject to the Plan's vision and policies, as well as to approval by the Board of Governors.





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