Report of the Committee on Environment dated June 18, 1973

Suggested Areas for Definition and Policy Relative to Riverbank (including Creeks) and Major Park Site Acquisition
File PR-4

894. 2. The Committee on Environment recommends the following:

(A) The Purpose of a Riverbank (including Creeks) Acquisition Policy:

1. To assure public access to and enjoyment of a natural amenity by the majority of citizens.

2. To facilitate the process of renewal and to remove incompatible uses not dependent on river frontage.

3. To add open space in areas deficient of same or subject to high density occupancy.

4. To create the basis for and the opportunity on the part of the public to acquire development rights of individuals who might choose to introduce more intensive or higher use of land at locations on the riverbanks, to compensate for same, and thereby avoid costly obstacles to public efforts to create a system of public riverbank parkways and nodal parks, over time.

5. To supplement other legal means for the protection and acquisition of riverbank frontages; namely, development plan, restrictions on rezoning and subdivision, and required dedication of open space under such programs.

6. To prohibit improvement of lands designated as flood plain or development on riverbanks subject to slippage and severe conditions of erosion.

7. To protect naturally wooded areas and historic sites.

(The term “riverbank” to include creeks.)

(B) Approaches to Riverbank Acquisition and Development Control

1. Application of riverbank policies as set forth in the Development Plan as amended from time to time. See Sections B6.9 to B6.15 of the Development Plan (Pages 57 to 70 and Plates 10 to 13), and in particular:

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(a) No rezoning of riverbank land that will increase the density of intensity of use where development is now permitted or introduce

(b) incompatible uses except where infilling and consolidation are considered appropriate and then only when subject to dedication of riverbank frontage or park space fronting on the river.

(c) Dedication of riverbank frontage or park space as condition of approval to subdivide lands on river frontage.

(d) Public acquisition over time of riverbank properties within a specific zone or zones defined by Council as well as individual sites required to link existing public properties or offered to the City for public purpose at a fair market price.'

2. Prohibit the sale of any riverbank portion of any City owned or Winnipeg Hydro lands fronting on the rivers which would preclude development of the riverbank and nodal park plans of the City.

3. Secure cooperation of Provincial and Federal Government relative to a policy which would preclude development of their riverbank lands in contravention of the Development Plan or City riverbank Development Policy, and assure first options to the City to purchase same at a fair and equitable cost.

(C) Guidelines for Establishing Priorities for Any acquisition of Riverbank Frontage Program:

1. Areas of high density development deficient in public open space, in need of renewal and subject to introduction of incompatible uses.

2. Existing industrial zoned or industrially used properties not dependent on riverbank frontage and of such character as to detract from amenity of adjacent public riverbank property.

3. Undeveloped parcels which would constitute a linkage of existing public riverbank properties.

4. Parcels offered to the City at a fair and equitable price.

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Moved by Councillor Yanofsky,
Adoption of the clause

Carried

(Sgd.) D. A. Yanofsky, Chairman.