Parker Lands
Major Redevelopment Site

History of the Site



GEM EQUITIES INC.

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History of the Parker Lands Major Redevelopment Site

INTRODUCTION

Research was conducted into the historical usage of the Parker Lands site dating back to the time of the arrival of the Selkirk Settlers to the Red River Valley in 1812. Original source material was used in this research including cadastral ownership maps, planning documents of the settlements, survey plans, Henderson Directories, and aerial photography.

Secondary source material also used which included newspaper accounts and academic literature on the general history of Winnipeg in the 19th and 20th Century as it relates to growth and development.

There is little to no evidence in the history of the lands to suggest the current conditions reflect a long-standing natural & pristine condition, but rather instead the site being historically denuded of trees and significantly altered by human activities and facilities in the late 19th Century and early-to-mid 20th Century all with a vision for residential land-uses.

PLANS FOR FUTURE RESIDENTIAL DEVELOPMENT

In the 1870's, the Parker Lands consisted of a few small farms and wood lots in the Parish of St. Boniface on River Lots 17-24, and River Lot 46. On March 9, 1882 the first Plan of Subdivision was created by the McPhillips Bros. and established residential lots of 25 feet by 100 feet on a grid pattern of streets stretching the entire length of River Lot 17 from the Red River to past Pembina Highway.

This plan created Heatherdale and Parker Avenue Rights of Way of 48.5 feet wide bisecting the River Lot east/west with several crossing north/ south streets. Winnipeg was undergoing a significant population boom overflowing in 1881 and 1882 with a corresponding real estate boom connected to the anticipation of the CPR construction of the main line approaching Winnipeg to open up the Canadian Prairies to the World via rails in 1886.

The southern limit of River Lot 17 was the City of Winnipeg Boundary in 1882 and when Plan 358 was introduced in 1890, it established the Northern Pacific and Manitoba Railway Portage Extension from the Main Line of the Northern Pacific and Manitoba Railway line, which ran parallel to present day Pembina Hwy. The north boundary of the Planned Area became the Northern Pacific and Manitoba Railway Portage Extension railway tracks that are today the CNR Rivers Subdivision Main Line heading east connecting to the Portage Junction of the CNR Letellier that runs south to the US border at the east end of the Planned Area; and heading northeast towards Downtown Winnipeg and Eastern Canada. The CNR Rivers Main Line heading west connects about 2 Km west of the Planned Area with the BNSF Manitoba Line and the CPR La Riviere subdivision at St. James Junction in one of the rare locations in Canada with three (3) Class I rail carriers physically connecting.

Plans of Winnipeg from a century ago show the proposed residential street layouts for this area. The vision of the Parker Lands as residential was established with the first plan in 1882 and the subsequent plans continued that vision when in October, 1907 the area became 'Rosedale', just north of Parker Ave. and what is shown on the plan as 'Prospect Park', was part of the northern extent of what is known today as the Beaumont Neighbourhood.

Subdivision Plan 1295 created in 1907 for this growing residential area originally referenced as 'Rosedale' was registered on parts of lots RL 18, 19, and 20 in the Parish of St. Boniface, and continued the traditional grid pattern street system north of Heatherdale and Parker Avenues with 32 blocks containing a number of 25 foot wide lots between Waverley St. and the CNR Letellier. (See Appendix 'A' for historical maps and Subdivision Plans for the Parker area).

The same street layout for Rosedale appears on maps of Winnipeg dating back as far as 1908. Many of these planned streets (indicated as "Asquith", "Georgina", "Heatherdale", etc. on the plans) still exist as unimproved open public Right-of-Ways in the Manitoba Hydro Corridor, and could be used to access the developable lands as they are still controlled by the City of Winnipeg.

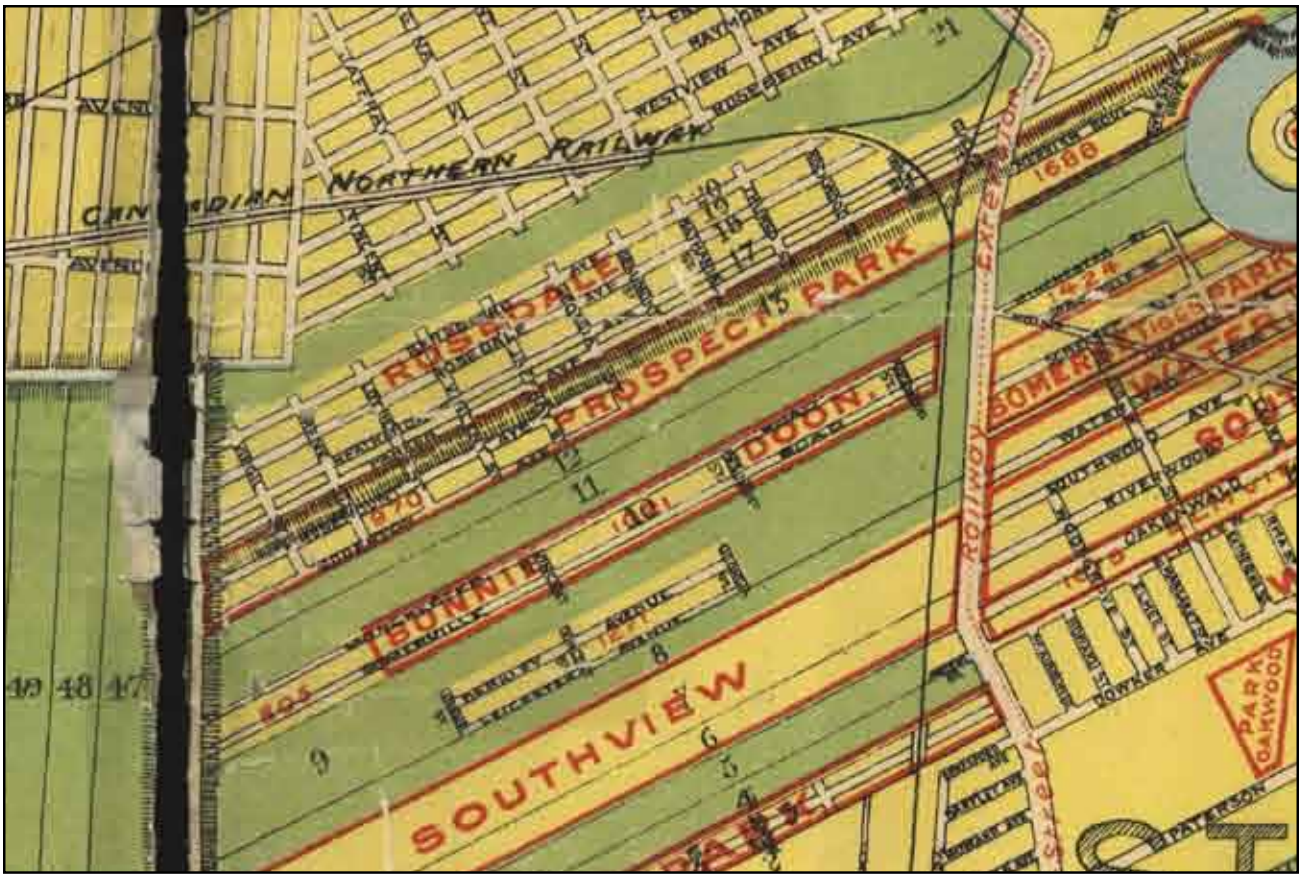


Figure 1: *1912 Chataway's Map of Greater Winnipeg*

With a search conducted in the Henderson's Winnipeg City Directory from the early 1900's through to 1964 it was discovered that houses with formal street addresses first started to appear on Parker Avenue around 1910, at which time there were 4 in total along with two additional named owners (but no address at that time) who were likely to build in the near future. (See Appendix 'B' for an overview of Henderson's Directories through the years which show inhabitants along Parker Avenue).

The neighbourhood experienced slow but steady growth before, during and after the Second World War. By 1956, for example, the number of houses along Parker Avenue totaled 49. A few years later by the mid 1960's there were over 65 homes on the same street, as a small construction boom was taking place throughout the Beaumont Neighbourhood.
The last occupied home on Parker Avenue (at 1500 Parker Avenue) was constructed in 1917 and remained in use until it was recently acquired by the City of Winnipeg to make way for the construction of the second stage of the Southwest Rapid Transit Corridor.

PARKER AVENUE DAIRY

Besides the new residential homes in the Parker neighbourhood, the first reference to a Parker Avenue Dairy is listed in 1928, located at 1164 Parker Avenue to supply milk, cream and butter, both wholesale and retail for people in South Winnipeg (*Winnipeg Free Press, 1937*).

Two years later, two more dairies, Winnipeg Dairy and Red Star Dairy, are recorded as well but with no specific street address and only a reference to 'S .S.' (south side) to indicate their location on the street.

Aerial photographs from 1950 confirm the presence of dairy farms as barns and fenced cattle pens are clearly visible as well as the images of cows grazing on the grassy fields to the north of Parker Ave., which today make up part of the poorly drained lands at the centre of the site. (See Appendix 'C' for various historical aerial photographs through the years).

Originally, this land was likely level ground covered in grasses which was good for cattle grazing. But perhaps with the influx of new homes to the south in the Beaumont Neighbourhood as well as the later development to the west and north especially the raised embankments of the railway tracks, these substantial changes altered the drainage patterns which then established much of this area becoming a low point for drainage on site. The result of these man-made changes to the natural drainage patterns is evidenced today with much of this land covered in pockets of water for a good part of the year.

References to the dairy farms in the *Henderson Directory* continue through until 1949 after which it is observed that they are no longer listed. Noted in its place, however, at 1164 Parker Avenue is Glenmore Stables which likely repurposed most of the existing livestock infrastructure. By 1952 the reference is updated to Glenmore Coop Riding Club which appears at that street address until the late 1950's.

Also of interest on the street in 1956 is a reference to Parker Grocery at 1134 Parker Ave. As was the case with most new neighbourhoods at the time, it was important to have a corner store within an easy walking distance from most homes.

INFORMAL COMMUNITIES

Also around this time, further to the north of the Parker Lands and the CNR Rivers, an informal community known as “Rooster Town” existed alongside present day Grant Ave. It had a significant Métis population and had been described as the ‘last road allowance community in Winnipeg.’
During the 1950’s, some 30 to 50 people inhabited this area in more than a dozen shacks, many of them old boxcars purchased from the CNR. At the end of the 1950’s, the last residents of Rooster Town were relocated to make way for the construction of new developments in the area like Grant Park Shopping Centre.





Figure 2: *Images of Rooster Town circa 1950’s (north of site by current Grant Avenue)*

There was also another smaller informal community known as “Tin Town” which stood further to the south near present day McGillivray Boulevard. Shelters here were even less sophisticated than rooster town, often built of any leftover construction debris that could be found. Though these two settlements were directly to north and south of the Parker Lands, there isn’t any evidence that the Parker Lands site itself was used by squatters perhaps as it was intensively cut off by the rail lines.

Eventually, increased development spawned commercial and industrial growth in Crescentwood and Fort Rouge, including utility complexes on Corydon and Grant Avenues and retail/service corridors on Osborne St. and Corydon Ave. Pressure from this growth forced any remaining squatters from the informal communities as the City’s boundaries continued to expand southward.

MANITOBA HYDRO

With the need for more electricity to power the growing number of homes in south Winnipeg the newly created Manitoba Hydro Electric Board (established in 1953) constructed a head office at 1650 Harrow Street (also 820 Taylor Avenue) between 1957 and 1958.

The company became Manitoba Hydro in 1961, a crown corporation of the government of Manitoba. The head offices are adjacent to a major power station that has transmission lines running south and bisect the Parker Lands site.



Figure 3: *Original Manitoba Hydro-Electric Board building at 1650 Harrow St.*



Figure 4: *Existing overhead electrical infrastructure – looking south through the Parker Lands (mid site).*

SUMMARY

The research concludes these specific lands are typical for most of the Winnipeg area as being farmed by early settlers in River Lots until growth booms saw the lands transform through subdivision for residential uses. The increasing expansion of the railways network of tracks crisscrossing Winnipeg and economic hard times transformed the lands again from rural pasture to sparse single family to industrial.

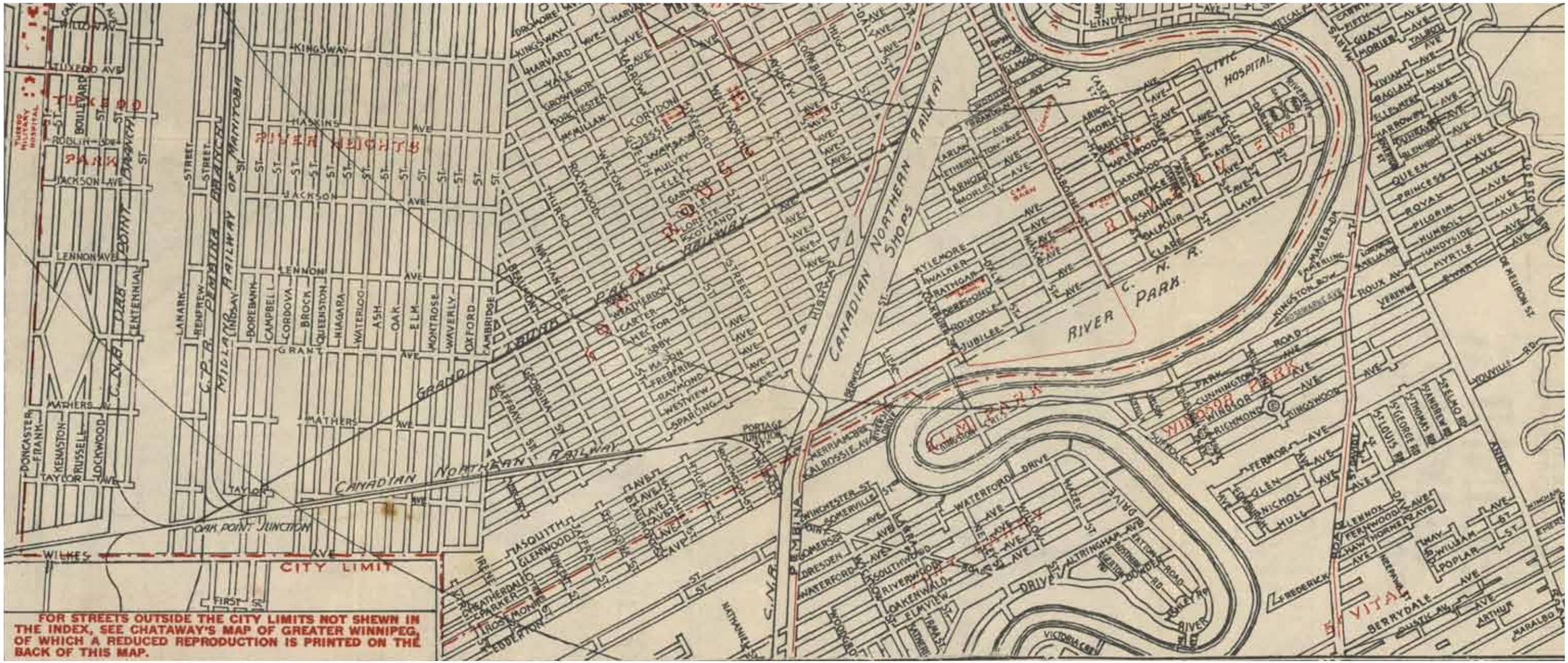
The arrival of the electrical grid infrastructure in the early 20th Century and economic hard times combined to cause these lands to be left idle in the perception the isolated location near industrial was less than ideal for residential uses as Winnipeg grew around and leapfrog past these lands to more easily developable parcels.

Today the Parker Lands Major Redevelopment Site are zoned for industrial use and has remained as agricultural and industrial land (A-agricultural and M1, M2-manufacturing under the Winnipeg Zoning By-Law) although a large portion of the site has been used as an official and unofficial dog park for the last several years.

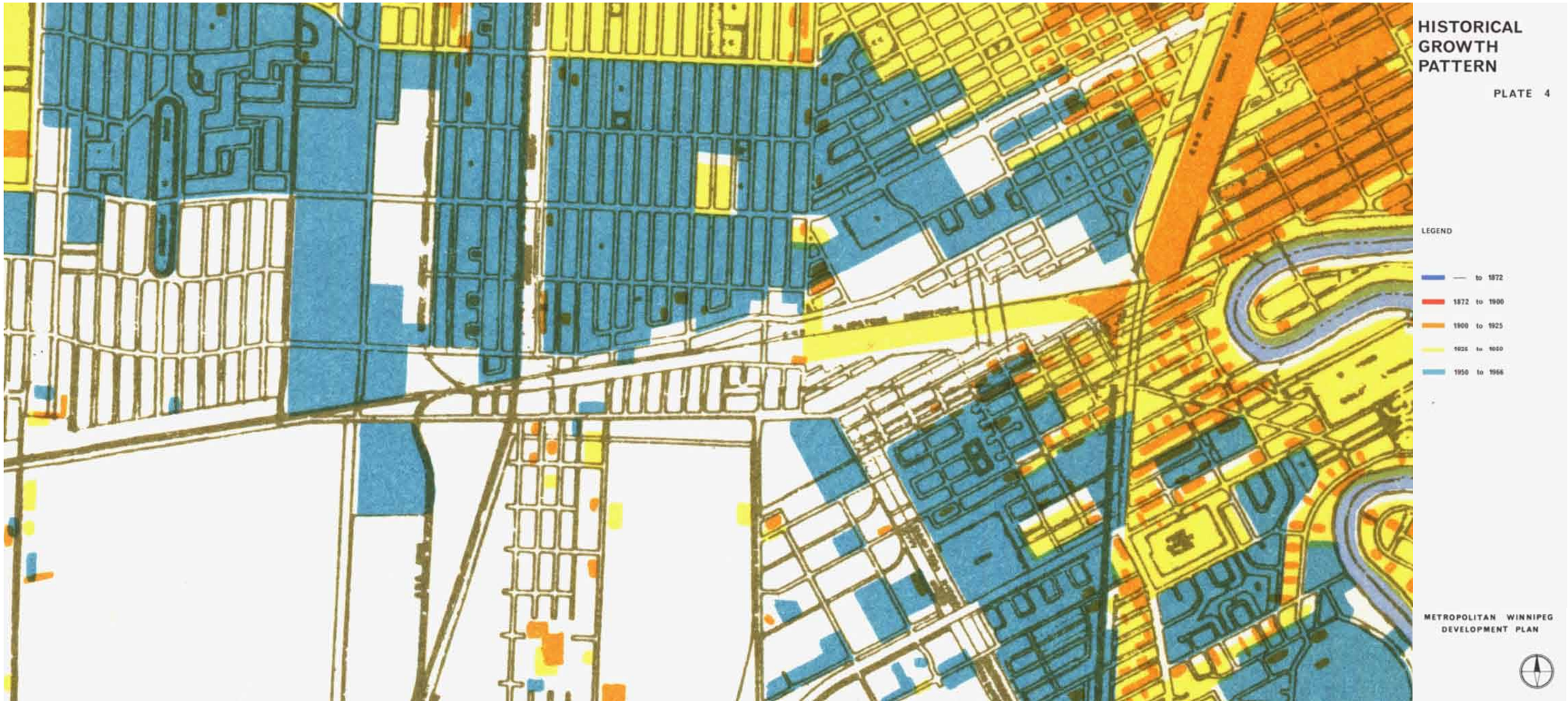
Sources:

Barkwell, Lawrence. Coordinator of Metis Heritage and History Research Louis Riel Institute.
Burley, David G. City and Suburb Housing in 20th Century Winnipeg. Winnipeg Real Estate Board, 100th Anniversary, 2003.
http://readreidread.wordpress.com/2011/01/18/rooster-town-hidden-winnipeg-history/
http://www.winnipegrealtors.ca/Resources /Article /?sys id=1226
Pinchin Environmental, Phase I Environmental Site Assessment, 2010.
Royal Architectural Institute of Canada Journal. “Manitoba Hydro-Electric Board, Winnipeg.” October 1957, p. 406.
Winnipeg Free Press Newspaper Archives, Sept. 30, 1937.
Winnipeg Tribune, December 20, 1951. “Heard of Rooster Town? It’s Our Last Suburb.”

APPENDIX 'A' - Historical Maps and Subdivision Plans



Chataway's Map of Winnipeg New Edition (1919)



Historical Growth Pattern (1966)

"ROSEDALE."

PLAN OF SUBDIVISION OF PARTS OF LOTS 18, 19 & 20 OF THE PARISH OF ST. BONIFACE.

Plan 1295 Book #

CANADIAN NORTHERN RAILWAY.

WAVERLEY ST.

VIRGIL STREET.

IRENE STREET.

LOTTIE STREET.

VINCENT STREET.

JAFFREY STREET.

GEORGINA STREET.

BEAUMONT STREET.

NATHANIEL STREET.

THURSO STREET.

ROCKWOOD IST

BERESFORD AVENUE

ROSEDALE AVENUE

32 27 26 21 20 15 14 9 8 3

31 28 25 22 19 16 13 10 7 4 2

30 29 24 23 18 17 12 11 6 5 1

I, Robert Charles McIntyre, of the City of Winnipeg, Dominion and Manitoba Land Surveyor make oath and say that I was present at and did personally superintend the Survey represented by this Plan and that the Survey and Plan are correct and that the Survey was performed between the dates of June 15th 1907 and June 25th 1908.

Sworn before me at Winnipeg this 5th day of August 1908

A Commissioner for B.R.&c.

R.C. McIntyre D.T.M.L.S.

Reg. Plan No. 276

President

W. Galbraith Secretary Treasurer

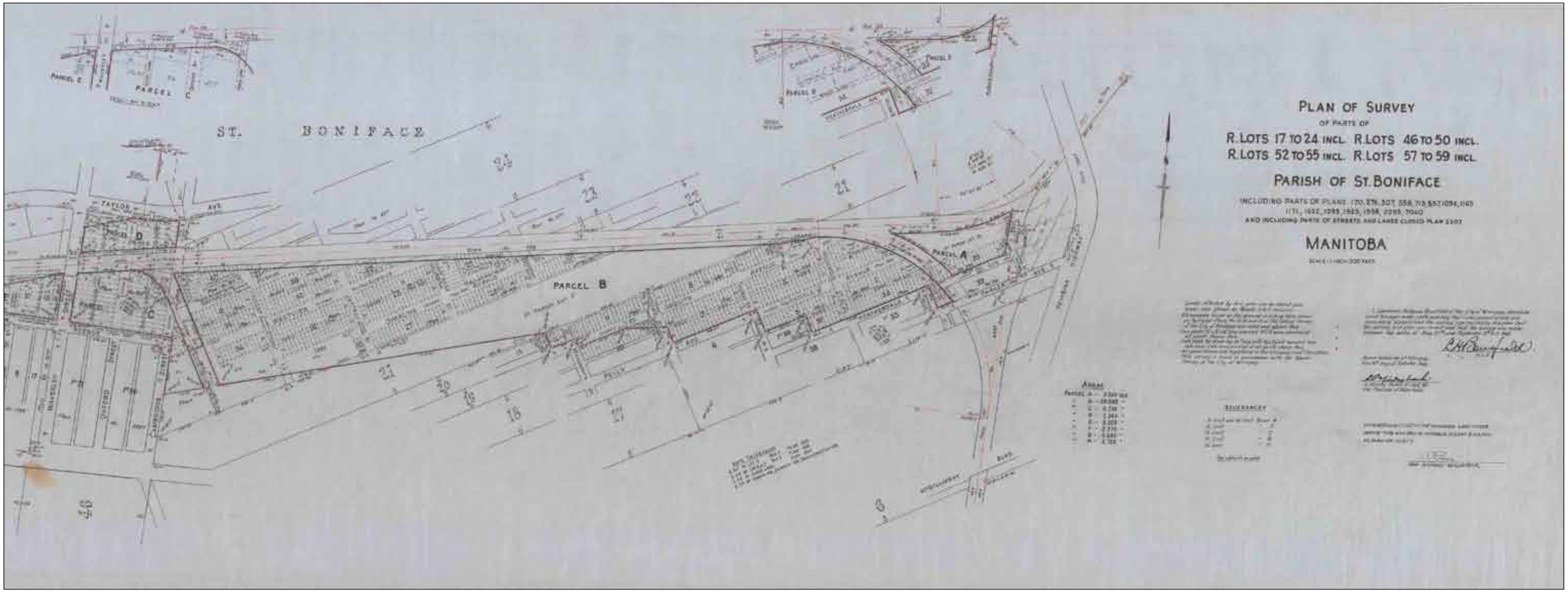
This Plan is hereby approved by me on behalf of the City of Winnipeg

City Surveyor

Note:- The surveys of all Lots colored Pink on this Plan are defined on the Ground by Iron Posts 3/4" Square driven at each angle of each Lot.

The Land to be effected by the Registration of this Plan is colored Pink.

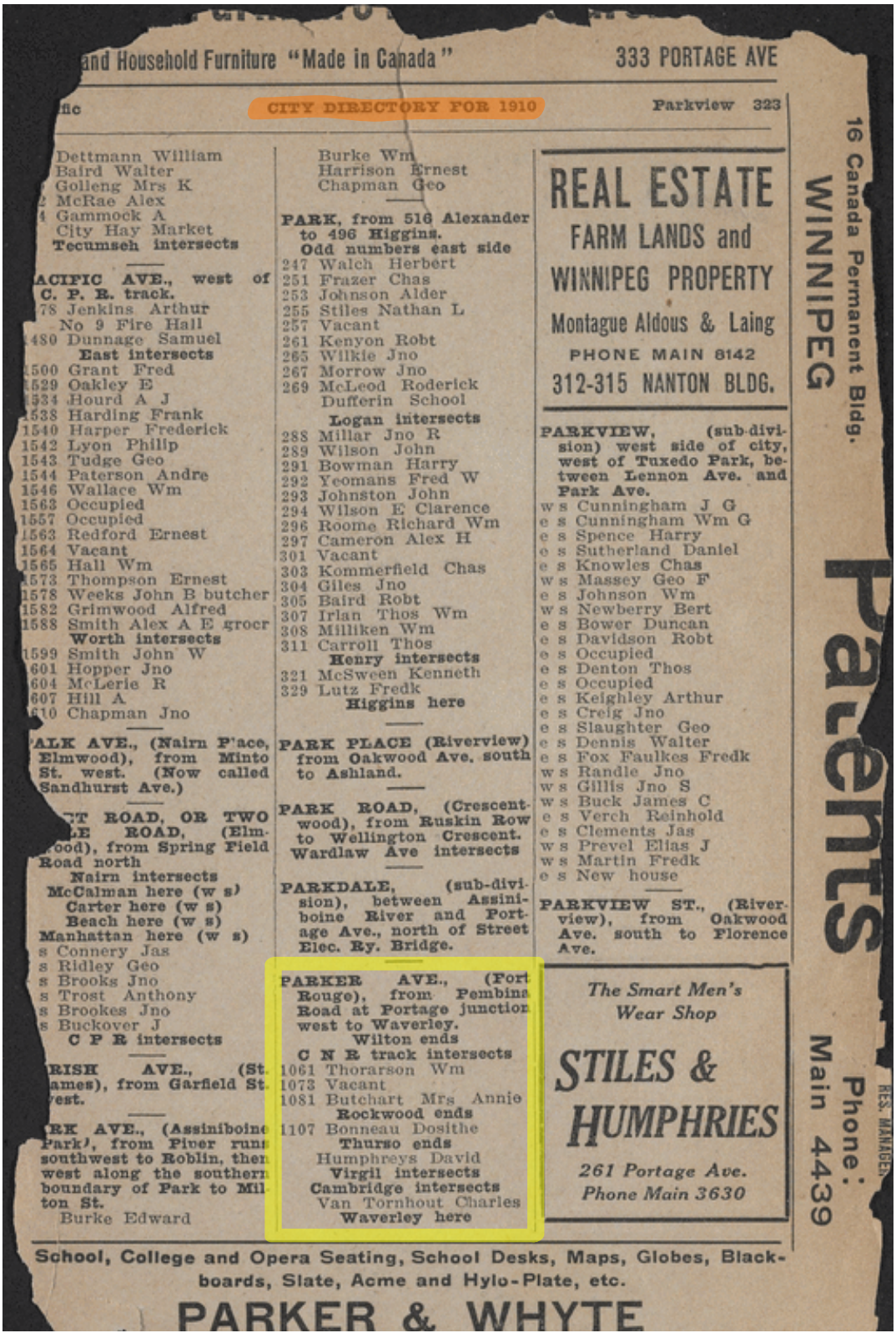
Subdivision Plan No. 1295 from 1907



Plan of Survey No. 10317 from Oct 1969

APPENDIX 'B' - Henderson's Winnipeg City Directory

1910 Henderson's Winnipeg City Directory



and Household Furniture "Made in Canada" 333 PORTAGE AVE

fic CITY DIRECTORY FOR 1910 Parkview 323

Dettmann William
Baird Walter
Golleng Mrs K
McRae Alex
Gammock A
City Hay Market
Tecumseh intersects

ACIFIC AVE., west of C. P. R. track.
78 Jenkins Arthur
No 9 Fire Hall
480 Dunnage Samuel
East intersects
500 Grant Fred
529 Oakley E
534 Hourd A J
538 Harding Frank
1540 Harper Frederick
1542 Lyon Philip
1543 Tudge Geo
1544 Paterson Andre
1546 Wallace Wm
1563 Occupied
1557 Occupied
1563 Redford Ernest
1564 Vacant
1565 Hall Wm
1573 Thompson Ernest
1578 Weeks John B butcher
1582 Grimwood Alfred
1588 Smith Alex A E grocr
Worth intersects
1599 Smith John W
601 Hopper Jno
604 McLerie R
607 Hill A
610 Chapman Jno

ALK AVE., (Nairn P'ace, Elmwood), from Minto St. west. (Now called Sandhurst Ave.)

T ROAD, OR TWO E ROAD, (Elmood), from Spring Field Road north
Nairn intersects
McCalman here (w s)
Carter here (w s)
Beach here (w s)
Manhattan here (w s)
s Connery Jas
s Ridley Geo
s Brooks Jno
s Trost Anthony
s Brookes Jno
s Buckover J
C P R intersects

RISH AVE., (St. ames), from Garfield St. est.

RK AVE., (Assiniboine Park), from River runs southwest to Roblin, then west along the southern boundary of Park to Milton St.
Burke Edward
Burke Wm
Harrison Ernest
Chapman Geo

PARK, from 516 Alexander to 496 Higgins. Odd numbers east side
247 Walch Herbert
251 Frazer Chas
253 Johnson Alder
255 Stiles Nathan L
257 Vacant
261 Kenyon Robt
265 Wilkie Jno
267 Morrow Jno
269 McLeod Roderick
Dufferin School
Logan intersects
288 Millar Jno R
289 Wilson John
291 Bowman Harry
292 Yeomans Fred W
293 Johnston John
294 Wilson E Clarence
296 Roome Richard Wm
297 Cameron Alex H
301 Vacant
303 Kommerfield Chas
304 Giles Jno
305 Baird Robt
307 Irlan Thos Wm
308 Milliken Wm
311 Carroll Thos
Henry intersects
321 McSween Kenneth
329 Lutz Fredk
Higgins here

PARK PLACE (Riverview) from Oakwood Ave. south to Ashland.

PARK ROAD, (Crescentwood), from Ruskin Row to Wellington Crescent. Wardlaw Ave intersects

PARKDALE, (sub-division), between Assiniboine River and Portage Ave., north of Street Elec. Ry. Bridge.

PARKER AVE., (Fort Rouge), from Pembina Road at Portage junction west to Waverley. Wilton ends
C N R track intersects
1061 Thorarson Wm
1073 Vacant
1081 Butchart Mrs Annie
Rockwood ends
1107 Bonneau Dosithe
Thurso ends
Humphreys David
Virgil intersects
Cambridge intersects
Van Tornhout Charles
Waverley here

REAL ESTATE
FARM LANDS and
WINNIPEG PROPERTY
Montague Aldous & Laing
PHONE MAIN 8142
312-315 NANTON BLDG.

PARKVIEW, (sub-division) west side of city, west of Tuxedo Park, between Lennon Ave. and Park Ave.
w s Cunningham J G
e s Cunningham Wm G
e s Spence Harry
e s Sutherland Daniel
e s Knowles Chas
w s Massey Geo F
e s Johnson Wm
w s Newberry Bert
e s Bower Duncan
e s Davidson Robt
e s Occupied
e s Denton Thos
e s Occupied
e s Keighley Arthur
e s Creig Jno
e s Slaughter Geo
e s Dennis Walter
e s Fox Faulkes Fredk
w s Randle Jno
w s Gillis Jno S
w s Buck James C
e s Verch Reinhold
e s Clements Jas
w s Prevel Elias J
w s Martin Fredk
e s New house

PARKVIEW ST., (Riverview), from Oakwood Ave. south to Florence Ave.

The Smart Men's Wear Shop
STILES & HUMPHRIES
261 Portage Ave.
Phone Main 3630

16 Canada Permanent Bldg. WINNIPEG
Patents
Phone: Main 4439
RES. MANAGER

School, College and Opera Seating, School Desks, Maps, Globes, Blackboards, Slate, Acme and Hylo-Plate, etc.
PARKER & WHYTE

1928 Henderson's Winnipeg City Directory



North Star Oil & Refining Co. LIMITED
303 Scott Block, 272 Main Street
Phone 89 650
William Penn MOTOR OIL

PACIFIC—Cont.
1602 Hooper John T
1604 Salt Wm
1608 Dickson Alfd
1610 Stewart James
1612 Menzies John
1614 Hergot John
1618 Walker Rev Arthur
1624 Watson David W
1626 McCubbin James W
1630 Wade Ralph
1642 Tweddle Peter
1644 Speers John
1646 Frame Andw B
1650 Rutherford Geo
1650 Duncan Alex
1652 Aikens Israel
Keewatin intersects
1806 Noger Fredk
1810 Sandiford James
1812 Vacant
1814 Miklash Thos
1816 Wardrope James
1818 Convey Robt J
1822 Sharpe Geo J
1826 Crolly John H
Willowbank begins
1828 Marchant L B
1830 Hart John J
1832 Barlow Fred
1834 Mullock Thos
1836 Moore Fredk A
1840 Trotman Alfd
1842 Currier Georgina
Eric intersects
1846 Fyculak Kost
1848 Vacant
1850 Zemenick Oscar
1852 Bartula Attilio
1856 Fetzulak Clem
1858 Wylie Alex
1862 Rychliwski Fred
1864 Kushnar Peter
C N R tracks intersect
1880 Hryncrug Peter
1882 Hryncrug Alex
1884 Chesin Mike
1890 Ukrainian School
1894 Byli Mike
1900 Waluk Carl
1902 Harrison Harry
1904 Witiuk Paul
1908 Wowk Saml groc
1912 Zawoski Isaac
1914 Vacant
1916 Taylor Alfd
1922 Marklen Wm
1926 Sawka Martin groc
Herbert begins
1950 Bodniruk Saml
1952 Shibisky Roman
1954 Baluk John
Ada begins
1978 Vacant
Picadilly begins
1992 Luvzni Nick
2000 Okoboski John
2002 Bogdan Alex
Rosser here

PALM, from Saskatchewan north to Notre Dame.

PALMERSTON, from 838 Wolseley west to Aubrey.
Wolseley here
854 Harris Saml E
856 Davidson Dr A M
858 Bevan A H
860 Katz —
866 Dawson Harold G
868 Weidman A E
870 Brathwaite Wm
Ethelbert here
890 Little Harry
891 Hawkins Percy G
892 Henderson John S
894 Mason Chas F
896 Hall Wm T
898 Graham Chas
900 Stock Walter
902 Carruthers Miss W
902 Carruthers Miss E
905 Cooke Chas G
906 Skipworth A
Home here
Arlington begins
907 Mitchell —
909 Wilson —
917 Roming John H
919 Gunn Hugh S
921 Patton Randolf
925 Sterling H J
Evanson begins
929 Clarke H M
Lenore intersects
Ruby intersects
s s Gasometer
Lipton begins
1042 Foulds Ernest G
1046 Luff Harry
Aubrey here
Assiniboine River here

PANSY, from North Ave. north.

PARIS, from Bickerton east.
Mission St here
628 Decrane Ceril
660 Daignault Edmund
868 Vacant
948 Lang John
960 Tcach John
n s Stefanick John

PARISH, from Garfield St. west.
No houses

PARK, from 516 Alexander to 496 Higgins.
EAST SIDE
247 Roney Alex
251 Oliver Harry
253 Auburn Chas
255 Metelnicky Wm
257 Johnson Edw
261 Hendricks Martin
265 Szymanski Geo
267 Wedlock Geo J
269 McTeer Allen
Logan intersects
289 Miller Albt
291 Bowman Mrs Harry
293 Irlam Thos W
297 Gates Geo
301 Chalmers James
303 Welsh P J
305 Springer Mrs F
307 Rainey Thos
311 Patten John C
Henry intersects
321 McSween Kenneth
329 Dohoski Mike
Higgins here
WEST SIDE
— Dufferin School
Logan intersects
288 Miller John R
292 Williams Wm
294 Johnson Chas
296 Thornquist Tillie
304 Bukoske A J
308 Graham Wm
312 Kindt Apts
1 White W H
2 Kindt Albt
3 Morse Thos
4 Massey Mrs Phoebe
5 Shuttler J
6 Overmoer A L
8 Dennis T Wilbert
8 Fetterly Walter
9 Jackson Harry
10 Shean Edw
12 Olson Edw
A Kindt Ferdinand
Henry intersects
Higgins here

PARK, from Brookside Cemetery north to Geyser, between Florence and Parent.
No houses

PARK BOUL. (Assiniboine Pk.), from Assiniboine River south to Van Horne.
s s Assiniboine Park
101 Griffin Geoffrey
111 Smith Wm
121 McDonald J H
203 Heubach C C
209 New house
215 Morrison A M
229 Paget A P

PARK BOUL. SOUTH (Tuxedo), from Wilkes north to Bard.
No houses

PARK ROAD, from Ruskin Row to Wellington Cres.

PARK ROW EAST (Tuxedo), from Assiniboine River south to C. N. R. main line.

PARK ROW WEST (Tuxedo), from Assiniboine River south to C. N. R. main line.

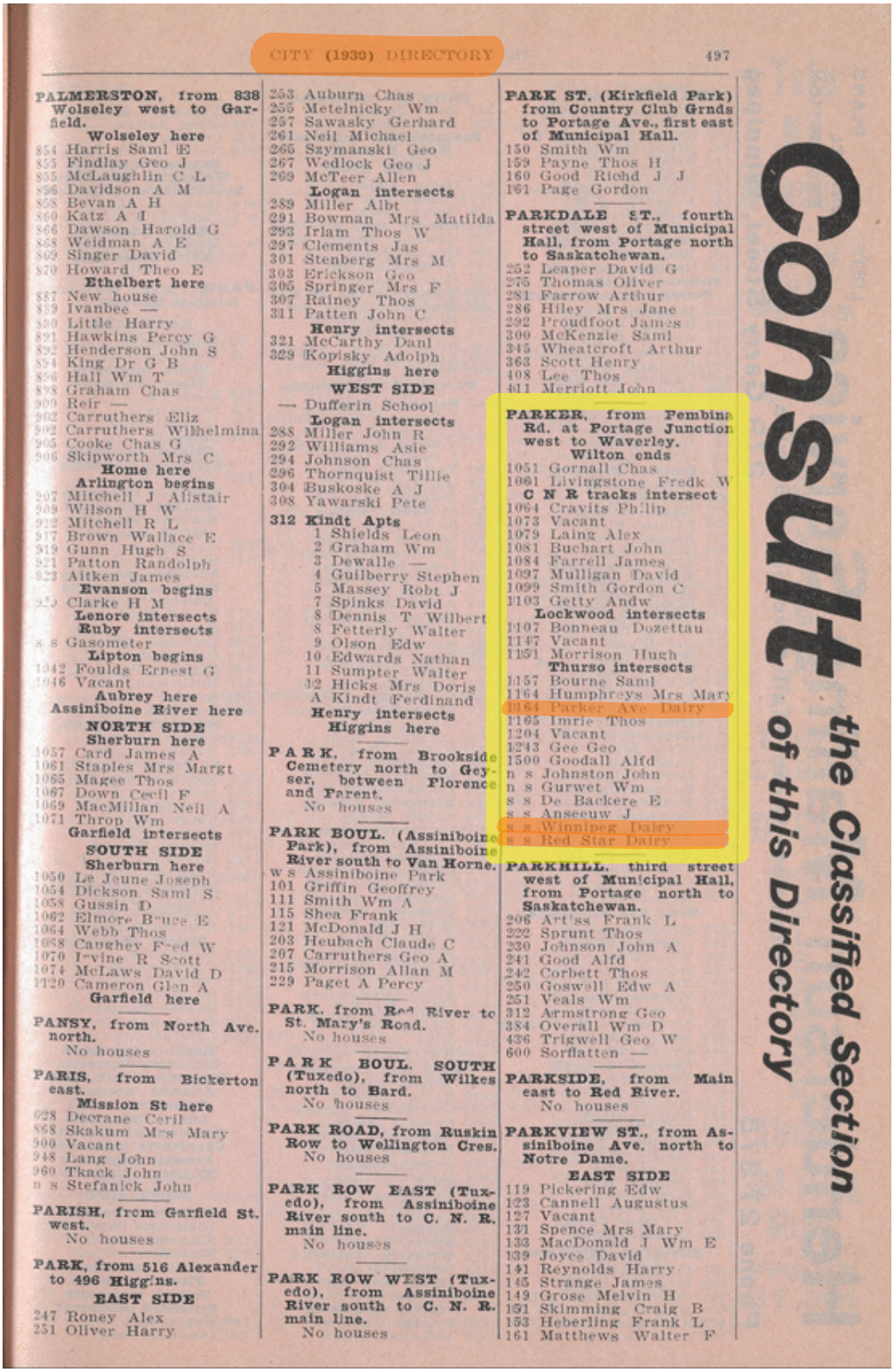
PARK ST. (Kirkfield Park) from Country Club Grnds. to Portage Ave., first east of Municipal Hall.
150 Holdsworth Wm
158 New house
159 Payne Thos H
161 Page Gordon
w s Good Richd J J

PARKDALE ST., fourth street west of Municipal Hall, from Portage north to Saskatchewan.
252 Leaper David G
275 Thomas O
281 Farrow Arthur
286 Vacant
292 Proudfoot James
300 McKenzie Saml
345 Wheatcroft Arthur
363 Scott Henry
408 Lee Thos
411 Merriott John

PARKER, from Pembina Rd. at Portage Junction west to Waverley.
Wilton ends
C N R tracks intersect
1051 Gornall Chas
1061 Livingstone F W
1064 Cravitts Philip
1073 Wilson James B
1079 Butchart John
1081 Ahronson Harry
1084 Farrell James
1097 Mulligan David
1099 Smith Gordon C
1103 Getty Andw
1107 Bonneau David
1147 Vacant
1151 Morrison Hugh
1157 Bourne Saml
1164 Humphreys Mrs Mary
1164 Parker Ave Dairy
1165 Vacant
1204 Vacant
1400 King James
1509 Goodall Alfd
n s Anseeuw A
n s De Baker A

PARKHILL, third street west of Municipal Hall, from Portage north to Saskatchewan.
206 Artiss Frank L
222 Greive James
230 Johnson John A
241 Good Alfd
242 Corbett Thos

1930 Henderson's Winnipeg City Directory



CITY (1930) DIRECTORY 497

PALMERSTON, from 838 Wolseley west to Garfield.
Wolseley here
854 Harris Saml E
855 Findlay Geo J
855 McLaughlin C L
856 Davidson A M
858 Bevan A H
860 Katz A I
866 Dawson Harold G
868 Weidman A E
869 Singer David
870 Howard Theo E
Ethelbert here
887 New house
889 Ivanbee —
890 Little Harry
891 Hawkins Percy G
892 Henderson John S
894 King Dr G B
896 Hall Wm T
898 Graham Chas
900 Reir —
902 Carruthers Eliz
902 Carruthers Wilhelmina
905 Cooke Chas G
906 Skipworth Mrs C
Home here
Arlington begins
907 Mitchell J Alistair
909 Wilson H W
912 Mitchell R L
917 Brown Wallace E
919 Gunn Hugh S
921 Patton Randolph
923 Aitken James
Evanson begins
929 Clarke H M
Lenore intersects
Ruby intersects
s s Gasometer
Lipton begins
1042 Foulds Ernest G
1046 Vacant
Aubrey here
Assiniboine River here
NORTH SIDE
Sherburn here
1057 Card James A
1061 Staples Mrs Margt
1065 Magee Thos
1067 Down Cecil F
1069 MacMillan Neil A
1071 Throp Wm
Garfield intersects
SOUTH SIDE
Sherburn here
1050 Le Jeune Joseph
1054 Dickson Saml S
1058 Gussin D
1062 Elmore Bruce E
1064 Webb Thos
1068 Caughey Fred W
1070 Irvine R Scott
1074 McLaws David D
1120 Cameron Glen A
Garfield here

PANSY, from North Ave. north.
No houses

PARIS, from Bickerton east.
Mission St here
928 Decrane Ceril
868 Skakum Mrs Mary
900 Vacant
948 Lang John
960 Tkack John
n s Stefanick John

PARISH, from Garfield St. west.
No houses

PARK, from 516 Alexander to 496 Higgins.
EAST SIDE
247 Roney Alex
251 Oliver Harry
253 Auburn Chas
255 Metelnicky Wm
257 Sawasky Gerhard
261 Neil Michael
265 Szymanski Geo
267 Wedlock Geo J
269 McTeer Allen
Logan intersects
289 Miller Albt
291 Bowman Mrs Matilda
293 Irlam Thos W
297 Clements Jas
301 Stenberg Mrs M
303 Erickson Geo
305 Springer Mrs F
307 Rainey Thos
311 Patten John C
Henry intersects
321 McCarthy Danl
329 Kopisky Adolph
Higgins here
WEST SIDE
— Dufferin School
Logan intersects
288 Miller John R
292 Williams Asie
294 Johnson Chas
296 Thornquist Tillie
304 Buskoske A J
308 Yawarski Pete
312 Kindt Apts
1 Shields Leon
2 Graham Wm
3 Dewalle —
4 Guilberry Stephen
5 Massey Robt J
7 Spinks David
8 Dennis T Wilbert
8 Fetterly Walter
9 Olson Edw
10 Edwards Nathan
11 Sumpter Walter
12 Hicks Mrs Doris
A Kindt Ferdinand
Henry intersects
Higgins here

PARK, from Brookside Cemetery north to Geyser, between Florence and Parent.
No houses

PARK BOUL. (Assiniboine Park), from Assiniboine River south to Van Horne.
w s Assiniboine Park
101 Griffin Geoffrey
111 Smith Wm A
115 Shea Frank
121 McDonald J H
203 Heubach Claude C
207 Carruthers Geo A
215 Morrison Allan M
229 Paget A Percy

PARK, from Red River to St. Mary's Road.
No houses

PARK BOUL. SOUTH (Tuxedo), from Wilkes north to Bard.
No houses

PARK ROAD, from Ruskin Row to Wellington Cres.
No houses

PARK ROW EAST (Tuxedo), from Assiniboine River south to C. N. R. main line.
No houses

PARK ROW WEST (Tuxedo), from Assiniboine River south to C. N. R. main line.
No houses

PARK ST. (Kirkfield Park) from Country Club Grnds to Portage Ave., first east of Municipal Hall.
150 Smith Wm
159 Payne Thos H
160 Good Richd J J
161 Page Gordon

PARKDALE ST., fourth street west of Municipal Hall, from Portage north to Saskatchewan.
252 Leaper David G
275 Thomas Oliver
281 Farrow Arthur
286 Hiley Mrs Jane
292 Proudfoot James
300 McKenzie Saml
345 Wheatcroft Arthur
363 Scott Henry
408 Lee Thos
411 Merriott John

PARKER, from Pembina Rd. at Portage Junction west to Waverley.
Wilton ends
1051 Gornall Chas
1061 Livingstone Fredk W
C N R tracks intersect
1064 Cravits Philip
1073 Vacant
1079 Laing Alex
1081 Buchart John
1084 Farrell James
1097 Mulligan David
1099 Smith Gordon C
1103 Getty Andw
Lockwood intersects
1107 Bonneau Dozettau
1147 Vacant
1151 Morrison Hugh
Thurso intersects
1157 Bourne Saml
1164 Humphreys Mrs Mary
1164 Parker Ave Dairy
1165 Imrie Thos
1204 Vacant
1243 Gee Geo
1500 Goodall Alfd
n s Johnston John
n s Gurwet Wm
s s De Backere E
s s Anseeuw J
s s Winnipeg Dairy
s s Red Star Dairy

PARKHILL, third street west of Municipal Hall, from Portage north to Saskatchewan.
206 Art'ss Frank L
222 Sprunt Thos
230 Johnson John A
241 Good Alfd
242 Corbett Thos
250 Goswell Edw A
251 Veals Wm
312 Armstrong Geo
384 Overall Wm D
436 Trigwell Geo W
600 Sorflatten —

PARKSIDE, from Main east to Red River.
No houses

PARKVIEW ST., from Assiniboine Ave. north to Notre Dame.
EAST SIDE
119 Pickering Edw
123 Cannell Augustus
127 Vacant
131 Spence Mrs Mary
133 MacDonald J Wm E
139 Joyce David
141 Reynolds Harry
145 Strange James
149 Grose Melvin H
151 Skimming Craig B
153 Heberling Frank L
161 Matthews Walter F

Consult the Classified Section of this Directory

1949 Henderson's Winnipeg City Directory



244 HENDERSON'S (1949) WINNIPEG

PACIFIC—Cont.
214½ Chinese
216 Chinese
220 Foo On Tong Drug
222 Chinese Masonic Lodge
King intersects
268 Man Sang Fuen & Co
270 Quong Wo Chong Kee
272 Quong Lee Lung Co
Princess intersects
Paulin ends
Leonard ends
356 Truesdale Mrs Mary
358 Church Mrs Isabel
362 Webb James
370 Murray John
374 Lacroix Athanase
380 Lavery Wm J
396 Winnipeg Paper Co
Ellen intersects
454 Hopkins James O
456 Ewart Wm
466 Davidson Frank
Isabel intersects
— Midland Ry Co (GNR)
662 Crescent Products Co
Sherbrook intersects
738 Kuns Louis
740 Nostowski John
746 Curtis Geo
748 Barton Arth B
750 Pacific Groc & Meats
750 Rotstein Irving
752 Baldwin Mrs Edna
754 Sterner Adolf
766 Daykin Wm
768 Le Clare Leopold
770 Preston James
772 Terhune Joseph
774 Mymco John
776 Cruagington Frank
778 Dudar Anthony
780 Okeba Katsayoski
780 Marumoto Mokicki
782 Webber Nelson
782 Risenweber Karl
784 Kerlin Arth
Tecumseh intersects
Arlington intersects
Xante intersects
C P R crossing
McPhillips intersects
CPR tracks (no crossing—use Alexander)
1402 McGuinness John P
1404 Williams Albt A
1408 Williams Wm R
1410 (rear) Harrison Chas
1410 (rear) Peterson Walt
Quelch intersects
1420 Cook Fred
1424 Niederman Rudolph
1428 Scott Albt H
1430 Edgerton John
1432 Montgomery Thos
1436 Bruce David
1438 Clement R E
1440 Ferguson Wm
1444 Dickinson Alfd G
1446 Hankowski Stanley
1476 Silver Stanley S
1478 Reid Alex
1480 Bain John M
1482 Audley Eric
1486 Wade Ralph
1488 Bell Matthew
1490 Warburton James A
1492 Dudley John
1494 Hoskowski Wm
East intersects
1496 Mead Arth
1498 Hardman Harriet
1500 Lund Geo
1502 Pfeifer Jacob
1504 Town Mrs Mary
1506 Softley Arth
1508 Lynch H
1510 Roy Chas
1514 Gale John
1518 Buck Frank
1534 Brigl Louis
1538 Hughes Harvey
1540 Corrigan Orville
1542 Grayston Regd
1544 Dixon Mrs Sarah
1546 Foster Wm
1556 Crosman Geo
1558 Frederickson Wm F
1560 Neighbour Harry
1562 Small Albt E
1564 Gowans Thos
1566 Inglis John
1578 Chandler Fredk
1582 McIlvenna John
1588 Bill's Grocery

PACIFIC—Cont.
Worth intersects
1590 Bermack Frank
1590 Cut Rate Grocery
1596 Hewitson James
1598 Watson John
1600 Cole Basil M
1602 Courtland Mrs Grace
1604 Edgerton Henry
1608 Parbery Arth
1610 Hayes Mrs Minnie
1612 Stone Albt L
1614 Zelinski Steven
1618 Foy Rev Geo J
1620 King Arth D
1622 Pearsehouse Stanley
1624 Watson David W
1626 McLeod John
1628 Nicholas John
1630 Leadbeater Geo F
1642 Knowles Regd W
1644 Speers John
1646 Lauderdale Leslie
1650 Rutherford Gordon
1652 Struthers J C
1656 Browne John
1660 Boorman Geo
Keewatin intersects
1804 Reid Mrs Lily
1806 Skromeda Mrs Olga
1810 Robertson John H
1812 Wilson Edw
1814 Pisuik Joseph
1816 Wardrope James
1818 Onesky John
1822 Sharp Geo J
1824 Baron John
1826 Wylie Alex
1828 Marchant Lionel B
1830 Hart John E
1832 Longmuir Chas
1834 MacKinnon Joseph D
1836 Simpkins Walter
1840 Drewrys Walter
1842 Gawryluk Roman
Eric intersects
1846 Peculak Kost
1848 Vacant
1850 Zemlak Oscar
1852 Field Mrs Ruth
1856 Peculak Kiem
1862 Rychliwski Nicholas
1864 Mazurkiewicz Peter
CNR tracks crossing
1880 Wes-Brook Coal
1890 Storie Clifford
1894 Wolosnik Walter
1900 Danyluk Wm
1902 Harrison Harry
1908 Bowcott Richd S
1912 Jaworski John
1914 Smith Colin
1916 Encontre Paul
1918 Hills Walter
1922 Small Harry
1926 Skwarchuk Wm
1974 Johnson Harold W
1978 Crontake Steve
2000 Liebrecht Robt
2002 Bogden Harry
Rosser Rd here

PALMERSTON AVE.
West from 838 Wolseley to Garfield.
NORTH SIDE
Wolseley here
853 MacIntosh Ronald A
855 Findlay Geo J
855 (up) Osborne A L
869 Weidman John J
Ethelbert begins
889 Lloyd Thos
891 Hawkins Percival G
893 Davidson Kenneth
895 Richardson I Fergus
895a Herwitz Harry
897 Hazleton Frank B
897½ McKay Jack H
899 Menzies Edgar K
Home begins
902 Love E Regd
905 Cooke Chas G
907 Hodson Mrs Mabel
909 Wilson Harry
Arlington begins
917 Brown Wallace E
919 Eggertson A G
921 Patton Randolph
923 Johannesson Konrad
Evanson begins
929 Brown Regd D
Lenore begins

PALMERSTON—Cont.
Ruby begins
Lipton begins
Ambrey begins
Sherburn begins
1031 Caughey F W
1057 Speechly Leslie B
1061 Gibbs B L
1065 Magee H R
1067 Down Mrs Cecil F
1069 MacMillan Neil A
1071 Ferguson John H
Garfield begins
1075 Low Wm T
SOUTH SIDE
Wolseley here
854 Finkelstein Max J
856 Davidson Dr A M
858 Warriner Dr F E
860 Katz Abraham L
866 Dawson Harold G
866 Baldwin Percy W
868 Weidman A E
870 Howard Theo E
890 Little Lucy
892 Hoole Arth H
894—1 Horrocks Miss W S
2 Blenkley Miss M E
2 Gooden C E
896 Churchill G M
896 Plews Sid
898 Graham Chas
900 Manos Alex
902 McCord Walter J
906 Ferries W L
908 Simpson James W
910 Johannson A P
912 Brown A B
920 Bremer Wm A
924 Cleve Leslie C
928 Emerson R J
932 Sterland Robt
936 Petty Victor
940 McIlvride L V
944 Huggins Mabel
948 Hook Leonard
950 Giesbrecht Aron
954 Lowe Walter F F
960 Thompson Ronald T
966 Trigg Fredk S
s s Riverside Tennis Club
s s Gasometer
1002 Foulds Ernest G
1004 Bennett Bernard
1006 Bryer Percy J
1010 Jorgensen John B
1030 Boyd Wilbur
1034 Wallace Geo
1038 Wells Anna E
1044 McLean Kenneth
1048 Vail Walter M
1050 Rutledge Thos A
1054 Hinch T W B
1058 Kramer Gerald D
1062 Harvey Albt H
1064 Neill Robt C
1068 Taylor Donald F
1070 Mowat John D
1074 McLawe David D
1120 MacEachern S

PARK BLVD. N. (Tuxedo)
South from Assiniboine Drive to Roblin Blvd.
w s Assiniboine Park
Assiniboine Dr here
EAST SIDE
101 Gilchrist James M
107 Banbury Perley
111 Harris Joseph
115 Martin John
121 McDonald John H
Nanton Blvd intersects
203 Konantz Gordon E
207 Carruthers Geo A
215 Morrison Allan M
229 Elders J E
Roblin Blvd here

PARK BLVD. S. (Tuxedo)
Continuation of Park Row West southward to CNR tracks.
No houses

PARK ROW EAST (Tux.)
South from Van Horne Blvd. to Bard.
No houses

PARK ROW WEST (Tux.)
South from Van Horne Blvd. to Bard.
No houses

PARK ST.
to 509 Henry.
North from 511 Alexander
EAST SIDE
Alexander here
247 Norlen Oscar
Logan intersects
289 Sloan Alan W
291 Bowman Mrs Matilda
293 Nicol Alex
297 Lahner Joseph
301 Korchynski Wm
303 Yurkiewich Walter
305 Hivey Stanley
307 Carlson John
311 Papko Andw
Henry here
WEST SIDE
Alexander here
Logan intersects
Henry intersects
Higgins here

PARK ROAD
East from 12 Ruskin Row to 424 Wellington Crescent.
No houses
Enderton Park here

PARKER AVE.
West from Pembina Hwy at Subway to Waverley.
SOUTH SIDE
CNR crossing here
Wilton intersects
1061 Poitras Mrs Josephine
1073 Hunt Wm
1079 Webb Raymond
1081 Keenie Mary
1097 Mulligan David A
1099 Jackson James
1103 Donald Chas
Rockwood intersects
1107 Poitras Adelard
1115 Kane Thos G
1135 Hellofs John H
1139 Sanford Alfd
1147 Jones Regd A
1151 Vacant
Thurso intersects
1157 Bourne Mrs Rachel
165 Bourne Wm
1193 Vacant
1203 Anseeuw Lucien
1211 Goodridge Arth E
1215 Zrudlo Peter
1227 Polster James D
1237 Humphreys Mrs J
1243 Georgeson Lloyd
1500 Goodall Alfd
Waverley here
NORTH SIDE
Wilton intersects
CNR crossing here
1064 Steppler Wm H
1084 Farrell Mrs Mary
1090 Gornall Chas
1100 Maitland Mrs Cecile
Rockwood intersects
1108 Rylands Hugh
1112 Ottenson Edw
1128 Gordon Robt
1134 Gruszecki Alfd confy
1136 Donald Harry
1140 Gullett Glen
1150 Haycock Roy O E
1156 Evanson Victor L
Thurso intersects
1162 Burrows L G
1164 Tullis Wm C
— Glenmore Stables
Waverley here

PARKSIDE DR. (St. Jas.)
North from 1752 Assiniboine Ave. to 137 Winston Rd.
EAST SIDE
101 Graham Garnet J
103 Lauder A A
105 Gardiner Wilf B
107 McCarten Dr Robt J
109 Elliott Dr Wm J
111 Smith Donald A
113 MacNeil Dr Robt W

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A.B.C. ELECTRIC Ltd. Electrical Appliances and Oil Burner Manufacturers

MILLER AUTOMATIC OIL BURNERS, DELTA OIL SPACE HEATERS.
Manufacturers in Canada for DELTA POP-DOWN AUTOMATIC TOASTER

733 - 735 Pembina Highway P.O. Box 2888 Phones 422 800 - 46 294

PARK ROW WEST (Tax)
South from Van Horne Blvd to Bard
No houses

PARK ST
North from 511 Alexander to 509 Henry
EAST SIDE
Alexander here
247 Norlen Oscar
Logan intersects
289 Sloan Alan W
291 Bowman Mrs M
293 Nicol Alex
297 Lahner Joseph
301 Korchynski Wm
303 Friesen C Jack
305 Hivey Stanley
307 Andrushko Alex
311 Chuipka Mike
Henry here

PARK ST (Kirkfield Pk)
South from 3100 Portage, first east of Municipal Hall
150 Vacant
160 Good John J
164 Newbury Harry
164 Clarke Herbt
166 Reid Albt
169 Stillwell Arth
173 Poitras Lucien
179 Sawdon Ernest
181 Montgomery Lowry
189 Brown Geo

PARKDALE ST (Kirkfield Park) Fourth street west of Municipal Hall, north from 3247 Portage
Odd numbers East Side
217 Waithman Doug H
221 Kowtecky Jerry
225 Piche Phil
227 Jones Wm W C
230 Black Robt H
235 Foster Mrs Carolyn
238 Rowden Leonard M
240 Brown Rev John R
245 Kehler Abram H
252 Hall E Clyde
254 Windmill Arth F
256 Mitchell A Bruce
275 Fisher Thos
280 Morley Walter
281 Farrell A J
286 Brown Wesley D
291 Farrow Cecil
292 Proudfoot James
295 Pruden Joseph A
299 Sadler Leonard J
300 Morrison James
301 Houston Mrs F
330 Pearson Emile J
363 Penny Wm A
408 Campbell Mrs Josie
411 Good Earl

PARKER AVE
West from Pembina Hwy at Subway to Waverley
SOUTH SIDE
CNR Crossing here
Wilton intersects
1061 Poitras Mrs J
1073 Hunt Wm R
1079 Webb F Ray
1081 Keenie Mrs Mary
1097 Mulligan David
1099 Jackson James
1103 Donald Chas
Rockwood intersects
1107 Poitras Adelard
1115 Mitchell Alex
1131 Hellof John H
1135 Sullivan Hugh T
1139 Sanford Alfd
1147 Jones Regd A
1151 Martynec Walter
Thurso intersects

PARKER—Cont.
1157 Bourne Wm H
1157 Bourne Mrs Rachel
1165 Abraham Jack
1193 Curtain Alan G
1203 Anseuw Lucien
1211 Brewer Wm F
1215 Vacant
1225 Blanco James A
1227 Earley Alfd L
1237 Humphreys Mrs J
Beaumont intersects
1243 Matheson Lyall
Irene here
Waverley here
NORTH SIDE
Wilton intersects
CNR Crossing here
1054 Steppler Wm H
1084 Farrell Mrs Mary
1090 Gornall Chas
1096 Smeall Thos D
1100 Maitland Mrs C
Rockwood intersects
1108 Ryland Hubert
1112 Ottenson Edw
1128 Gordon Robt
1130 Now House
1134 Gruszecki Alfd
1134 Gruszecki Gen Store
1136 Donald Harry
1140 Limbrick E J
1146 Vacant
1150 Manchester Wm
Thurso intersects
1162 Scarth Ernest
1164 Knockaert Geo J
1164 (upr) Birch Allan
1168 Glenmore Coop Riding Club
Beaumont here
1500 Goodall Alfd
Irene here
Waverley here

PARKHILL ST (Kirkfield Park) Third west of Municipal Hall, north from 3243 Portage
Odd numbers East Side
206 Furton Roderick H
214 Paterson Gordon
222 Corry Wm E
225 Johnson Harvey W
229 Brown Gordon G
230 Fraser Murray R
236 Mead Harold M
237 Chalkman Fred
239 Wonsch John
241 Knowles Arth F
242 Sinclair Peter
250 Ebert Geo H
251 Jefferies Percy H
256 Lee Geo
258 McKay Fred
312 Morden Barry
436 Driessen Pete
600 Holmes James O

PARKSIDE DR (St Jas) North from 1752 Assiniboine Ave to 137 Winston Rd
EAST SIDE
101 Graham Garnet J
103 Lauder A A
105 Gardiner Wilf B
107 McFadyen Jas B
109 Elliott Dr Wm J
111 Smith Donald A
113 MacNeil Dr Robt
115 Millar Alex M
117 Kennedy C L
119 Syme F H
121 Rodgers Wm J
123 Badger Harry H
WEST SIDE
102 Stephens Arth J
104 Sparks Geo
106 Swardfager W J
108 Mitchell Mrs C
110 Messing Paul J
112 Fillmore Chas W
114 Matheson Jas A

House Owner

PARKSIDE DR.—Cont.
116 Rutherford Gord
118 Johnson Albt
120 Kirby Jacob Chas
122 Dykes Walter

PARKVIEW ST (St Jas) north from 1841 Assiniboine Ave to Barry (at 1834 Portage)
EAST SIDE
Assiniboine here
119 Pickering Edw
123 Cannell Augustus
127 Dick D Richd
131 Reilly Wilfd
133 MacDonald J Wm
137 Crerar Harvey J
141 Reynolds Harry T
145 Strange Mrs M L
149 Grose Melven H
151 Mackie Harry
153 Roberts Clark D
161 Matthews Mary L
163 Matheson Wilfd
165 Litke Ronald
167 Brown A Gavin
169 Smithson Martin
171 Davy Thos W
175 Watkins Geo
179 Nash Mrs Beatrice
181 Millar Jack N
183 McCorquodale J
187 Johnston David
189 Dickson Mrs Agnes
191 Harbord Albt
195 Ball Thos
199 Pangrot Michl
Portage intersects
205 Markert John
209 Vacant
213 Koskie Anthony
217 Fear Alfd C
219 Beattie Robt W
221 Groves Archd P
223 Davidson Henry N
229 La Rue Thos F
231 Putnam C Leonard
233 Hunt Albt
235 Jackson Lewis D
237 North Lillian
239 Morris John
241 Marten Horace S
243 Heywood Saml C
245 Borsa Jack
249 Mutton Ellis W
251 Barr R Henry
253 Ferguson Alfd
255 Olson Eskil
257 Brooks Wm
259 Pull Ernest M
261 Kitchen Herbt
263 Pilgrim Albt E
269 Magnusson Fred
271 Higgs Arth H
273 Fenn Wm
275 Bagley Roy R
277 Dee Dorothy D
279 Slaughter Geo R
281 Stirton James
283 Vacant
285 Warren Wm S
287 Jennings Clarence
291 McMullan Fredk N
291 Elliston Leslie J
296 Craig John S
297 Hampton Wm J
301 White Thos W
303 Surman Joseph
305 Skinner Mrs Beryl
307 Burton Theo N
309 Anderson Chris D
311 McLeod Mrs I E
315 Crook Alfd B
317 Gillam Harry
319 Green Tom R
323 Evans Thos E
325 Dargie Herbt L
329 Kingsland Cyril J
333 Trout Kenneth R
Ness intersects
335 White Elmer D
343 Haines Chas E
345 McKay Mrs Mary
347 Rutherford Peter C
349 Thomas Alphonse

Telephone

PARKVIEW—Cont.
349 Haynes Cyril J
351 Palmer Fred G
355 Wellard Wm L
359 Chatfield Albt H
361 Smith Archie F
363 Cromwell G W
371 Matheson Neil F
375 Waterman Mrs R
379 Marriott Thos A
381 Burnham Jas C
387 Middleton Bertram
389 Munro Sandford A
391 Clare Victor M
393 Dunwoody Stewart
397 Smith Fred S
401 Timmins A Norm
403 Robinson Sevenus J
407 Menzies Philip E
411 Slater John Mcl
415 McKnight Colin M W
419 Nelson John
423 Pomfret John H
431 Chivers Benj W
433 Goodman Joseph
435 Medlicott Leslie S
441 Adams Geo W
445 Konefal Agustin
445 Scott John H
Silver intersects
457 Purdy Wm J
459 Stephens Wilfd
491 Batters Clifford W
493 Ullett John W
Barry here
531 Hilton Fredk G C
Ellice Ave here
WEST SIDE
Assiniboine Ave here
116 Joyal Anthony E
126 Collins Wm J
128 Glover Saml
134 Orton Leonard R
138 MacNicol Sheldon
144 Page Geo H
150 Johnson Richd T
154 Fraser David E
156 Sutton Jack E
160 Linn Mrs R Mary
162 Cox Richd S
164 O'Connell Mrs M
164 McIntyre Mrs Nora
168 Admiral Ernest A
174 Forshaw Earle F
178 Faucher Albt
182 Rogiere Raymond
186 Roziere Benj
190 Styles Geo E
194 Filbert Alex
196 Krawzuk Michl
Portage intersects
— Parkview Building (For tenants see 1835 Portage)
200 Skimming John C
200 Collier Mrs Winnifred
202 Savage Mrs Jane
206 Moon Alfd S
210 Leithead Mrs L
214 Morey Ernest W
218 Armstrong F W
232 St James United Ch
238 Jones Mrs Mary
240 Thomson John
242 Cousins Thos H
244 Woodward G J
246 Thorsteinson Karl
248 Brautigam Emerson
250 Taylor Stanley E
252 Lodsing Archie M
254 Gault Fred
256 Jones Arth R
258 Flesh Walter
260 Franklin Archd
262 Kolson Stephen
266 Morris Mrs Ada
268 Blank Albt E
274 Kahler Peter H
276 Forscutt Cyril
278 Mathers Geo C
280 Surridge Mrs L
282 Ross C Earl
284 Stanford Fred R
286 McMillan Mrs Margt
294 Wrobleski Emil
296 Nicholson Wm
298 Christian Mrs J
300 Howard John

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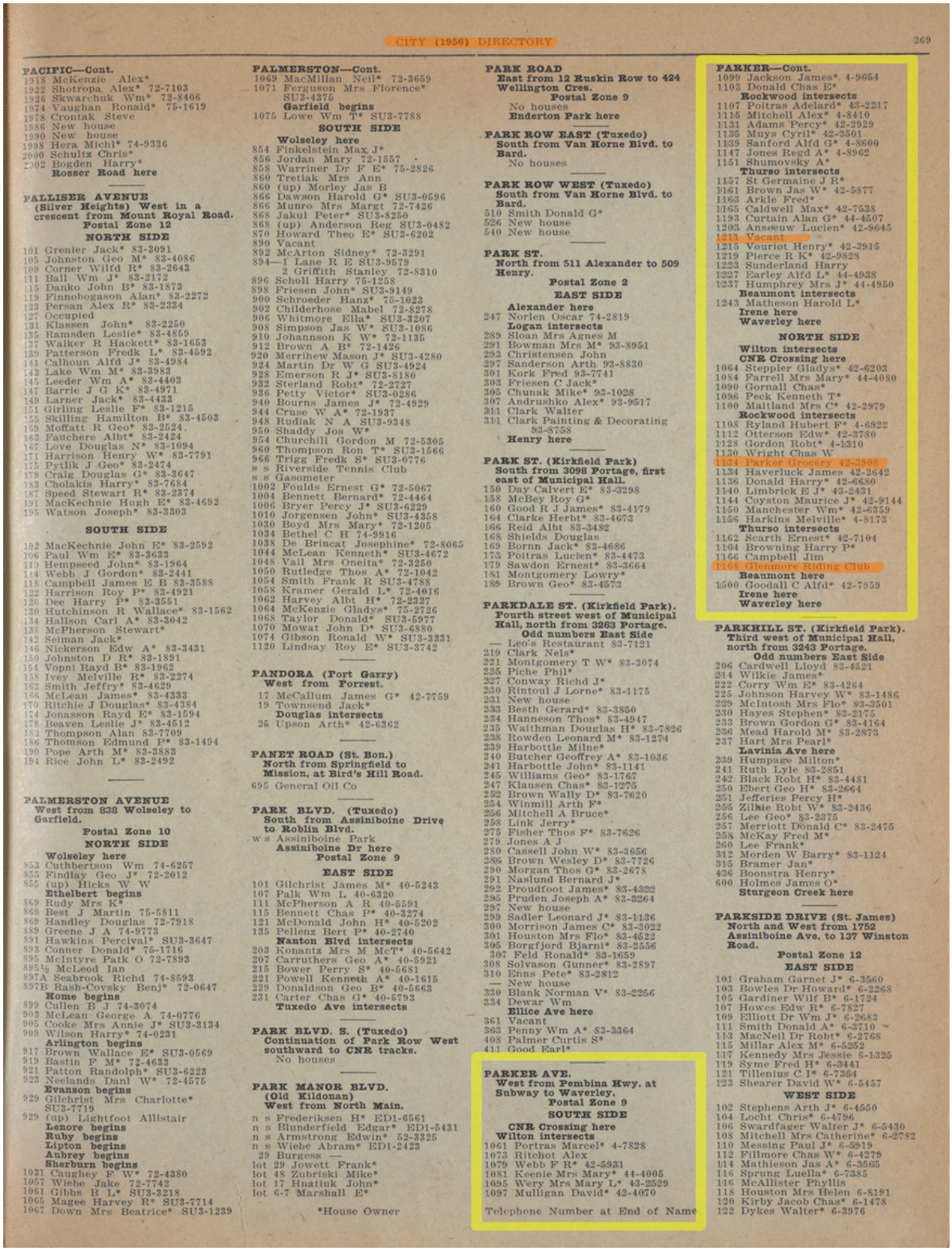

CITY (1956) DIRECTORY 269

PACIFIC—Cont.
1918 McKenzie Alex*
1922 Shotropa Alex* 72-7103
1926 Skwarchuk Wm* 72-8406
1974 Vaughan Ronald* 75-1619
1978 Crontak Steve
1986 New house
1990 New house
1998 Hera Michl* 74-9336
2000 Schultz Chris*
2002 Bogden Harry*
Rosser Road here

PALLISER AVENUE
(Silver Heights) West in a crescent from Mount Royal Road.
Postal Zone 12
NORTH SIDE
101 Grenier Jack* 83-3091
105 Johnston Geo M* 83-4086
109 Corner Wilfd R* 83-2643
111 Ball Wm J* 83-2172
115 Danko John B* 83-1873
119 Finnobogason Alan* 83-2272
123 Persan Alex R* 83-2334
127 Occupied
131 Klassen John* 83-2250
135 Ramsden Leslie* 83-4859
137 Walker R Hackett* 83-1653
139 Patterson Fredk L* 83-4592
141 Calhoun Alfd J* 83-4984
143 Lake Wm M* 83-3983
145 Leeder Wm A* 83-4403
147 Barrie J G K* 83-4971
149 Larner Jack* 83-4433
151 Girling Leslie F* 83-1215
155 Skilling Hamilton B* 83-4503
159 Moffatt R Geo* 83-2524
163 Fauchere Albt* 83-2424
167 Love Douglas N* 83-1094
171 Harrison Henry W* 83-7791
175 Pytlik J Geo* 83-2474
179 Craig Douglas G* 83-3647
183 Cholakis Harry* 83-7684
187 Speed Stewart R* 83-2374
191 MacKechnie Hugh E* 83-4692
195 Watson Joseph* 83-3303

SOUTH SIDE
102 MacKechnie John E* 83-2592
106 Paul Wm E* 83-3633
110 Hempseed John* 83-1964
114 Webb J Gordon* 83-2441
118 Campbell James E B 83-3588
122 Harrison Roy P* 83-4921
126 Dee Harry P* 83-3551
130 Hutchinson R Wallace* 83-1562
134 Hallson Carl A* 83-3042
138 McPherson Stewart*
142 Seiman Jack*
146 Nickerson Edw A* 83-3431
150 Johnston D R* 83-1891
154 Vopni Rayd B* 83-1962
158 Ivey Melville R* 83-2274
162 Smith Jeffry* 83-4629
166 McLean James* 83-4333
170 Ritchie J Douglas* 83-4384
174 Jonasson Rayd E* 83-1594
178 Beaven Leslie J* 83-4512
182 Thompson Alan 83-7709
186 Thomson Edmund P* 83-1494
190 Pope Arth M* 83-3883
194 Rice John L* 83-2492

PALMERSTON AVENUE
West from 838 Wolseley to Garfield.
Postal Zone 10
NORTH SIDE
Wolseley here
853 Cuthbertson Wm 74-6257
855 Findlay Geo J* 72-2012
855 (up) Hicks W W
Ethelbert begins
869 Rudy Mrs K*
869 Best J Martin 75-5811
869 Handley Douglas 72-7918
889 Greene J A 74-9773
891 Hawkins Percival* SU3-3647
893 Conner Donald* 75-1716
895 McIntyre Patk O 72-7893
895½ McLeod Ian
897A Seabrook Richd 74-8593
897B Rash-Covsky Benj* 72-0647
Home begins
899 Cullen B J 74-3074
903 McLean George A 74-0776
905 Cooke Mrs Annie J* SU3-3134
909 Wilson Harry* 74-0231
Arlington begins
917 Brown Wallace E* SU3-0569
919 Bastin F M* 72-4633
921 Patton Randolph* SU3-6223
923 Neelands Danl W* 72-4575
Evanson begins
929 Gilchrist Mrs Charlotte* SU3-7719
929 (up) Lightfoot Allistair
Lenore begins
Ruby begins
Lipton begins
Aubrey begins
Sherburn begins
1031 Caughey F W* 72-4380
1057 Wiebe Jake 72-7742
1061 Gibbs E L* SU3-3218
1065 Magee Harvey R* SU3-7714
1067 Down Mrs Beatrice* SU3-1239

PALMERSTON—Cont.
1069 MacMillan Neil* 72-3659
1071 Ferguson Mrs Florence* SU3-4375
Garfield begins
1075 Lowe Wm T* SU3-7788
SOUTH SIDE
Wolseley here
854 Finkelstein Max J*
856 Jordan Mary 72-1557
858 Warriner Dr F E* 75-2826
860 Tretiak Mrs Ann
860 (up) Morley Jas B
866 Dawson Harold G* SU3-0596
866 Munro Mrs Margt 72-7426
868 Jakul Peter* SU3-8250
868 (up) Anderson Reg SU3-0482
870 Howard Theo E* SU3-6202
890 Vacant
892 McArton Sidney* 72-3291
894—1 Lane R E SU3-9579
2 Griffith Stanley 72-8310
896 Scholl Harry 75-1258
898 Friesen John* SU3-9149
900 Schroeder Hanz* 75-1022
902 Childerhose Mabel 72-8278
906 Whitmore Ella* SU3-3207
908 Simpson Jas W* SU3-1086
910 Johannson K W* 72-1135
912 Brown A B* 72-1426
920 Merrihew Mason J* SU3-4280
924 Martin Dr W G SU3-4924
928 Emerson R J* SU3-8180
932 Sterland Robt* 72-2727
936 Petty Victor* SU3-0286
940 Bourns James J* 72-4929
944 Cruse W A* 72-1937
948 Rudiak N A SU3-9348
950 Shaddy Jos W*
954 Churchill Gordon M 72-5305
960 Thompson Ron T* SU3-1566
966 Trigg Fredk S* SU3-0776
s s Riverside Tennis Club
s s Gasometer
1002 Foulds Ernest G* 72-5067
1004 Bennett Bernard* 72-4464
1006 Bryer Percy J* SU3-6229
1010 Jorgensen John* SU3-4358
1030 Boyd Mrs Mary* 72-1205
1034 Bethel C H 74-9916
1038 De Brincat Josephine* 72-8065
1044 McLean Kenneth* SU3-4672
1048 Vail Mrs Oneita* 72-3250
1050 Rutledge Thos A* 72-1042
1054 Smith Frank R SU3-4788
1058 Kramer Gerald L* 72-4016
1062 Harvey Albt H* 72-2327
1064 McKenzie Gladys* 75-2726
1068 Taylor Donald* SU3-5977
1070 Mowat John D* SU3-6880
1074 Gibson Ronald W* SU3-3331
1120 Lindsay Roy E* SU3-3742

PANDORA (Fort Garry)
West from Forrest.
17 McCallum James G* 42-7759
19 Townsend Jack*
Douglas intersects
25 Upson Arth* 42-6362

PANET ROAD (St. Bon.)
North from Springfield to Mission, at Bird's Hill Road.
695 General Oil Co

PARK BLVD. (Tuxedo)
South from Assiniboine Drive to Roblin Blvd.
w s Assiniboine Park
Assiniboine Dr here
Postal Zone 9
EAST SIDE
101 Gilchrist James M* 40-5243
107 Palk Wm L 40-6320
111 McPherson A R 40-5591
115 Bennett Chas P* 40-3274
121 McDonald John H* 40-5202
135 Pellenz Bert P* 40-2740
Nanton Blvd intersects
203 Konantz Mrs M McT* 40-5642
207 Carruthers Geo A* 40-5921
215 Bower Perry S* 40-5681
221 Powell Kenneth A* 40-1615
229 Donaldson Geo B* 40-5663
231 Carter Chas G* 40-5793
Tuxedo Ave intersects

PARK BLVD. S. (Tuxedo)
Continuation of Park Row West southward to CNR tracks.
No houses

PARK MANOR BLVD.
(Old Kildonan)
West from North Main.
n s Frederiksen H* ED1-6561
n s Blunderfield Edgar* ED1-5431
n s Armstrong Edwin* 52-3325
n s Wiebe Abam* ED1-2423
29 Burgess —
lot 29 Jowett Frank*
lot 48 Zubriski Mike*
lot 17 Hnatiuk John*
lot 6-7 Marshall E*

*House Owner

PARK ROAD
East from 12 Ruskin Row to 424 Wellington Cres.
Postal Zone 9
No houses
Enderton Park here

PARK ROW EAST (Tuxedo)
South from Van Horne Blvd. to Bard.
No houses

PARK ROW WEST (Tuxedo)
South from Van Horne Blvd. to Bard.
510 Smith Donald G*
526 New house
540 New house

PARK ST.
North from 511 Alexander to 509 Henry.
Postal Zone 2
EAST SIDE
Alexander here
247 Norlen Oscar 74-2819
Logan intersects
289 Sloan Mrs Agnes M
291 Bowman Mrs M* 93-8951
293 Christensen John
297 Sanderson Arth 93-8830
301 Kork Fred 93-7741
303 Friesen C Jack*
305 Chunak Mike* 93-1028
307 Andrushko Alex* 93-9517
311 Clark Walter
311 Clark Painting & Decorating 93-8758
Henry here

PARK ST. (Kirkfield Park)
South from 3098 Portage, first east of Municipal Hall.
150 Day Calvert E* 83-3298
158 McBey Roy G*
160 Good R J James* 83-4179
164 Clarke Herbt* 83-4673
166 Reid Albt 83-3482
168 Shields Douglas
169 Bornn Jack* 83-4686
173 Poitras Lucien* 83-4473
179 Sawdon Ernest* 83-3664
181 Montgomery Lowry*
189 Brown Geo* 83-4573

PARKDALE ST. (Kirkfield Park).
Fourth street west of Municipal Hall, north from 3263 Portage.
Odd numbers East Side
— Leo's Restaurant 83-7121
219 Clark Nels*
221 Montgomery T W* 83-3074
225 Piche Phil*
227 Conway Richd J*
230 Rintoul J Lorne* 83-1175
231 New house
233 Besth Gerard* 83-3850
234 Hanneson Thos* 83-4947
235 Waithman Douglas H* 83-7826
238 Rowden Leonard M* 83-1274
239 Harbottle Milne*
240 Butcher Geoffrey A* 83-1036
241 Harbottle John* 83-1141
245 Williams Geo* 83-1767
247 Klausen Chas* 83-1275
252 Brown Wally D* 83-7620
254 Winmill Arth F*
256 Mitchell A Bruce*
258 Link Jerry*
275 Fisher Thos F* 83-7626
279 Jones A J
280 Cassell John W* 83-3656
286 Brown Wesley D* 83-7726
290 Morgan Thos G* 83-2678
291 Naslund Bernard J*
292 Proudfoot James* 83-4322
295 Pruden Joseph A* 83-3264
297 New house
299 Sadler Leonard J* 83-1136
300 Morrison James C* 83-3022
301 Houston Mrs Flo* 83-4522
305 Borgfjord Bjarni* 83-2556
307 Feld Ronald* 83-1659
308 Solvason Gunner* 83-2897
310 Enns Pete* 83-2812
— New house
330 Blank Norman V* 83-2256
334 Dewar Wm
Ellice Ave here
361 Vacant
363 Penny Wm A* 83-3364
408 Palmer Curtis S*
411 Good Earl*

PARKER AVE.
West from Pembina Hwy. at Subway to Waverley.
Postal Zone 9
SOUTH SIDE
CNR Crossing here
Wilton Intersects
1061 Portras Marcel* 4-7828
1073 Ritchot Alex
1079 Webb F R* 42-5931
1081 Keenie Mrs Mary* 44-4005
1095 Wery Mrs Mary L* 43-2529
1097 Mulligan David* 42-4070

Telephone Number at End of Name

PARKER—Cont.
1099 Jackson James* 4-9654
1103 Donald Chas E*
Rockwood intersects
1107 Poitras Adelard* 43-2217
1115 Mitchell Alex* 4-8410
1131 Adams Percy* 42-2929
1135 Muys Cyril* 42-3501
1139 Sanford Alfd G* 4-8600
1147 Jones Regd A* 4-8962
1151 Shumovsky A*
Thurso intersects
1157 St Germaine J R*
1161 Brown Jas W* 42-5877
1163 Arkle Fred*
1165 Caldwell Max* 42-7538
1193 Curtain Alan G* 44-4507
1203 Anseeuw Lucien* 42-9645
1211 Vacant
1215 Vouriot Henry* 42-3915
1219 Pierce R K* 42-9828
1223 Sunderland Harry
1227 Earley Alfd L* 44-4938
1237 Humphrey Mrs J* 44-4950
Beaumont intersects
1243 Matheson Harold L*
Irene here
Waverley here
NORTH SIDE
Wilton intersects
CNR Crossing here
1064 Steppler Gladys* 42-6203
1084 Farrell Mrs Mary* 44-4080
1090 Gornall Chas*
1096 Peck Kenneth T*
1100 Maitland Mrs C* 42-2979
Rockwood intersects
1108 Ryland Hubert F* 4-6922
1112 Otterson Edw* 42-3780
1128 Gordon Robt* 4-1310
1130 Wright Chas W
1134 Parker Grocery 42-3908
1134 Haverluck James 42-2642
1136 Donald Harry* 42-6680
1140 Limbrick E J* 43-2431
1144 Coyston Maurice J* 42-9144
1150 Manchester Wm* 42-6359
1156 Harkins Melville* 4-8173
Thurso intersects
1162 Scarth Ernest* 42-7104
1164 Browning Harry P*
1166 Campbell Jim
1168 Glenmore Riding Club
Beaumont here
1500 Goodall C Alfd* 42-7959
Irene here
Waverley here

PARKHILL ST. (Kirkfield Park).
Third west of Municipal Hall, north from 3243 Portage.
Odd numbers East Side
206 Cardwell Lloyd 83-4521
214 Wilkie James*
222 Corry Wm E* 83-4264
225 Johnson Harvey W* 83-1486
229 McIntosh Mrs Flo* 83-3501
230 Hayes Stephen* 83-2175
233 Brown Gordon G* 83-4164
236 Mead Harold M* 83-2873
237 Hart Mrs Pearl*
Lavinia Ave here
239 Humpage Milton*
241 Ruth Lyle 83-2851
242 Black Robt H* 83-4481
250 Ebert Geo H* 83-2664
251 Jefferies Percy H*
255 Zilkie Robt W* 83-2436
256 Lee Geo* 83-2375
257 Merriott Donald C* 83-2475
258 McKay Fred M*
260 Lee Frank*
312 Morden W Barry* 83-1124
315 Bramer Jan*
436 Boonstra Henry*
600 Holmes James O*
Sturgeon Creek here

PARKSIDE DRIVE (St. James)
North and West from 1752 Assiniboine Ave. to 137 Winston Road.
Postal Zone 12
EAST SIDE
101 Graham Garnet J* 6-3560
103 Bowles Dr Howard* 6-2268
105 Gardiner Wilf B* 6-1724
107 Howes Edw R* 6-7827
109 Elliott Dr Wm J* 6-2683
111 Smith Donald A* 6-3710
113 MacNeil Dr Robt* 6-2768
115 Millar Alex M* 6-5252
117 Kennedy Mrs Jessie 6-1325
119 Syme Fred H* 6-3441
121 Tillenius C I* 6-7354
123 Shearer David W* 6-5457
WEST SIDE
102 Stephens Arth J* 6-4550
104 Locht Chris* 6-4796
106 Swardfager Walter J* 6-5430
108 Mitchell Mrs Catherine* 6-2782
110 Messing Paul J* 6-5919
112 Fillmore Chas W* 6-4279
114 Mathieson Jas A* 6-3565
116 Sprung Luella* 6-7385
118 McAllister Phyllis
118 Houston Mrs Helen 6-8191
120 Kirby Jacob Chas* 6-1478
122 Dykes Walter* 6-3976

1964 Henderson's Winnipeg City Directory



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THE WORLD'S LEADING STENCIL DUPLICATORS

GESTETNER

Sales and Service: 244 Main St., Winnipeg WHitehall 3-7366

ANDORA AV W—Contd
Winnicona Industries
Jowett Dennis
Vacant
Harris Fred
College Farm
Cameron John M
Regent W intersects
(For higher numbers see Regent W)

34

RET RD
(St Boniface)
From 881 Marion north
Nairn at Birds Hill rd
Postal Zone 6
Odd numbers West Side
Marion intersects
Dawson rd intersects
Atlas Wrecking Co Ltd
rd
Marion & Co Ltd contr
Hayes-Paramount Ltd
trucks
Paramount Motors
Cal Car Co Ltd (food processors)
Big Dutchman of Can Ltd Poultry Sup
CWND Ry crosses
Surety Constn Co Ltd
Paramount Glass & Millwork Ltd
Dugald rd intersects
St Bon Disposal Field
Atlas Light Aggregate Ltd
Mission intersects
Midway Auto Wrecking
Midway Inn
Thiessen Henry
Refinery Serv Sta
Shell Oil Co Can Ltd
refinery
CNR crosses
Sun Cartage
Northwest Gravel Supply Co Ltd
Princess Auto & Mach Co Ltd (yd)
Gross Transport Ltd
Gross A Cige Ltd
Gross Auto Serv
Gross Auto Wrecking
Elmhurst Gravel Ltd
Quality Auto Body
Genl Oil Co Ltd
Genl Oil Transport
Panet Lunch
Nairn intersects
Birds Hill rd continues north

193

ARADISE BAY
(Charleswood)
From Paradise dr northwest to Assiniboine dr
Carnegie Frank

197

ARADISE DR
(Charleswood)
From Roblin blvd north to Assiniboine dr
No houses

187

ARK
now Daer Boulevard

155

ARK BLVD
(Tuxedo)
From Wellington Cres south to CNR tracks
Odd numbers East Side
Postal Zone 29
Wellington Cres intersects
Assiniboine Park
Saunders Douglas G
Palk Wm L
Everett A Wm
Powell Wallace T
McDonald J H Mrs
Hazzard John C
Nanton Blvd intersects
Kenantz Margt Mrs
Carruthers Geo Mrs
Manning Harry W
Bower Perry S
Powell Kenneth A

229 Smith Desmond R
231 Carter Chas G
233 Bernstein Hyman N
235 Swartz David
Corydon intersects
300 Druxerman Alwin R
301 Portnoy Iser
304 Love Stewart
305 Cohen Albert D
306 Code Norman W
307 McNaughton Fredk C
308 Young Vernon G
309 Miller David M
310 Riediger John H
311 Rady Max S
313 Stevens G Cyril
314 Roulston Kenneth L
315 Rice Jack Y
316 Latter H Douglas
317 Battig James
319 Douglas Donovan C
320 Shuckett Ben A
321 Cameron R Bert
Cuthbertson intersects
Mountbatten intersects
400 Josephson Richd
402 Rosner Bernard
404 Nacht Irving
406 Blumberg Saul H
412 Mitchell Keith
Grant av intersects
Bard av intersects
Eldridge intersects
CNR crosses

80

PARK CIRCLE
(Transcona)
From Ravelston E northerly in a crescent to Ravelston E
Postal Zone 25
Ravelston E intersects
Inner Side—Circle Park
1 Fuller Sidney A
2 Shklanka Harry
3 Milligan James B
4 Young Wm Alex
5 Goodhue Geo N
6 Aird Elsie Mrs
7 McDonald Douglas H
Wabasha intersects
8 Wiegner Paul
9 Apartments
1 Kublick Wm
2 Lafreniere Roger
3 Hornung Alvin
4 Carter Flora M Mrs
10 Harris James C
11 Sheppard John
12 Crowe Jeanette
13 Cole Thos J
14 Griffiths Arth
15 Atamanchuk Geo
Ravelston E intersects

17

PARK MANOR BLVD
(Old Kildonan)
From Main west
261 Gordon Reginald
lot 7 Marshall Ernest
290 Hnatiuk John
lot 29 Monostori Steve
291 No return
323 Gates Alf E
309 Prost Ronald E
300 Irvine Alf
315 Kosowan Wm G
276 Buchanan Barry C
284 Cross Rodney
301 Zubriski Michl
lot 57 Armstrong Harold E
lot 62 Fredericksen Holger
lot 78 Thiessen Peter
324 Hnatiuk Joseph

189

PARKDALE
(Assiniboia)
From 3263 Portage north
Postal Zone 22
Odd numbers East Side
613 Hajdu Gabor
617 Penner Donald C
621 Piche Phil
625 Conway Richd J
629 Farough Melvin E
630 Dowling Geo
633 Brudin Leif C
639 Jorundson Barry
640 Henry Hartley D
649 Waithman Douglas H
650 Hallett Michl
Lavinia av intersects
654 Rowden Leonard M
657 Bartlett Ronald E
658 Shayan Malcolm
661 Kawakami Mary Mrs
662 Swanky Fredk
664 Bergner Rudolf
665 Bilous Wm H
669 Collard Albert V
670 Brown Wally D
673 Koots Casey A
674 Veaudoin Regent
677 Koldyk Henry
678 Mitchell Albert B
681 Floyd Wm R
682 Radawetz Metro
686 Martens John A
689 Fisher Thos F
693 Volgt Raymond
694 Cassell John W
697 Wanner Ralph
698 Smith Wilnor A
701 Kathler Rudy
702 Wilson Wm
705 Charles Reginald
706 Whitcher Geo H
709 Penner Art
710 Morgan Thos G
713 Fuchs Erdman
717 Stoutenberg Harvey A
718 McFadden Jack
721 Hutte Margt Mrs
725 Sinclair James H
726 Smith Hilliard H
729 Kilworth Jamer D
730 Morrison James C
733 Houston Florence Mrs
734 Webb Reginald
737 Wawruck Andrew
738 Fletcher Clifford B
741 Borgfjord Gordon F
742 Brant Wm B
745 Field Ronald F
Coml Crane Serv auto towing
746 Lynch Wm
749 Nielson Laurits
750 Solvason Gunnor E
753 Kamyszek Helmut
754 McMullen Arth
757 Gray John
758 Lewis Jack
761 Wood Chas V
762 Field Ronald W
765 Vacant
769 Redfern R Barry
770 Dewar Wm M
Ness intersects
773 Platt O A Barry
773 Hupfield Dennis
785 Gibson Russell
786 Liski Carl
789 Kosking Harold
790 Fraser Walter
793 Summers Douglas R
794 Hills Thos
797 Penny Wm A
798 Friesen Gordon
801 Vacant
802 Grose G Bennett
805 Kolochuk Peter
806 Morison Harold A
809 McCulloch Cecil H
810 Petrie Chas A
813 Doll Raymond
814 Vacant
817 Young Douglas
818 Nuttall Albert
821 Wiebe D Leonard
825 Lane Roy W
826 Palmer Curtis S
829 Kushner Steve E
830 Fortin Aurel
833 Good T Earl
834 Brown John M
838 Routledge A Frank
841 Vacant
842 Schlippert Arnold
845 Vacant
846 Timm E Gunter
850 Otto Gerald
851 Hinderks Bernard J
853 No return
854 Almroth Gunnar
857 Fabris Peter
862 Vacant
865 Under constn
866 Kirkby Clark
869 Neufeld John
870 Friess Leonard
877 Safnuk Allan
878 Hrehirchuk Fred
882 Prus Bohdan
885 Brassard Gerard
886 Hoeschle Kurt
889 Billy Tom
890 Bourne Clifford
894 Rottcher Werner
898 Henderson Geo
901 Bryan John
902 Vacant
905 Hildebrand Ben
906 Barne Thos
909 Under constn
910 Schmitke Ralf

141

PARKER AVENUE
From Pembina Hwy at Subway west to Waverley
Postal Zone 9
Odd numbers South Side
CNR crosses

139

Wilton intersects
1061 Jope Robt G
1063 Wallentiny Tivedar
1064 Thomas Wm A
1065 Hedberg E D
1067 Friesen H W
1068 D'Amico Dick
1079 Verschoora M L Mrs
1081 Keenie Mary Mrs
1084 Farrell Mary Mrs
1088 Wiebe Ertman
1090 McKinnon Stella
1095 Couture Armand
1096 Peck Kenneth T
1097 Mulligan David A
1099 Watson John
1100 McMurray David
Rockman intersects
1103 Brophy Arth J
1107 Poltras Adelard
1108 Ryland Hubert F
1112 Wood Ken H
1115 Park Geo
1116 Winnicky Walter
1119 Kusmider Joseph
1123 Sagert Oscar
1128 Gordon Robt
1130 Isford Henry
1131 Adams Percy R
1134 Parker Grocery
1135 Muys Cyril
1136 Donald Harry
1139 Sanford Alf G
1140 Rados Rudolph
1144 Smith Robt
1147 Jowett Frank
1150 Manchester Wm
1151 Stockburn Geo
Thurso intersects
1156 Grunwald Henry
1157 Martin James W
1159 Kutchma Michl
1161 Brown James
1162 Full Wm
1163 Schouteten Leon
1164 Cleutinx Laurent
1165 Caldwell Kathleen Mrs
1170 Michaluk Sid
1176 Hess Paul
1184 Ungar E C
1188 Kaminsky Norman
1192 Nanowin Wm F
1193 Curtain Alan G
1196 Lyon Victor
1200 Ross Leonard
1201 New house
1203 Suderman Peter

1204 Banman Albert
1211 Mots Edw A
1215 Cayer Homer
1219 Parisien Gabriel
1223 Harrison Edgar
1227 Earley Alf
1237 Humphreys Janet Mrs
Beaumont intersects
1243 Parisien Adele Mrs
Irene intersects
1500 Goodall C Alf
Waverley intersects

189

PARKHILL
(Kirkfield Park)
From 3243 Portage av west
Postal Zone 22
Odd numbers East Side
614 Crompton Wilfred L
615 Dunford Wm E
619 Gibson Gordon
620 Anderson J Mrs
623 Morgan M Jean Mrs
624 McMillan Brian
625 Johnson Harvie W
626 Schultz Arnold
629 McIntosh Esther
630 Clark Nelson C
634 Curry Wm E
638 Parkhill Construction
Gnidziejko Harry
639 Malcolm Clarence
643 Kaita Reiki
644 Dyck Jacob
Lavinia intersects
647 Keam Gordon R
653 Dyer Robt
654 Goytan John
657 Ruth Lyle R
658 Critchlow Ralph
662 Cornish Lloyd
665 Assels Clifford
666 Reichert Arth P
669 Jeffries Percy H
670 Ebert Geo H
674 Butler Geo J
677 Zilkie Robt
678 Mack Joseph L
681 Turgeon James
682 Lee Eveline Mrs
685 MacIsaac Gordon
686 Vezey Lloyd C
689 Dufresne Arth A
690 Kirkwood John
693 Passey Harold
694 Weston John
697 McKay Fredk M
698 Vacant
701 Jones Elmer V
702 Good Norman A
705 Dyck Jacob
706 Kaita Fred
710 Fairhurst John
713 Kozun Raymond E
714 Vacant
717 Zoratti Gary
718 Groves John H
721 Viner Geo
722 Bulas Joseph
726 MacDowell Herbert M
729 Grantham W Ray
730 Thorington Robt B
733 Patterson Lorrie
734 Sadler Leonard J
737 Smith Stuart
738 Bowman J Glenn
741 Blair Mary Mrs
742 Davies Vernon J
745 Baron Archibald
746 Bean Garry
749 Paradis Armand E
750 Duffus Thos D
753 Dunn Thos E
754 Epp Victor
757 Rose Herman
758 Brooks Carl A
761 Boulton John G
762 Look Herbert E
765 Johnson Walter B
768 Jans Wm
769 Funnell Roger W
773 Bertrand Jacques
774 Martin Leslie W
777 Melsted Fred
778 Tysko Steph
Ness av intersects
789 Cook Wilbert F
790 Land Earl
793 Caithcart Alan E

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(See Page 64 Buyers' Guide)

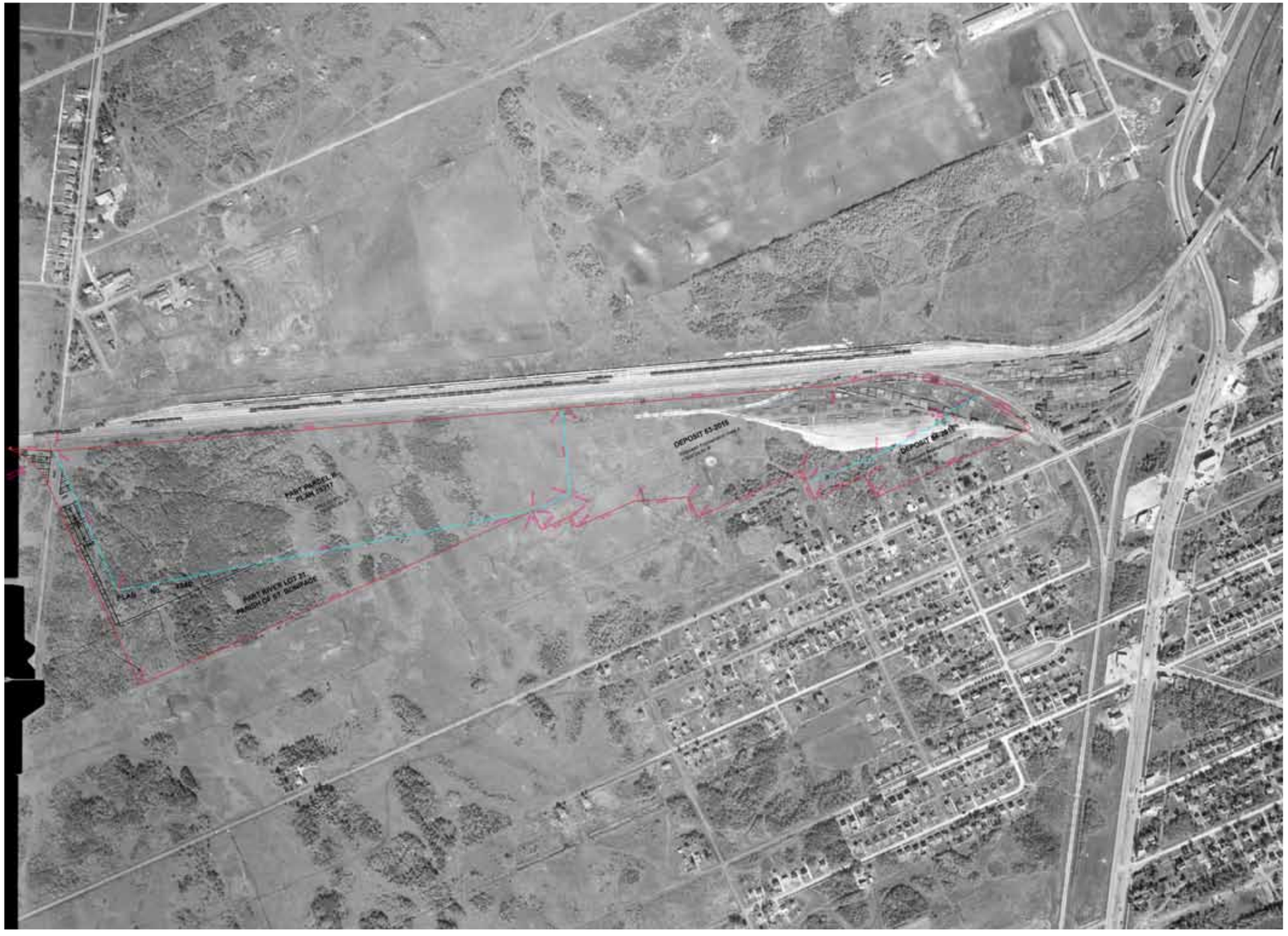
APPENDIX ‘C’ - Historical Aerial Photographs



1929 Aerial Photo from National Earth Observation Data Framework, Govt. of Canada

Observations

- There is an east-west path about 1/3 of the way up from the south part of the site which is consistent with a path that still exists in current day;
- Many other diagonals paths exist on the property;
- Equal amounts of space are interspersed between forest and open area;
- Cambridge Street was the through street that connected Crescentwood and River Heights to the southern districts rather than current day Waverley Street (which seemed to exist south of around Hurst Way and Wilkes;
- Parker Avenue continued through directly to Pembina Highway and beyond with a strong axis;
- A well-defined strip of cleared land to the south of the forest is evident, likely for a Hydro right-of-way. It is difficult to make out and lines or towers in that area though to the north and crossing of the CN tracks there are some items that are casting fairly long shadows;
- At this time there were only one or two rail lines in existence;
- Only a handful of houses are observed around Parker Avenue and to the south as this represented suburban living far past the outreaches of the city limits at the time.



1950 Aerial Photo from National Earth Observation Data Framework, Govt. of Canada

Observations

- Cambridge St. is still utilized as the main through street though it is now cut off by about 10 lines of railway tracks;
- Parker Avenue continues in a straight line far to the west; It also connects through to Pembina Highway to the east as a major street;
- A distinctive diagonal path can be observed through the forest to the west (SE to NW direction);
- In much of the central grassland areas of the site, light coloured cows can be seen to be grazing;
- There are a couple farm buildings plus barn and pens along Parker Avenue between Daniel and Derek St. (which confirms what was found on Henderson Directory as well). There is another pen to the north of Heatherdale;
- Within the Parker Lands boundary to the east, railway tie storage and other goods can be observed south of the curved tracks;
- There are hydro lines and towers present in the open fields to the south of the forest and grasslands; Some lines could be crossing the site from north of the tracks as well;
- Only some parts to the east of the Beaumont Community are developed at this time;
- The forest to the east of the site is quite pronounced (current day oak trees).



1962 Aerial Photo from National Earth Observation Data Framework, Govt. of Canada

Observations

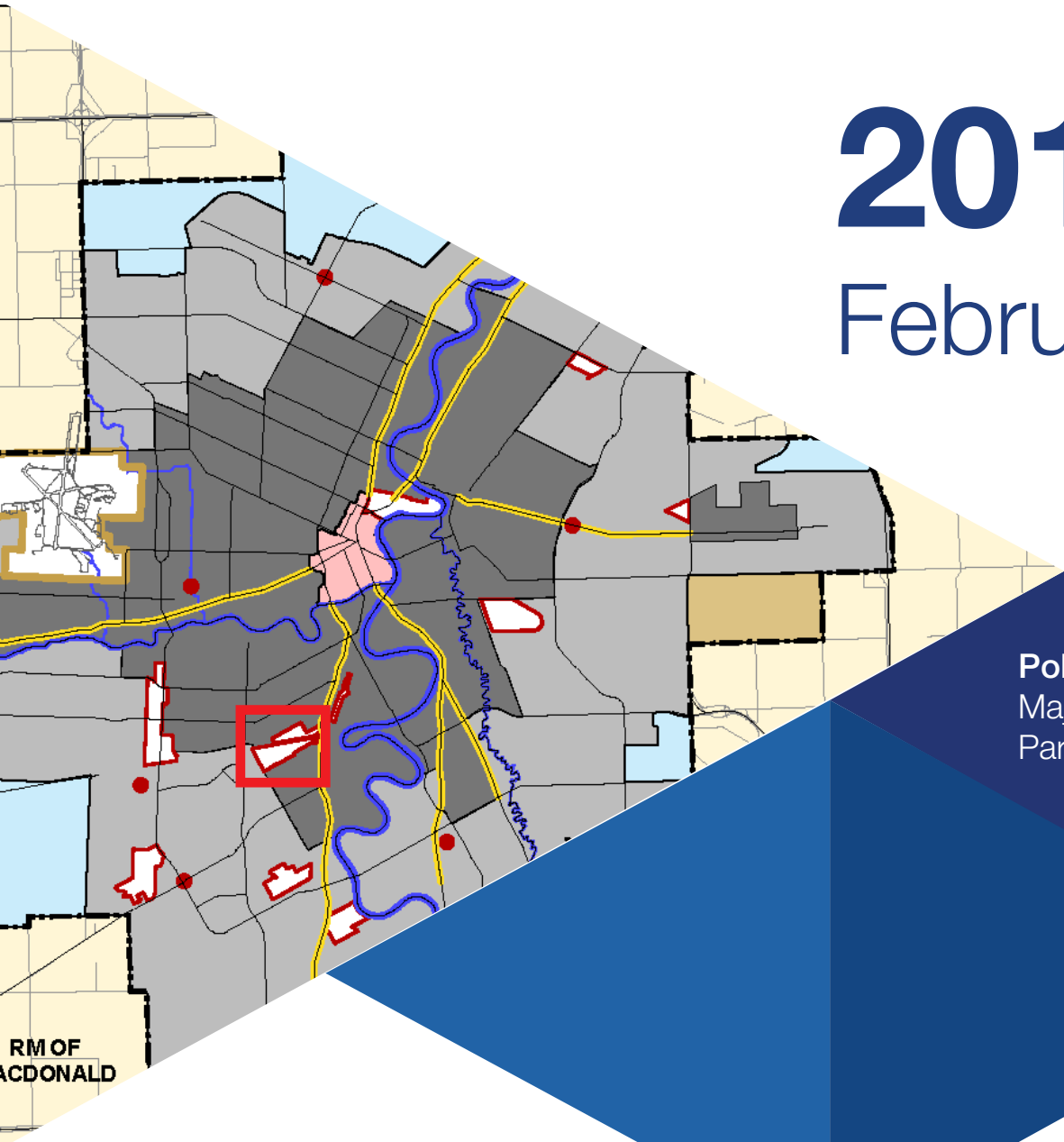
- Parker Avenue still connects directly through to Pembina at this time;
- Homes on the north side of Parker Avenue are starting to fill in;
- The barn at 1164 Parker Avenue is now gone;
- The storage/marshalling yards on the east side of the Parker Lands have now been removed (only see remnants of paths);
- Hydro lines are seen crossing through the Parker Lands property from north of the tracks; there also appear to be more towers and lines in the current hydro corridor that runs east-west (just north of Parker Avenue);
- There are still approximately 8 marshalling lines and two travel tracks to the north of the site;
- The ground in the central part of the site still looks fairly level and flat;
- There is a very wide clearing of a path (approx. 50') through the forest running north-south where the water main line currently exists. It appears that some type of live stock is also present along the central part of this path;
- A clear diagonal pathway can still be observed through the forest to the west;
- There is now a distinct access road (for rail?) on the west edge of the property;
- Waverley St. has been opened as the main north-south connector through the neighbourhoods;
- There is forest to the west of the CN access road where current Humane Society exists;
- The forest to the east of the site is quite pronounced (current day oak trees north of Heatherdale).
- First appearance of the reservoirs to the east of Waverley and south of Hurst Way.



1977 Aerial Photo from National Earth Observation Data Framework, Govt. of Canada

Observations

- There are several more rail lines to the north of the Parker Lands property than existed in the 1920's and 30's. There appear to be 8 marshalling tracks for rail car storage as well as 2 active tracks to the south of those and closest to the Parker property;
- There looks to be a fairly dense forest in the location to the west of Parker Lands where the current day storage facility is located – to the north of the Humane Society;
- There is no development on west side of Waverley Street at this time. Just a few years later Linden Woods was developed;
- Parker Avenue still extended east to Pembina but no longer connected directly through. It terminated in a roundabout just before reaching Pembina Highway;
- Parker also no longer continues directly west but rather turns to the north and links up with Hurst Way;
- Many pedestrian paths are evident throughout the entire forest to the west. There is still as strong north-south path on the western side of the site, likely to provide access to where a water main exists.



2017
February

Policy Framework Review
Major Redevelopment Site G
Parker Lands

M. Richard & Associates Ltd.

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Executive Summary

This report sets out the series of City of Winnipeg policy decisions that inform development expectations for the Major Redevelopment Site known as the Parker Lands.

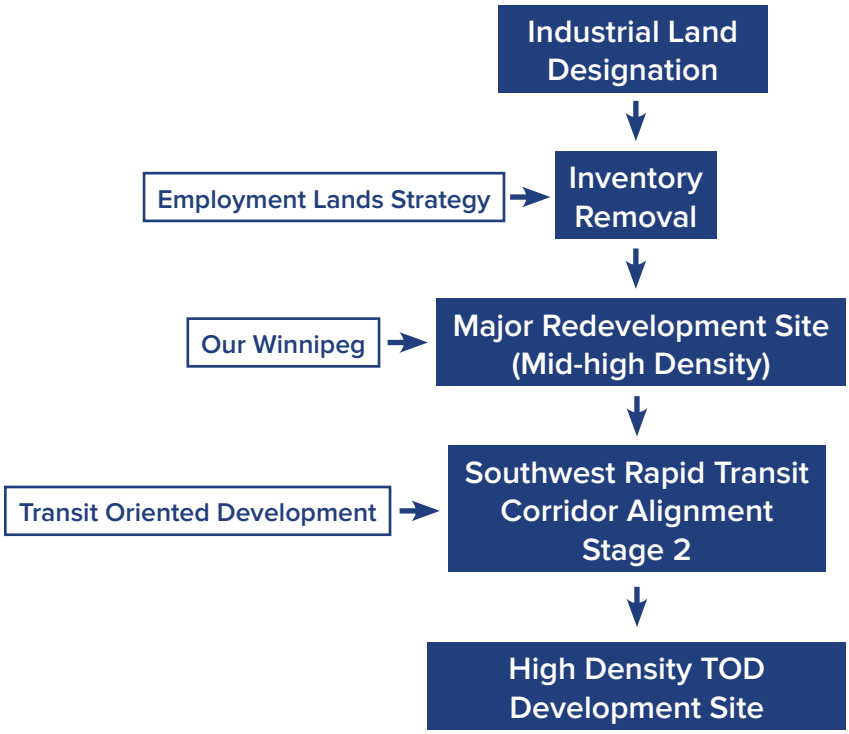
Specifically, it looks at the lead up to *Our Winnipeg*; the *Our Winnipeg* plan, the decision to designate the Parker Lands as a Major Redevelopment Site and subsequent decisions to support further densification of the site, including realignment of the Southwest Rapid Transit Corridor Stage 2 through the site.

The report concludes that the Parker Lands have been slated for redevelopment and re-purposing from an industrial land designation to a mid-high density mixed use site since 2007.

Since 2007, a progression of key policy decisions regarding the Parker Lands have occurred:

- Removal from the Industrial Lands inventory – *Employment Lands Strategy*
- Designation as high density mixed use to accommodate growth – *Our Winnipeg*
- Realignment of Southwest Rapid Transit Corridor Alignment Stage 2 through the Parker Lands and an increase in density targets (*Transit Oriented Development*)

With each policy decision, the City of Winnipeg reinforced its expectation that the Parker Lands – Major Redevelopment Site G be developed as high density mixed use.



1.0 Sequence Summary - Policy Decisions

1.1 Pre- Our Winnipeg

In the lead up to the Our Winnipeg plan the city commissioned three critical studies including the Conference Board of Canada 2007 Population Forecast, the Comprehensive Employment Lands Strategy and the Residential Land and Infill Strategy. These three studies initiated the City dialogue around how growth moving forward would be accommodated; the use of old industrial sites to accommodate growth and finally, the type and character of that growth as high density Major Redevelopment Sites.

These three studies would inform the policy foundation for the Our Winnipeg – Complete Communities plan.

1.1.1 Conference Board of Canada Population Forecast (2007)

The Conference Board of Canada was commissioned to forecast growth for the City of Winnipeg from 2007 to 2031. It predicted that that Winnipeg would grow by 188,000 people and 87,000 housing units between 2008 to 2031 or 3800 units per year. It predicted an annual growth rate between 1.5% and 1.9% or approximately 7520 people per year.

Winnipeg's Population Growth (*Our Winnipeg*)

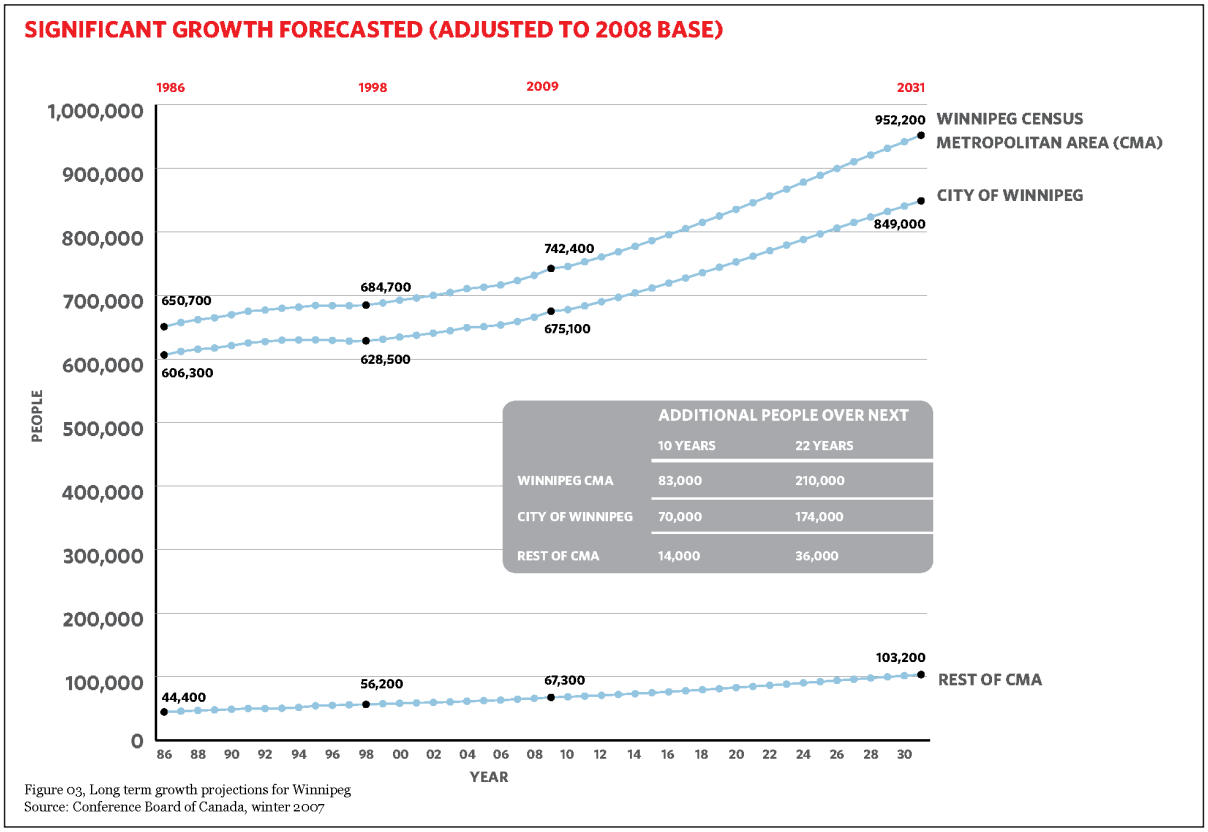


Figure 03, Long term growth projections for Winnipeg
Source: Conference Board of Canada, winter 2007

The Conference Board of Canada forecast was used as the basis for a thorough review of the City's existing land use supplies and how well existing supplies were positioned to accommodate demand. Both studies recommended significant and fundamental shifts to how growth and demand should be accommodated in the City of Winnipeg moving forward.

1.1.2 Winnipeg Employment Lands Strategy (2008)

In 2007, the City of Winnipeg retained the Altus Group – Economists to review the City's Industrial Lands Supply. The City's Employment Lands Strategy (2008) provided the foundation for the OurWinnipeg plan. It set out a robust vision to accommodate Winnipeg's changing economy. It looked at the City's growing sectors and identified land that best aligned with those sectors. It also looked at areas within the City's industrial land supply that weren't functioning or were considered obsolete and recommended that they be removed and repurposed for a higher and better use.

The strategy looked at all industrial lands against a set of criteria including: access, utilities, regulation, adjacent uses, amenities, and links to industry, site configuration and size. It identified the Parker Lands as unsuitable for industrial development for the following reasons:

- Transected by major hydro utility corridor making it difficult to develop for industrial purposes
- Major transportation access issues
- Requiring major infrastructure improvements including sewer separation that could best be accommodated through redevelopment to another use
- Adjacency to existing neighbourhoods.

The strategy recommended that the Parker Lands be removed from the industrial inventory and be designated for 'neighbourhood development'.

Parker Lands Policy Direction (*City of Winnipeg Comprehensive Employment Lands Strategy*)

> **Plan Winnipeg IPA Policy Recommendation:** It is recommended that the Parker Industrial Policy Area be redesignated to a Neighbourhood Policy Area in view of its unsuitability for development as employment lands due to servicing and access constraints.

1.1.3 Winnipeg Residential Land and Infill Strategy (2009)

The Winnipeg Residential Land and Infill Strategy (2009 – Office for Urbanism) looked at overall anticipated housing starts to 2031 based on projected growth and demographic change, using the Conference Board of Canada 2007 population forecast.

It assessed the current development patterns of the city and overall implications. It also looked at development capacity of range of land categories including greenfield, infill, redevelopment land and rural lands. It also reviewed and assessed industrial lands identified for removal in the Employment Lands Strategy, including the Parker Lands.

The Strategy identified the Parker Lands as critical supply if the City is to accommodate residential/mixed use growth within its urban boundary. It states that without considering other forms of development such as redevelopment sites and only relying on greenfield expansion (suburban areas), the City of Winnipeg will have insufficient capacity (15 years supply) to accommodate anticipated housing start activity to 2031.

The strategy further stated that even with build out of existing suburban areas, redevelopment sites such as Parker Lands at 25 du/acre (net), identified infill (only using vacant land) and assuming development of downtown surface parking lots (3,954 units), the City of Winnipeg would still only have 18.6 years of supply.

It further suggested that the Parker Lands site would be most efficiently developed to a mid/high net density scenario to justify infrastructure and transportation interventions.

The strategy concludes that the Parker Lands site is a critical input into the City of Winnipeg's growth forecast to 2031.

1.2 Our Winnipeg

The Our Winnipeg plan was drafted in 2009 and approved unanimously by City of Winnipeg Council in 2010.

The plan was a significant departure from all previous Plan Winnipeg versions. Up until Our Winnipeg, the City's official development plan focused almost entirely on accommodating suburban growth.

The Our Winnipeg plan and its companion direction strategies re-framed the previous focus on suburban growth to include directing growth to the existing city through redevelopment sites, infill, corridors and nodes. It strongly supports the redevelopment and densification of the Parker Lands. The Parker Lands were designated as one of eleven Major Redevelopment Sites.

Winnipeg's Urban Structure (*Complete Communities*)

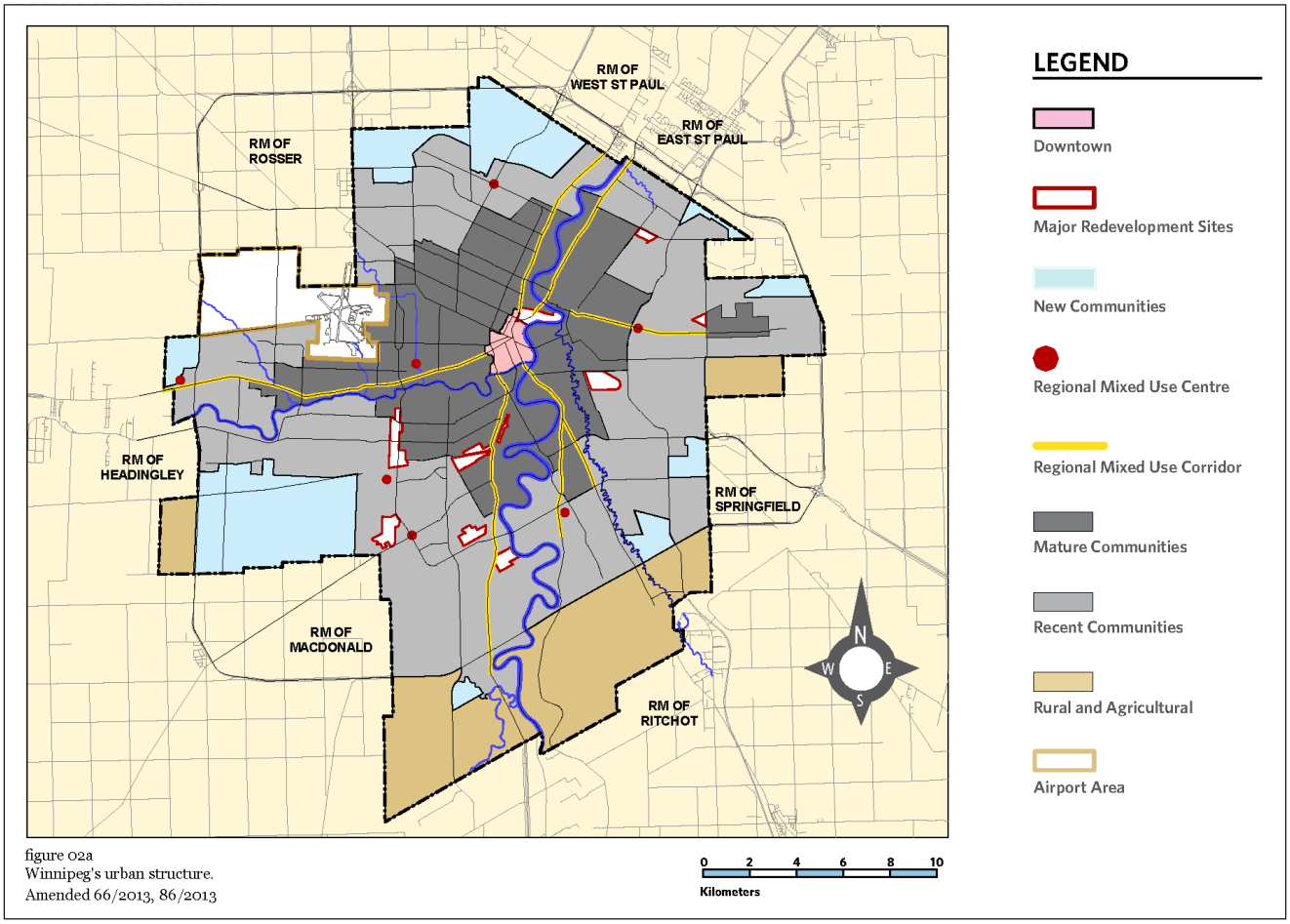


figure 02a
Winnipeg's urban structure.
Amended 66/2013, 86/2013

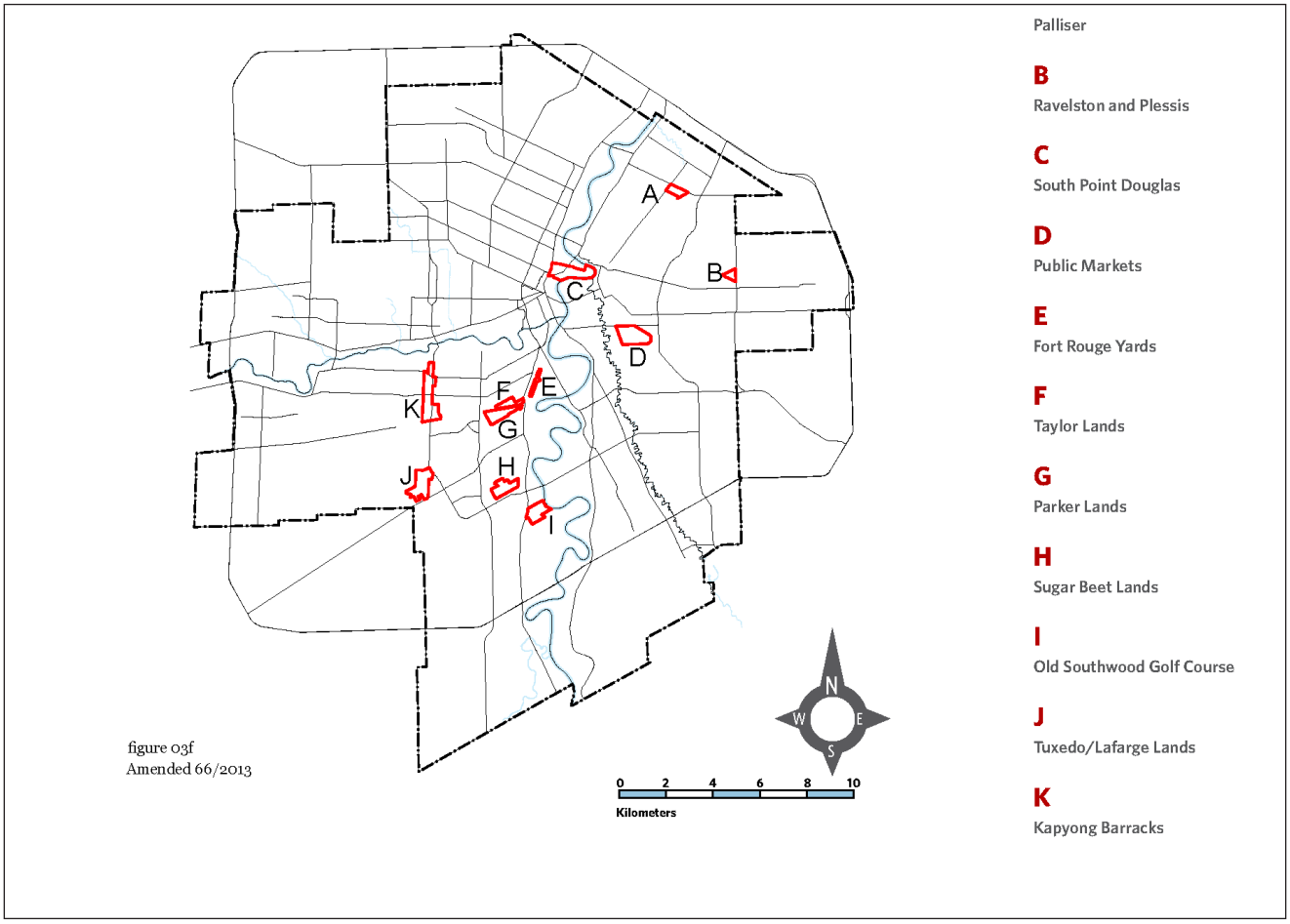
1.2.1 Complete Communities Direction Strategy

Our Winnipeg – Complete Communities Direction Strategy was based on the Conference Board of Canada 2007 population forecast, the Employment Lands Strategy (2008) and the Residential Land and Infill Strategy (2009). It was also informed through robust engagement with the community and stakeholders including the Winnipeg development industry.

It directs the City to support redevelopment and densification of The Parker Lands as Major Redevelopment Site – G. The Our Winnipeg plan identifies each of Major Redevelopment Site as necessary 'supply' required to meet growth demand.

The plan states that Major Redevelopment Sites, including Site G - Parker Lands are to "provide for complete communities with significant levels of mixed use, high density development, with strong urban design and attractive parks, places and open spaces". (Section 3.04 – Major Redevelopment Sites: Complete Communities, page 69)

Major Redevelopment Sites (*Complete Communities*)



1.2.2 Sustainable Winnipeg Direction Strategy

Sustainability is an overarching aspiration of the OurWinnipeg plan. The Sustainable Winnipeg Direction Strategy encourages responsible growth, environmental stewardship to reduce greenhouse gas emissions.

1.2.3 Winnipeg Water and Waste Direction Strategy

The Sustainable Water and Waste Direction Strategy provides important policy and tools that could enable, under the right circumstances, the application of innovative practices that move away from traditional servicing requirements.

1.2.4 Winnipeg Sustainable Transportation Direction Strategy

The Winnipeg Sustainable Transportation Direction Strategy is the precursor to the City of Winnipeg Transportation Master Plan. It sets out that a transportation system must be dynamically integrated with land use and should be developed to minimize resource consumption by transportation.

1.3 Post Our Winnipeg

A series of policy decisions were approved by Council subsequent to the adoption of Our Winnipeg that further reinforce the City's expectation that the Parker Lands should be redeveloped to support significant levels of mixed use, high density development. Perhaps the most significant decision was the realignment of the Southwest Rapid Transit Corridor Stage 2 through the Parker Lands.

1.3.1 Conference Board of Canada 2012 Population Forecast Revision

Since Our Winnipeg – Complete Communities was adopted in 2010, the City of Winnipeg through its growth forecasts revised its 2009 forecast, predicting more growth. In fact, the Our Winnipeg population forecast, conducted by the Conference Board of Canada, projected that annual population growth over the period 2007 – 2031 will average 7,525 persons per year. In 2012, this forecast was adjusted to 9,000 persons per year.

1.3.2 Transportation Master Plan (Adopted by Winnipeg City Council – November 16th, 2011)

The Winnipeg Transportation Master Plan (TMP) was adopted after Our Winnipeg. It strongly reinforced the need for a greater proportion of the City's future growth to be allocated within the existing built boundary to reduce impact on existing roadway infrastructure and encourage other less harmful transportation choices to the automobile including active transportation and public transit.

The Plan provided a framework that guides how the Major Development Site will be developed to efficiently and effectively accommodate all transportation modes to improve access, movement and mobility.

The TMP states, "A key goal in Our Winnipeg is to accommodate a greater proportion of the City's future growth within the existing built boundary. This would be accomplished through redevelopment and intensification in the City's transit-supportive land use areas: the downtown, mixed-use centres, mixed-use corridors, and major redevelopment sites." (Section 4 Integrating Transportation and Land Use; Winnipeg Transportation Master Plan, page 30)

The Transportation Master Plan further clarified the specific importance of the Parker Lands Major Redevelopment Site by introducing a possible Southwest Rapid Transit Corridor alignment concept that runs through the site.

1.3.3 Winnipeg Transit Oriented Development Handbook (TOD Handbook) (Adopted by Winnipeg City Council – Feb 22nd, 2012)

The Winnipeg Transit Oriented Development Handbook (TOD Handbook) was endorsed as policy (TR-006) by Winnipeg Council on February 22, 2012. It is the most definitive and establishes the following definition:

> "Moderate to higher density compact mixed-use development, located within an easy five to ten minute (approximately 400m to 800m) walk of a major transit stop. TOD involves high quality urban development with a mix of residential, employment and shopping opportunities, designed in a pedestrian oriented manner without excluding the automobile. TOD can be new construction or redevelopment of one or more buildings whose design and orientation facilitate the use of convenient and sustainable modes of transportation, including public transit and Active Transportation."
>
> - (Section 2A - TOD Defined; TOD Handbook, pg 6)

The TOD Handbook identifies the Parker Lands as fitting the TOD Urban Neighbourhood Typology:

Density

- 99 - 247 units per net hectare (40 - 100 units per net acre) enabled by:
  - Height: 3 - 12 storey buildings.
  - Site Coverage: 80% min - 90% max.

Pedestrian Environment

- 4.25 - 5.5 metres (14 - 18 feet) wide sidewalks (typ.), convenient connections, and other amenities.

Land Use Mix

- **Employment**: Office centre, retail, commercial, and urban entertainment. Primarily local serving retail; need for some community-serving retail.
- **Residential**: Mid-rise residential, condos, ground-related units, and mixed-use structures, with ground floor retail or office use required. Minimum ground floor height of 4.8 metres (16').

Transit Frequency

- 5-15 minutes.

Urban Neighbourhood Typology (*TOD Handbook*)

Implementation of TOD

Urban Neighbourhood

Density
99 - 247 units per net hectare (40 - 100 units per net acre) enabled by:
Height: 3 - 12 storey buildings
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Residential: Mid-rise residential, condos, ground-related units, and mixed-use structures, with ground floor retail or office use required. Minimum ground floor height of 4.8 metres (16').

Transit Frequency
5-15 minutes.

1 High density: Predominantly residential district with a diversity in housing types. Good access to other regional and subregional centres.

2 A mix of uses: Horizontal and vertical mixed-use helps create an 18 hour activity zone. Retail spaces should articulate corners to help define a comfortable pedestrian zone.





4 Active defined centre: Public amenities creates a dynamic area for a variety of users. Art installations, farmer's market and programmed events activate these spaces all year around.

5 Innovative parking strategies: On-street parking, minimum surface parking, and some structured parking integrated into development.





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1.3.4 Southwest Rapid Transit Corridor Stage 2 – Alignment Study – January 2013

The City of Winnipeg commissioned an alignment study to review the Southwest Rapid Transit Corridor Alignment as described in Our Winnipeg. It looked at a series of alignment options and concluded that the Our Winnipeg alignment be rerouted through the Parker Lands to maximize growth and densification opportunity.

The study focused largely on Our Winnipeg – Complete Communities directive and the Transit Oriented Development Handbook to use rapid transit to maximize development potential of Major Redevelopment Sites:

"In order to maximize the development potential of both the Major Redevelopment Sites and the viability of the transit system, these lands should be developed in accordance with the principles of Transit Oriented Development." (Complete Communities, p.66)

"Redevelopment Sites feature Neighbourhood Centres, including Parks, Places, and Open Spaces, that are the nodes with which to integrate public transit stations. The City's policy is to help reduce Major Redevelopment Site barriers related to the complexity of location, infrastructure, land assembly, and potential contamination."

The study went on to build the case that development of Major Redevelopment Sites along the corridor, including the Parker Lands MRS should be maximized to finance the rapid transit system:

"The potential for new development adjacent to the transit corridor creates a possible option to finance the transit project through a tax increment financing model. Both the current tax base for those areas with potential for TOD, and the future potential tax base resulting from projected TOD have been quantified. The differential represents the potential incremental tax revenues that could be utilized for project financing." (Southwest Rapid Transit Stage 2 Alignment Study – Final Report, Page 34)

1.3.5 City of Winnipeg Housing Policy – Endorsed by Winnipeg City Council – September 25th, 2013

City of Winnipeg's Housing Policy (ED-006) was endorsed by Winnipeg Council on September 25, 2013. The purpose of the Winnipeg Housing Policy is to support the implementation of OurWinnipeg and Complete Communities to achieve a sustainable and healthy housing environment that meets the needs of the Winnipeg population.

The City of Winnipeg Housing Policy is focused on key areas within the jurisdiction of the City of Winnipeg, and provides a leadership role to help strengthen policies and programs of other levels of government to ensure they support needs of the Winnipeg population. The City of Winnipeg Housing Policy forms an integral part of the overall policy framework and by-laws relevant to housing in Winnipeg. The City of Winnipeg's Housing Policy is aligned around four major priorities:

1. **Targeted Housing Development** – The objective is to encourage new housing development that promotes and supports City of Winnipeg policy goals. Including affordable housing, diverse housing options, universal design, and appropriate density to support infrastructure and creates complete communities.

1. **Neighbourhood Revitalization** - Support for revitalization and maintenance of existing housing that promotes adequate, safe living conditions for homeowners and tenants, and supports safe, orderly, viable and sustainable communities which brings new life back to Mature Communities.

1. **Building Community Capacity** - Enable communities to develop and implement locally planned, community supported housing renewal initiatives that are consistent with

OurWinnipeg and Complete Communities.

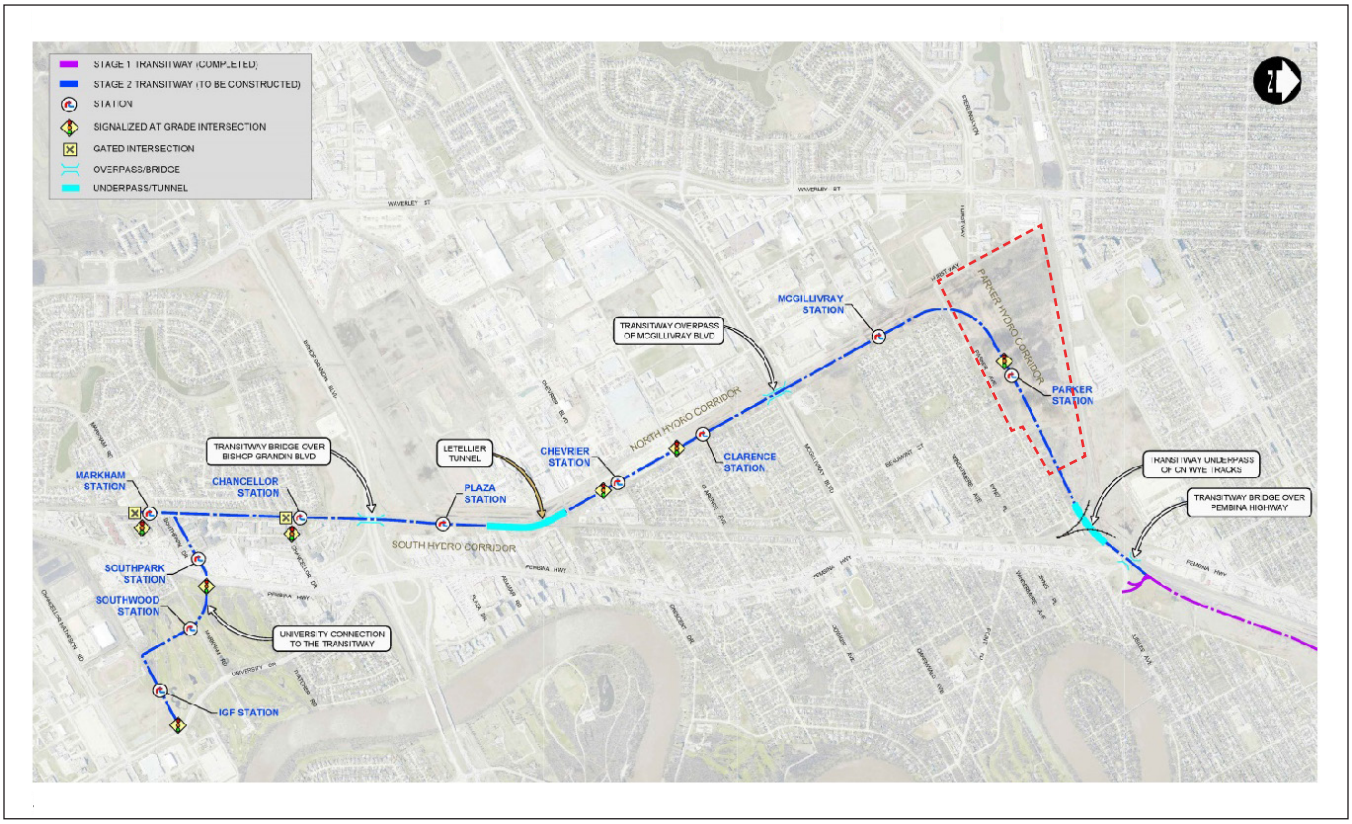
1. **Building Partnerships** - Establish the framework for complementary programs, tools, resources, and partnerships, including collaboration with other levels of government to meet the housing needs of the population of Winnipeg.

1.3.6 Re-alignment of SWRTC Stage 2 through the Parker Lands Major Redevelopment Site – Stage 2 – Approved by Winnipeg City Council – June 25th, 2014

Winnipeg City Council approved the realignment of SWRTC Stage 2 through the Parker Lands Major Redevelopment Site on June 25th, 2014. Council, in their decision, cited the imperative to align rapid transit to Major Redevelopment Sites, including Parker Lands, to maximize opportunity afforded through Transit Oriented Development.

"Following an alignment study in 2012, Council approved an alignment for Stage 2 of the Southwest Transitway through the Parker Lands, along a Manitoba Hydro corridor and then along the CN Letellier Subdivision south of Chevrier. Stage 2 will connect the existing Stage 1 (which currently ends at Pembina & Jubilee) to the University of Manitoba at Southpark" (Winnipeg City Council Minutes – June 25th, 2014)

Southwest Rapid Transit Corridor Stage 2 (*Dillon Consulting*)



2.0 Conclusion

In conclusion, this report demonstrates that the Parker Lands have been slated for redevelopment and repurposing from an Industrial Land Designation to a mid-high density mixed use site since 2007.

Since 2007, a progression of key policy decisions has occurred:

- Removal from the Industrial Lands inventory – Employment Lands Strategy
- Designation as high density mixed use to accommodate growth – Our Winnipeg
- Realignment of Southwest Rapid Transit Corridor Alignment Stage 2 through the Parker Lands and an increase in density targets – Transit Oriented Development

With each policy decision, the City of Winnipeg reinforced its expectation that the Parker Lands – Major Redevelopment Site G be developed as high density mixed use.

Author

Michelle Richard, MCP

Michelle Richard is an urban planner with more than 20 years experience in community and development planning, strategic policy and economic development.

Michelle holds both Master of City Planning and Bachelor of Arts degrees from the University of Manitoba. She coordinated the “OurWinnipeg” Plan for the City of Winnipeg. The plan was the recipient of the Canadian Institute of Planners National Award of Excellence in 2011.

Michelle is a nationally recognized planner having presented at 50 + conferences and seminars over the course of the last 15 years, including Canadian Institute of Planners National Conference, Canadian Green Building Council National Conference, Federation of Canadian Municipalities National Conference, and the Manitoba Planning Conference.

(In reply, please refer to)
Our File: 11-5754-2004

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November 27, 2012

Gem Equities
33 Hargrave Street
Winnipeg, MB R3C 3T9

Attention: Andrew Marquess

Reference: Environmental Risk Management Strategy, Parcel B Plan 19317 WLTO, Winnipeg, Manitoba

Dear Mr. Marquess,

Dillon Consulting (Dillon) was retained by Gem Equities Inc. (GEM) to provide recommendations for a preliminary environmental risk management strategy (ERMS) for the property located at Parcel B, Plan 10317 WLTO, Winnipeg, Manitoba (the Site).

Background

The subject site is located adjacent to an existing railway corridor located within the City of Winnipeg. It is apparent that the rail line has been active for many years and therefore, there is potential for current or historic environmental impacts associated with typical railway operations.

Following a typical environmental site assessment (ESA) approach for this Site, a Phase I ESA would likely flag the potential for impacts resulting from the adjacent railway corridor and therefore recommend a future Phase II ESA. The type of impacts associated with former rail operations tend to be metals, and sometimes coal related material, found in the surficial fill material. Also, the fill material itself may have had contained metal impacts related to other industrial operations (ex. slag).

A Site Characterization work program (analogous to a Phase II ESA) would normally be conducted as part of the overall re-development for the site. The results of the Site Characterization would be used in the development of an environmental risk management strategy as further described below.

Environmental Risk Management Strategy

As indicated, a potential environmental concern related to the Site is the presence of historic impacts related to former railway operations. From a risk assessment perspective the exposure pathway that could pose a concern for these types of impacts is through direct contact (i.e. incidental soil ingestion or dust inhalation). An effective way to manage this risk is to eliminate the availability of the soil at the ground surface so there is no opportunity to release impacted material through dust generation – this can be accomplished through creating a ground surface cover, or cap, that acts as a separation barrier encapsulating the material below the surface where it does not pose an exposure risk.

During a typical re-development project such as the one contemplated for the Site, it is possible to incorporate a risk–management approach such as surface ground cover, or cap, as part of the overall grading design. This has been demonstrated as a cost-effective approach and has been applied to numerous industrial properties including former rail operations sites. *It should be stated that GEM and Dillon are using this technique on another similar development property in Ft. Rouge and Manitoba Conservation has accepted this strategy as an effective way to manage exposure risk related to surficial soil impacts.*

Given the above considerations, it is Dillon's professional opinion that the concern related to the former rail operation, specifically those associated with direct contact pathways, can be effectively managed as part of the re-development. If other environmental impacts are identified during the re-development, a risk management or remedial plan will be developed to mitigate potential exposure issues. Further, a Phase II ESA is not required at this time; rather it should be done in conjunction with the re-development and the risk management or remedial plan.

Closure

This report was prepared exclusively for the purposes, project and site location(s) outlined in the report. The report is based on information provided to, or obtained by Dillon Consulting Limited ("Dillon") as indicated in the report, and applies solely to site conditions existing at the time of the site investigation(s). Although a reasonable investigation was conducted by Dillon, Dillon's investigation was by no means exhaustive and cannot be construed as a certification of the absence of any contaminants from the site(s). Rather, Dillon's report represents a reasonable review

of available information within an agreed work scope, schedule and budget. It is therefore possible that currently unrecognized contamination or potentially hazardous materials may exist at the site(s), and that the levels of contamination or hazardous materials may vary across the site(s). Further review and updating of the report may be required as local and site conditions, and the regulatory and planning frameworks, change over time.

This report was prepared by Dillon for the sole benefit of our Client and their financial institution First National Financial. The material in the report reflects Dillon's judgment in light of the information available to Dillon at the time of preparation. Any use which a third party (i.e. a party other than our Client) makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Dillon accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

We thank you for the opportunity to be of service. Should you have any questions regarding the information or opinions expressed in this report please contact Mr. Doug Bell, M.Sc., P. Geo. at Dillon Consulting.

Sincerely,

DILLON CONSULTING LIMITED

Doug Bell, M.Sc., P.Geo.
Project Manager

DBB/jar

Attachments

June 2017

Parker Lands Major Redevelopment Site
Pre-Clearing Breeding Bird Survey



Submitted to:
6165347 Manitoba Inc.
1383-B Spruce Street
Winnipeg, Manitoba R3E 2V8

Prepared by:
EcoLogic Environmental Inc.
Wildlife, Aquatic & Geomatics Consulting
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EcoLogic Environmental Inc.
Wildlife, Aquatics & Geomatics Consulting

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1 INTRODUCTION

The land owned by 6165347 Manitoba Inc. and 7138793 Manitoba Ltd. within the Parker Lands Major Redevelopment Site is slated to undergo clearing with plans to develop the property into a transit-oriented residential community development project (TOD). To adhere to environmental protection requirements under the Federal Migratory Birds Convention Act (1994); the Manitoba Endangered Species and Ecosystem Protection Act (2015); and the Species at Risk Act, 2002 (Canada) prior to any clearing activities, the site was investigated for bird species at risk and breeding bird active nesting sites. This Pre-Clearing Breeding Bird Survey Report outlines the methods used for the Pre-Clearing Breeding Bird Survey work performed as well as the results of the survey. Based on the survey results, ecological recommendations are offered, including seasonal timing windows and setback distances for clearing activities around active nest sites.

2 PRE-CLEARING SURVEY METHODS

2.1 Survey Footprint Area

The Pre-Clearing Breeding Bird Survey Footprint Area encompassed the 6165347 Manitoba Inc. and 7138793 Manitoba Ltd. development property located within the Parker Lands Major Re-Development site. The Survey Footprint Area covers an area approximately 19.22 ha in size (Map 1), of which, 10.39 hectares is comprised of Aspen/Oak habitat, 3.44 hectares is comprised of grasslands, and 5.40 hectares is comprised of wetland habitats (EcoLogic, 2016). The Survey Footprint Area is located within an urban matrix, situated: to the south of the CN railroad line that runs parallel to Taylor Avenue; to the east of the Winnipeg Humane Society property; and to the north of the future City of Winnipeg Bus Rapid Transit Corridor and existing Manitoba Hydro transmission line corridor. Construction activities are currently underway on the lands adjacent to the Survey Footprint Area. The construction related activities include those associated with the City of Winnipeg Southwest Rapid Transit Corridor Project (Stage 2), the Parker Storm Retention Basin, as well as the Waverley Underpass Project.

2.2 Bird Species of Conservation Concern

Under the Federal Species at Risk Act (2002) and the Manitoba Endangered Species and Ecosystem Protection Act (2015), all bird species that are listed under these acts are protected by regulation. A listed bird species refers to species that has been identified as a species at risk, meaning a species that may be ranked as extirpated, endangered, threatened, or of special concern. For listed bird species, no person(s) shall damage or destroy the residence of one or more individuals of a wildlife species that is listed. In Manitoba, detailed records on provincial bird species at risk, together with their known locations, are maintained by the Manitoba Conservation Data Center (MBCDC). The MBCDC ranks species according to their abundance and on the basis of their range-wide (global - G) status, and their province-wide (subnational - S) status according to a standardized procedure used by all Conservation Data Centres and Natural Heritage Programs. Prior to conducting the Pre-Clearing Breeding Bird Survey, biologists recorded all bird

species that are listed federally, provincially, or ranked as an S2 species or above by MBCDC. Table 1 presents the birds listed federally, provincially, and by MBCDC that may be potentially found within the Survey Footprint Area.

Table 1: Bird Species of Conservation Concern Possibly Present within the Project Study Area

Common Name	Scientific Name	MESA Status	MBCDC (Aspen Parkland)	COSEWIC Status	SARA Status
Birds					
Baird's Sparrow	*Ammodramus bairdii*	Endangered	S1B	Special Concern	Special Concern
Bank Swallow	Riparia riparia	Not Listed	S4B	Threatened	Not Listed
Barn Swallow	*Hirundo rustica*	Not Listed	S4B	Threatened	Not Listed
Bobolink	*Dolichonyx oryzivorus*	Not Listed	S4B	Threatened	Not Listed
Burrowing Owl	*Athene cunicularia*	Endangered	S1B	Endangered	Endangered
Canada Warbler	*Cardellina canadensis*	Threatened	S3B	Threatened	Threatened
Cattle Egret	*Bubulcus ibis*	Not Listed	S2B	Not Listed	Not Listed
Chestnut-collared Longspur	*Calcarius ornatus*	Endangered	S2B	Threatened	Threatened
Chimney Swift	*Chaetura pelagica*	Threatened	S2B	Threatened	Threatened
Common Nighthawk	*Chordeiles minor*	Threatened	S3B	Threatened	Threatened
Eastern Wood-Pewee	*Contopus virens*	Not Listed	S4B	Special Concern	Not Listed
Eskimo Curlew	*Numenius borealis*	Endangered	SNA	Endangered	Endangered
Ferruginous Hawk	*Buteo regalis*	Endangered	S1B	Threatened	Threatened
Golden-winged Warbler	*Vermivora chrysoptera*	Threatened	S3B	Threatened	Threatened
Lark Bunting	*Calamospiza melanocorys*	Not Listed	S1B	Threatened	Not Listed
Least Bittern	*Ixobrychus exilis*	Endangered	S2B	Threatened	Threatened
Loggerhead Shrike	*Lanius ludovicianus excubitorides*	Endangered	S1B	Threatened	Threatened
Olive-sided Flycatcher	*Contopus cooperi*	Threatened	S3B	Threatened	Threatened
Peregrine Falcon	*Falco peregrinus anatum/tundrius*	Endangered	S1B	Special Concern	Special Concern
Piping Plover	*Charadrius melodus*	Endangered	S1B	Endangered	Endangered
Red-headed Woodpecker	*Melanerpes erythrocephalus*	Threatened	S3B	Threatened	Threatened
Short-Eared Owl	*Asio flammeus*	Threatened	S2S3B	Special Concern	Special Concern
Sprague's Pipit	*Anthus spragueii*	Threatened	S2B	Threatened	Threatened
Trumpeter Swan	*Cygnus buccinator*	Endangered	S1B	Not Listed	Not Listed
Whip-poor-will	*Caprimulgus vociferus*	Threatened	Not Listed	Not Listed	Not Listed

Common Name	Scientific Name	MESA Status	MBCDC (Aspen Parkland)	COSEWIC Status	SARA Status
White-faced Ibis	*Plegadis chihi*	Not Listed	S1B	Not Listed	Not Listed
Yellow Rail	*Coturnicops noveboracensis*	Not Listed	S3B	Special Concern	Special Concern

Source: Manitoba Conservation Data Centre 2017, MBESEA (2015), SARA (2002)

Further, The Migratory Bird Convention Act (1994) of Canada is additional protection for migratory bird species, their eggs, and their nests (MBCA, 1994). In compliance with this Act, no migratory bird species listed under this Act may be captured, injured, taken or disturbed, or nests may be damaged, destroyed, removed, or disturbed (MBCA, 1994). Special attention was given during the survey to search for migratory bird nests, especially in the taller grasses in close proximity to wetland areas.

2.3 Pre-Clearing Survey Methods

In order to investigate for migratory and breeding bird nesting in areas that are designated for clearing, intensive non-intrusive pedestrian bird surveys were conducted on June 14, 19, 21st, 2017 within the Survey Footprint Area. The pedestrian surveys were designed to search for multi-generational stick nests, active nesting tree cavities, and active stick nests and eggs. The field team conducted on-the-ground searches for bird nests on standing or fallen trees, cavity trees or snags, observation of birds, as well as recorded all incidental sightings of wildlife.

Biologists walked systematic transects spaced 10 m apart over the entire Survey Footprint Area allowing for 100 percent land base coverage (Map 1). Biologists recorded all wildlife observations, including the presence of nesting birds (identified by observation and by behavioral clues such as alarm calls or adults carrying nesting material) and all audio calls of birds heard within the search area. Picture 1 represents biologists walking slowly along pre-determined transects within the Survey Footprint Area, searching for bird nests and signs of bird activity. Within the wet areas, the vegetation was investigated for breeding waterfowl and waterbirds.

Picture 1: Biologists walking pre-determined transects on Pre-Clearing Bird Survey



Any stick nests identified were closely evaluated in the field. Biologists recorded detailed information at locations where nests were identified including:

- bird species and behaviour observed (e.g., flushing from nest);
- the stage of development (i.e., nest construction stage, eggs including number, hatchlings, almost fledged);
- UTM coordinates; and
- Photographs.

2.4 Active Bird Nest Mitigation

In the event that an active nest is identified during the Pre-Clearing Breeding Bird Survey, appropriate mitigation measures based on Environment and Climate Change Canada's Risk Factors for Migratory Birds will be recommended (Environment Canada, 2017). These mitigation measures may include a site-specific restricted activity buffer, monitoring of the active nests to determine if disturbance is occurring (depending on species), and/or other methods based on site-specific circumstances (Environment Canada, 2017). A risk-based assessment will be completed for each active nest discovered and the size of the restricted activity buffer, seasonal timing windows, or other recommended mitigation measures will be influenced by the species sensitivity to disturbance and status of the bird species (Environment Canada, 2017).

If a bird species with a special conservation status is identified, with a federally or provincially recommended setback distance, a nest site-specific setback distance will be recommended based on seasonal timing windows and guidelines established by Manitoba Sustainable Development (MBSD, 2014). Table 2 highlights listed bird species including the seasonal timing windows and the recommended setback distances, based on available defensible industry and government documentation sources.

Table 2: Listed Bird Species within the Survey Footprint Area including Seasonal Timing Windows and Recommended Set-back Distances for Active Nests

Bird Species	Seasonal Timing Windows and Recommended Set-Back Distances	Set-Back Citation Source
Forest Bird SAR Species* (including bank swallow, barn swallow, Bobolink, Canada Warbler, Common Nighthawk, Eastern Whip-Poor-Will, Eastern Wood-Pewee, Golden-winged Warbler, Olive-sided Flycatcher, Red-headed Woodpecker)	Pre-construction bird and nest search surveys and construction timing adjustments if outside of established activity window (i.e. overall activity block should occur between April 1 to August 31). Bank Swallow: Setback distance of 50 – 300 m (depending on disturbance level) from May 15-July 31 from nesting colony to protect from habitat disturbance. Barn Swallow: Setback distance of 50 – 300 m (depending on disturbance level) from May 15-September 30 from nest colony to protect from habitat disturbance. Setback distances should be applied if the timing of construction activity overlaps with sensitive time periods for breeding. Established setback distances are: 300 m (May 20-July 31) for Canada warbler; 300 m (May 15 – July 15) for Golden winged warbler; 300 m (May 15-July 15) for Olive-sided flycatcher, 200 m (June 1-July 15) for Common nighthawk, 200 m (May 15-July 15) for Whip-poor-will, 100 m (May 20-July 10) for Rusty blackbirds; 200 m (May 15-July 15) red-headed woodpecker; and 30 m for other species deemed by SARA and MBESEA to not be species at risk. Any active nest should have a setback distance of 200m from April 1 to Aug 31. Construction activities during bird breeding and brood rearing months is restricted from April 1 to July 31. Night-time activities will be avoided during the nesting season in part to minimize disturbance to common nighthawk. Limited vegetation management activities between April 1 and July 31. If presence is confirmed, setback distance of 300 m from May 15-July 15 is recommended to protect from sensory disturbance during breeding season.	Bipole III Transmission Project Environmental Protection Plan 2011; Lake Winnipeg East System Improvement Transmission Project, Keeyask Transmission Project, Chapter 7 – Effects Assessment and Mitigation; Manitoba Conservation Forest Management Guidelines; Manitoba Conservation Data Centre 2013; Canadian Wildlife Service Petroleum Industry Activity Guidelines for Wildlife Species at Risk in the Prairie and Northern Region 2009; Government of Saskatchewan, Activity Restriction Guidelines for Sensitive Species 2015; Government of Alberta, Recommended Land Use Guidelines for Protection of Selected Wildlife Species 2011
Waterfowl including Trumpeter swan	Pre-construction bird and nest (cavity ie goleneys, mergansers, wooducks and ground nests, ie dabblers) search surveys and construction timing adjustments if required. Setback distance of 500 m from April 1 – July 31 for Trumpeter Swan nest site during low disturbance and up to 1000 m for high disturbance. Maintain buffer around larger freshwater wetlands (greater than 5 hectares) that are dominated by dense tall emergent vegetation, typically cattail (Typha spp.), and containing deeper open water areas.	Forest Management Guidelines for Wildlife in Manitoba 1989; Ontario Ministry of Natural Resources, Habitat Management Guidelines for Waterfowl in Ontario 1985.

Water Bird SAR Species* (including American White Pelican, Black-crowned Night Heron, Caspian Tern, Horned Grebe, Least Bittern, Piping plover, Yellow Rail)	Setback distance of: 400 m (May 15-July 31) for least bittern, 350 m (May 15-July 31) for yellow rail, from April 1-July 31. Maintain buffer around larger freshwater wetlands (greater than 5 hectares) that are dominated by dense tall emergent vegetation, typically cattail (Typha spp.), and containing deeper open water areas.	Bipole III Transmission Project Environmental Protection Plan 2011; Lake Winnipeg East System Improvement Transmission Project; Canadian Wildlife Service Petroleum Industry Activity Guidelines for Wildlife Species at Risk in the Prairie and Northern Region 2009; Manitoba Conservation Data Centre 2013; Keeyask Transmission Project, Chapter 7 – Effects Assessment and Mitigation

3 PRE-CLEARING SURVEY RESULTS

Pedestrian transect surveys were conducted on June 14, 19, and 21st, 2017 to investigate for migratory and breeding bird activity and nesting within the Survey Footprint Area. Table 3, Map 2 presents all of the birds seen and heard within the Survey Footprint area, the nests identified, as well as all incidental wildlife activity identified.

Table 3: Results from the Intensive Pedestrian Bird Survey on June 14, 2017 of the Pre-clearing Survey Area

Waypoint	Latitude	Longitude	Species	Point Type	Total Count
1	49.8496153	-97.17581545	American Crow (*Corvus brachyrhynchos*)	Observation	1
2	49.85019072	-97.17534019	Red-winged Blackbird (*Agelaius phoeniceus*)	Observation	4
3	49.85018326	-97.17441625	Black Capped Chickadee (*Poecile atricapillus*)	Observation	2
4	49.84963048	-97.17532008	Wood Frog (*Lithobates sylvaticus*)	Observation	1
5	49.84914122	-97.17518873	White-tailed Deer (*Odocoileus virginianus*)	Tracks	
6	49.84897878	-97.1749967	White Throated Sparrrow *(Zonotrichia albicollis*)	Vocal	
7	49.84796407	-97.17429606	Red-eyed Vireo (*Vireo olivaceus*)	Vocal	
8	49.84833882	-97.17381376	Red Squirrel (*Tamiasciurus hudsonicus*)	Nest/Cache	1
9	49.84848459	-97.17375518	Red Squirrel (*Tamiasciurus hudsonicus*)	Nest/Cache	1
10	49.84869589	-97.17397989	White-tailed Deer (*Odocoileus virginianus*)	Bed	1
11	49.84976048	-97.17425859	White-tailed Deer (*Odocoileus virginianus*)	Obs - Fawn	1
12	49.84939033	-97.17460485	Snag - nesting cavity		
13	49.84948798	-97.17380329	Red-eyed Vireo (*Vireo olivaceus*)	Vocal	
14	49.8482452	-97.1722948	Snag - nesting cavity		

15	49.84838752	-97.17233897	Red Squirrel (*Tamiasciurus hudsonicus*)	Nest/Cache	1
16	49.84924332	-97.17304665	White-tailed Deer (*Odocoileus virginianus*)	Observation	2
17	49.84949117	-97.17316961	Red-eyed Vireo (*Vireo olivaceus*)	Vocal	
18	49.85002091	-97.17292486	Red Squirrel (*Tamiasciurus hudsonicus*)	Nest/Cache	1
19	49.8506291	-97.17287876	White-tailed Deer (*Odocoileus virginianus*)	Observation	3
20	49.85004865	-97.17188065	Stick Nest – suspected inactive Cooper's Hawk Nest	Inactive Nest	1
21	49.8500753	-97.17192038	Red Squirrel (*Tamiasciurus hudsonicus*)	Nest/Cache	1
22	49.84963592	-97.17119419	Cooper's Hawk (*Accipiter cooperii*)	Observation	1
23	49.84900845	-97.17016847	Blue-winged Teal (*Anas discors*)	Mortality	1
24	49.84917182	-97.17018976	White Throated Sparrrow *(Zonotrichia albicollis*)	Vocal	
25	49.85033397	-97.16963128	Swamp Sparrow (*Melospiza georgiana*)	Vocal	
26	49.8498899	-97.16997049	Yellow Warbler (*Setophaga petechia*)	Observation	3
27	49.85001554	-97.16531385	Chestnut-sided Warbler *(Setophaga pensylvanica)*	Vocal	
28	49.85074912	-97.16756556	Red-winged Blackbird (*Agelaius phoeniceus*)	Observation	2
29	49.85068919	-97.16889275	Blue Jay (*Cyanocitta cristata*)	Vocal	
30	49.85078584	-97.16824852	Yellow Warbler (*Setophaga petechia*)	Observation	2
31	49.84914718	-97.1723989	Chipping Sparrow (*Spizella passerina*)	Vocal	
32	49.85018175	-97.17369558	American Crow (*Corvus brachyrhynchos*)	Observation	2
33	49.84865901	-97.17094933	Red Squirrel (*Tamiasciurus hudsonicus*)	Nest/Cache	1
34	49.84909278	-97.17017049	Stick Nest – Active Cooper's Hawk Nest w/ 1 chick on nest	Active Nest	1
35	49.84922827	-97.16885547	Swamp Sparrow (*Melospiza georgiana*)	Vocal	
36	49.84949568	-97.16932778	Red-winged Blackbird (*Agelaius phoeniceus*)	Vocal	
37	49.84974342	-97.16910401	Red-winged Blackbird (*Agelaius phoeniceus*)	Vocal	
38	49.84995377	-97.16870745	Red-winged Blackbird (*Agelaius phoeniceus*)	Vocal	

39	49.85037808	-97.16814198	Swamp Sparrow (*Melospiza georgiana*)	Vocal	
40	49.8502427	-97.16834811	Swamp Sparrow (*Melospiza georgiana*)	Vocal	
41	49.84996705	-97.16790291	Swamp Sparrow (*Melospiza georgiana*)	Vocal	
42	49.85032311	-97.16685759	Swamp Sparrow (*Melospiza georgiana*)	Vocal	
43	49.85068933	-97.16645512	Yellow Rumped Warbler *(Setophaga coronata*)	Vocal	
44	49.85083061	-97.16607455	Yellow Rumped Warbler *(Setophaga coronata*)	Vocal	
45	49.85100528	-97.16616174	White-breasted Nuthatch *(Sitta carolinensis*)	Vocal	
46	49.85100173	-97.16703293	Yellow Warbler (*Setophaga petechia*)	Vocal	
47	49.85087735	-97.16738606	House Sparrow (*Passer domesticus*)	Vocal	
48	49.85041976	-97.16529946	American Crow (*Corvus brachyrhynchos*)	Vocal	
49	49.8507051	-97.16526185	Yellow Warbler (*Setophaga petechia*)	Observation	2
50	49.84978198	-97.16661006	Yellow Warbler (*Setophaga petechia*)	Observation	2
51	49.84941559	-97.16809797	Red-winged Blackbird (*Agelaius phoeniceus*)	Observation	1
52	49.84942088	-97.16843278	Red-winged Blackbird (*Agelaius phoeniceus*)	Vocal	
53	49.85063666	-97.17079895	House Sparrow (*Passer domesticus*)	Vocal	
54	49.84854717	-97.17291466	Boreal Chorus Frog *(Pseudacris maculata*)	Vocal	
55	49.84831019	-97.1727226	Boreal Chorus Frog *(Pseudacris maculata*)	Vocal	
56	49.84810594	-97.1735075	Boreal Chorus Frog *(Pseudacris maculata*)	Vocal	
57	49.85017066	-97.17560316	Red-winged Blackbird (*Agelaius phoeniceus*)	Vocal	
58	49.8500713	-97.17566485	Red-winged Blackbird (*Agelaius phoeniceus*)	Vocal	
59	49.84980223	-97.17583967	Red-winged Blackbird (*Agelaius phoeniceus*)	Vocal	
60	49.85027065	-97.17517884	Red-winged Blackbird (*Agelaius phoeniceus*)	Vocal	
61	49.84962162	-97.17053216	Ovenbird *(Seiurus*)	Vocal	
62	49.85018318	-97.1723603	Ovenbird *(Seiurus*)	Vocal	
63	49.84993981	-97.17109211	Ovenbird *(Seiurus*)	Vocal	
64	49.84948076	-97.1720103	Ovenbird *(Seiurus*)	Vocal	

65	49.84989982	-97.17321699	White Throated Sparrrow *(Zonotrichia albicollis*)	Vocal	
66	49.85038247	-97.17316975	White Throated Sparrrow *(Zonotrichia albicollis*)	Vocal	
67	49.85031652	-97.17114882	White Throated Sparrrow *(Zonotrichia albicollis*)	Vocal	
68	49.84976028	-97.1724334	Red-eyed Vireo (*Vireo olivaceus*)	Vocal	
69	49.85038007	-97.17237527	Red-eyed Vireo (*Vireo olivaceus*)	Vocal	
70	49.85039064	-97.17162155	Red-eyed Vireo (*Vireo olivaceus*)	Vocal	
71	49.84864812	-97.17440956	Wood Frog (*Lithobates sylvaticus*)	Observation	1
72	49.8489635	-97.17179456	White-tailed Deer (*Odocoileus virginianus*)	Tracks	
73	49.85008628	-97.17118676	Cooper's Hawk (*Accipiter cooperii*)	Vocal	
74	49.84995291	-97.17210322	American Crow (*Corvus brachyrhynchos*)	Observation	1
75	49.85028603	-97.1722209	American Crow (*Corvus brachyrhynchos*)	Observation	1
76	49.85031693	-97.16571344	Red-winged Blackbird (*Agelaius phoeniceus*)	Observation	2
77	49.85045784	-97.16586391	Red-winged Blackbird (*Agelaius phoeniceus*)	Observation	3
78	49.85022371	-97.16778145	Red-winged Blackbird (*Agelaius phoeniceus*)	Observation	1
79	49.85039949	-97.16894338	Red-winged Blackbird (*Agelaius phoeniceus*)	Observation	2
80	49.84993723	-97.17037287	Chipping Sparrow (*Spizella passerina*)	Vocal	
81	49.84992173	-97.17058769	Chipping Sparrow (*Spizella passerina*)	Vocal	
82	49.85007537	-97.17074743	Chipping Sparrow (*Spizella passerina*)	Vocal	
83	49.84942182	-97.17003202	House Sparrow (*Passer domesticus*)	Vocal	
84	49.84917409	-97.16989531	House Sparrow (*Passer domesticus*)	Vocal	
85	49.84944133	-97.17086875	Ovenbird *(Seiurus*)	Vocal	
86	49.8493279	-97.1708633	Ovenbird *(Seiurus*)	Vocal	
87	49.84945676	-97.16978827	Ovenbird *(Seiurus*)	Vocal	
88	49.84979462	-97.16931681	Savannah Sparrow (*Passerculus sandwichensis*)	Vocal	

89	49.8501062	-97.16950953	Savannah Sparrow (*Passerculus sandwichensis*)	Vocal	
90	49.85017963	-97.16698459	Savannah Sparrow (*Passerculus sandwichensis*)	Vocal	
91	49.85035442	-97.16649107	Swamp Sparrow (*Melospiza georgiana*)	Vocal	
92	49.8501736	-97.16620577	Swamp Sparrow (*Melospiza georgiana*)	Vocal	
93	49.85024249	-97.16578442	Swamp Sparrow (*Melospiza georgiana*)	Vocal	
94	49.85026814	-97.17019482	White Throated Sparrrow *(Zonotrichia albicollis*)	Vocal	
95	49.84992173	-97.17058769	White Throated Sparrrow *(Zonotrichia albicollis*)	Vocal	
96	49.8499897	-97.16930944	Yellow Warbler (*Setophaga petechia*)	Vocal	
97	49.85012118	-97.16766847	Yellow Warbler (*Setophaga petechia*)	Vocal	
98	49.84969188	-97.16759706	Yellow Warbler (*Setophaga petechia*)	Vocal	
99	49.8488633	-97.17054975	Black Capped Chickadee (*Poecile atricapillus*)	Vocal	
100	49.8490033	-97.17056408	Red-eyed Vireo (*Vireo olivaceus*)	Vocal	
101	49.84915093	-97.17042203	Red-eyed Vireo (*Vireo olivaceus*)	Vocal	
102	49.84937793	-97.17044268	Red-eyed Vireo (*Vireo olivaceus*)	Vocal	
103	49.84970777	-97.17019651	White Throated Sparrrow *(Zonotrichia albicollis*)	Vocal	
104	49.84956335	-97.17141921	White Throated Sparrrow *(Zonotrichia albicollis*)	Vocal	
105	49.84917987	-97.17091911	White Throated Sparrrow *(Zonotrichia albicollis*)	Vocal	
106	49.84909538	-97.1712908	Tennessee Warbler (*Leiothlypis peregrina*)	Vocal	
107	49.84868204	-97.17063449	Tennessee Warbler (*Leiothlypis peregrina*)	Vocal	
108	49.84934725	-97.17169029	Tennessee Warbler (*Leiothlypis peregrina*)	Vocal	
109	49.84952498	-97.17178096	Dark-eyed Junko (*Junco hyemalis*)	Vocal	
110	49.85046491	-97.17069378	Dark-eyed Junko (*Junco hyemalis*)	Vocal	

111	49.85049316	-97.17128674	Dark-eyed Junko (*Junco hyemalis*)	Vocal	
112	49.84964229	-97.17093917	Black Capped Chickadee (*Poecile atricapillus*)	Vocal	
113	49.8503254	-97.17482999	Red-winged Blackbird Fledging	Fledgling	2
114	49.84999448	-97.17529963	Yellow Warbler (*Setophaga petechia*)	Observation	1
115	49.84992575	-97.17530633	American Robin (*Turdus migratorius*)	Observation	2
116	49.8491433	-97.17498212	Stick Nest - inactive	Inactive	1
117	49.84866335	-97.17377789	Raccoon (*Procyon lotor*)	Tracks	
118	49.84797419	-97.17371025	Small Nest -inactive	Non-Active	1
119	49.84820595	-97.17331312	Black Capped Chickadee (*Poecile atricapillus*)	Observation (multiple)	3
120	49.85078305	-97.16590419	Swamp Sparrow (*Melospiza georgiana*)	Observation	2
121	49.85059127	-97.16630803	Swamp Sparrow (*Melospiza georgiana*) Nest – active with 4 eggs in nest	Active Nest w/eggs	1
122	49.85031098	-97.1672851	Red-winged Blackbird (*Agelaius phoeniceus*)	Observation	2
123	49.85061214	-97.16770043	Small Nest - Inactive	Inactive	1
124	49.85060393	-97.16786178	Red-winged Blackbird (*Agelaius phoeniceus*) – inactive nest	Inactive Nest	1
125	49.85061047	-97.16808809	Red-winged Blackbird (*Agelaius phoeniceus*) – inactive nest	Inactive Nest	1
126	49.85109469	-97.16723246	Song Sparrow *(Melospiza melodia)*	Fledgling Observation	1
127	49.85103359	-97.16556782	White-breasted Nuthatch *(Sitta carolinensis*)	Observation	2

There were eight nests identified within the Survey Footprint Area during the Pre-Clearing Breeding Bird Surveys, of which only three were determined to be active nests. Picture 2 presents the stick nest identified at way point 20 and Picture 3 presents the stick nest identified at way point 34, both of these nests were determined to be Cooper's Hawk nests (one active and one inactive)

Picture 2: Inactive Cooper's Hawk Nest Identified during the Pre-Clearing Bird Survey on June 14, 2017, Waypoint Number: 20



Picture 3: Active Cooper's Hawk Nest Identified during the Pre-Clearing Bird Survey on June 14, 2017, Waypoint Number: 34



The stick nest located at waypoint 20 was determined to be inactive with the presence of un-disturbed fall leaves accumulated within the nest. The stick nest located at waypoint 34 was

determined to be an active Cooper's Hawk nest with one chick on the nest. The stick nests located at way point 20 and way point 34 are near identical in size, shape, and depth. Picture 5 presents an image taken of the active Cooper's Hawk nest at waypoint 34.

Picture 5: Active Cooper's Hawk Nest Identified during the Pre-Clearing Bird Survey on June 14, 2017, Waypoint Number: 34



At waypoint 113, located within the wetland areas in the northwest corner of the property, two red-winged black bird fledglings were identified. Picture 6 provides an image of one of the red-winged black bird fledglings observed at waypoint 113. Given the presence of the fledging's, biologists believe a red-winged black bird nest was located within the wetland area. However, a construction crews working on adjacent property had dumped a substantial amount of mud into the wetland, potentially covering the red-winged black bird nest. Picture 7 and 8 present images of neighbouring construction crews dumping mud into the wetland. Map 3 presents the location of the fledglings within the wetland in relation to the dumped mud.

Picture 6: Red-Winged Black Bird Fledgling Identified during the Pre-Clearing Bird Survey on June 19, 2017, Waypoint Number: 113



Picture 7 and 8: Construction Crews Dumping Mud into a Wetland within the Survey Footprint Area, Identified during the Pre-Clearing Bird Survey on June 19, 2017, Waypoint Number: 113





Another stick nest was identified at waypoint 116 but this nest was determined to be inactive with undisturbed fall leaves within the nest (Picture 9).

Picture 9: Inacitve Stick Nest Identified during the Pre-Clearing Bird Survey on June 21, 2017, Waypoint Number: 113



The last nest identified within the aspen/oak habitat was a small stick nest (Picture 10) that was identified at waypoint 118. This nest was determined to be inactive.

Picture 10: Small Stick Nest Identified during the Pre-Clearing Bird Survey on June 21, 2017, Waypoint Number: 118



Within the northeastern wetland and willow shrub habitat areas, biologists noted an increased level of song bird activity, including a diversity of warbler species. Biologists combed the wetland areas and tall grasses for waterfowl and migratory bird nests. Within the wetland vegetation, cattails and tall reeds there were four additional nests identified, of which, only one nest was active and no migratory bird nests were identified. At waypoint 121, biologists flushed a swamp sparrow off the nest, and four eggs were found within the active nest. Picture 11 provides an image of the active swamp sparrow nest with the four eggs contained within.

Picture 11: Small Active Swamp Sparrow Nest with Four Eggs Contained within Identified during the Pre-Clearing Bird Survey on June 21, 2017, Waypoint Number: 121



At waypoint 123, a small inactive nest was identified. Picture 12 provides an image of the inactive nest.

Picture 12: Small Inactive Nest Identified during the Pre-Clearing Bird Survey on June 21, 2017, Waypoint Number: 123



At waypoints 124 and 125, there were two inactive red-winged black bird nests identified. Pictures 13 and 14 provide images of the nests.

Picture 13 and 14: Inactive Red-winged Black Bird Nests Identified during the Pre-Clearing Bird Survey on June 21, 2017, Waypoint Number: 124 and 125





A swamp sparrow fledgling was also identified within the wetland vegetation at waypoint 126.

Biologists investigated the willow shrub habitat carefully, although this vegetation was extremely dense. No bird nests were identified within the willow shrub habitat.

All incidental wildlife observations made during the breeding bird surveys were also recorded and way pointed. Biologists noted an increase in the level of white-tailed deer activity in comparison to previous surveys they conducted during the spring and summer of 2016. Biologists suspect this is due to a combination of factors, including the recent restrictions made on dog walking within the area, as well as the likelihood that neighbouring construction activities surrounding the Survey Footprint Area have supressed white-tailed deer movement, consolidating deer within the Survey Footprint Area. Picture 15 presents one fawn that was identified during the breeding bird survey at waypoint 11. Racoon tracks were also identified during the surveys and are presented in Picture 16.

Picture 15: White-tailed Deer Fawn Located within the Survey Footprint Area, Waypoint 11



Picture 16: Raccon Tracks Located within the Survey Footprint Area, Waypoint 117



4 RECOMMENDATIONS

Based on the results identified during the Pre-Clearing Breeding Bird Survey, Biologists recommend the following mitigation measures be in place with respect to clearing:

- A 50m clearing restriction buffer be in place around the active Cooper's Hawk nest. This clearing buffer of 50m should remain in place until July 30th with biologists confirming that the chick has successfully fledged prior to the buffer removal. The 50m clearing restriction buffer was derived in consultation with MBCDC. Map 4 presents this activity restriction buffer around the active Cooper's Hawk nest.
- The wetlands with the red-winged black bird fledglings (located in the northwest corner of the Survey Footprint Area) has been filled in with mud by neighboring construction crews. Since the birds had fledged, and given the wetland is now buried under mud, we do not provide any activity restriction for this wetland.
- Biologist should check the active swamp sparrow nest to ensure the swamp sparrows have fledged prior to clearing.
- No migratory bird nests or species at risk nests were identified within the Survey Footprint Area requiring a clearing restriction buffer, therefore, outside of the 50m clearing restriction buffer in place around the Cooper's Hawk nest, over the remaining Survey Footprint Area, clearing can commence.

5 SUMMARY

The Pre-clearing Breeding Bird Survey conducted within the Survey Footprint Area was designed and executed to ensure compliance with all federal and provincial legislation. Based on the survey findings, ecological recommendations are offered. A setback distance of 50m around the active Cooper's Hawk nest is provided and should be adhered to until which time the chick within the nest has successfully fledged. Biologists should check the Cooper's Hawk nest again after July 31, 2017 to ensure the nest is empty and the area can be waived and clearing within the buffer can commence. No migratory bird or bird species at risk nests were identified within the Survey Footprint Area, therefore no further clearing activity restriction buffers are required.

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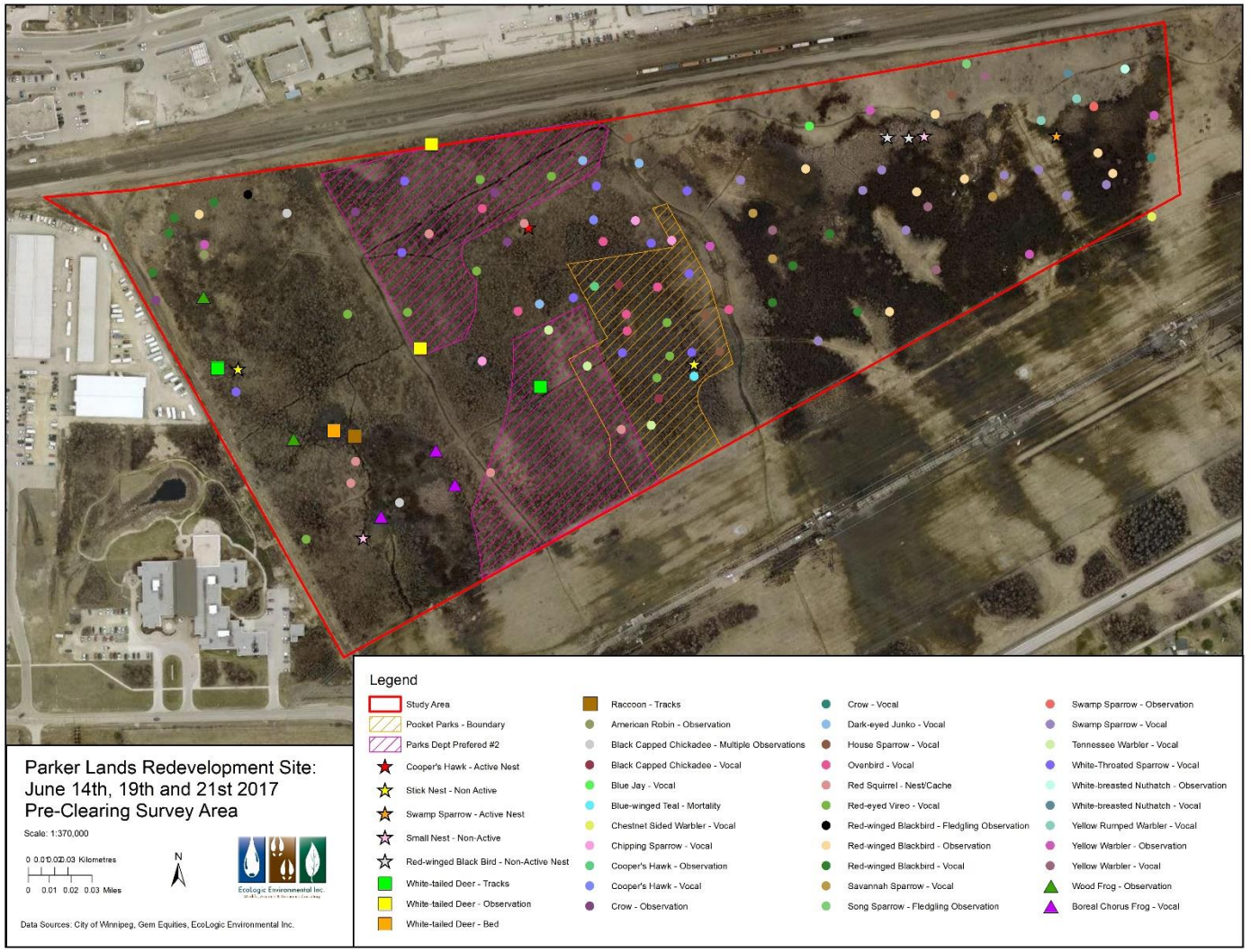
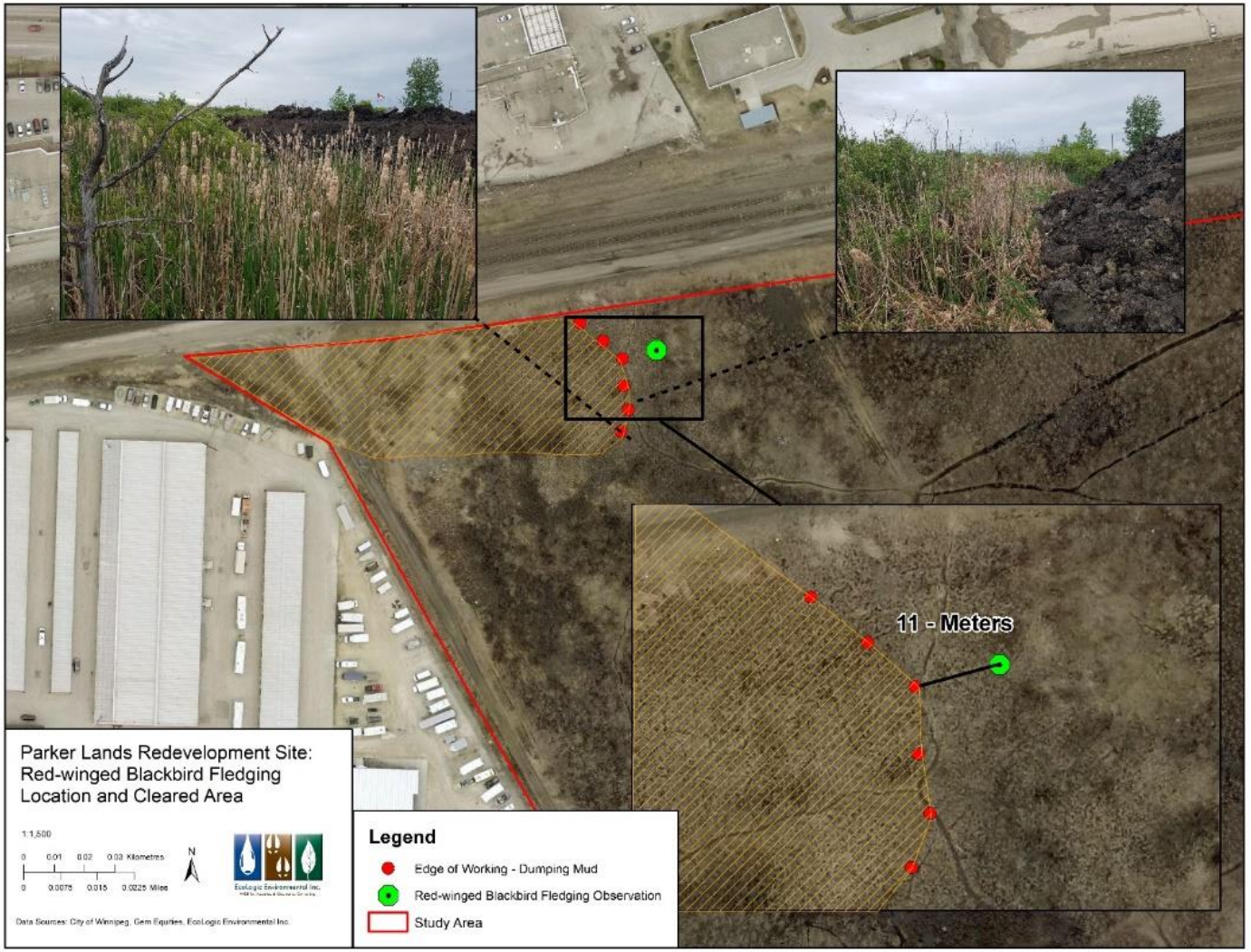
Appendix A: Report Mapping



Map 1: Pre-Clearing Breeding Bird Survey Footprint Area with 10m Spaced Transects



Map 2: Pre-Clearing Breeding Bird Survey Results with Potential Habitat Retention Areas



Map 3: Red-Winged Black Bird Fledglings in relation to Construction Dumping within the Survey Footprint Area



Map 4: Active Restriction Buffer of 50m Around Active Cooper's Hawk Nest Identified during Pre-Clearing Breeding Bird Survey

October 2017

Fulton Grove Community Park Retention Area Overview



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1 INTRODUCTION

The land owned by 6165347 Manitoba Inc. and 7138793 Manitoba Ltd. within the Parker Lands Major Redevelopment Site is slated to undergo development of the property into a transit-oriented residential community development project (TOD) known as Fulton Grove.

A +/- 4-acre portion of aspen/oak vegetation is being considered to be maintained and integrated into the residential neighborhood as a community park greenspace. Several possible locations and polygon configurations of the remnant aspen/oak vegetation are options for this community park greenspace.

The determination of the best possible location and polygon configuration for the community park greenspace is based on a variety of factors. An aspect of consideration for the potential location of the community park greenspace, is the vegetation characteristics and the intended community park greenspace use.

As such, the current trail network and elevation associated with the various potential community park greenspace polygon options is presented. This includes an assessment of the present vegetation characteristics based on approximate tree age and greenspace polygon biodiversity, as well as an investigation of the presence of native species, invasive/non-native species, and noxious weed species.

Based on the Fulton Grove transit-oriented residential community development project planned within the Project Footprint Area and the likely intended use of the community park greenspace, forthcoming elevation variations and human impact within and around the retained greenspace are considered. These impeding dynamics are likely to translate into shifts in greenspace vegetation characteristics.

2 PROJECT FOOTPRINT AREA

The 6165347 Manitoba Inc. and 7138793 Manitoba Ltd. Fulton Grove development property located within the Parker Lands Major Re-Development site covers an area approximately 19.22 ha in size **(Appendix 1, Map 1)**. Prior to clearing activities, the Project Footprint Area **(Appendix 1, Map 1)** was comprised of 10.39 hectares of aspen/oak habitat, 3.44 hectares of grasslands, and 5.40 hectares of wetland habitats (EcoLogic, 2016). The Project Footprint Area is located within an urban matrix, situated: to the south of the CN railroad line that runs parallel to Taylor Avenue; to the east of the Winnipeg Humane Society property; and to the north of the future City of Winnipeg Bus Rapid Transit Corridor and existing Manitoba Hydro transmission line corridor. Construction activities are currently underway on the lands adjacent to the Project Footprint Area. The construction related activities include those associated with the City of Winnipeg Southwest Rapid Transit Corridor Project (Stage 2), the Parker Storm Retention Basin,

as well as the Waverley Underpass Project. In July and following in September 2017, portions of the Project Footprint Area were cleared with ongoing grading occurring in late October and November, 2017.

3 GREENSPACE CLASSIFICATION

In 2005, the City of Winnipeg surveyors ranked a portion of Project Footprint Area, aspen/oak vegetation as “A” grade quality, based on criteria used by the City of Winnipeg for the Ecologically Significant Natural Lands Strategy & Policy grading system (City of Winnipeg, 2007). The Grade “A” ranking of the aspen/oak habitat (**Appendix 1, Map 2**) remained categorized as such until 2015. In December of 2015, the City of Winnipeg provided the developer with a refinement of the total Grade A aspen/oak area with a tapered delineation of preferred aspen/oak habitat for potential retention within the Project Footprint Area (**Appendix 1, Map 2**).

In December of 2016 the City of Winnipeg provided the developer with a 1 to 10 grading system for parts of the Grade A aspen/oak forest, refining areas they classified as key habitats with their higher preference for community park greenspace retention. Delineated polygons allocated a 10 rank by the City of Winnipeg, represented the polygons considered to be of highest vegetation quality and highest preference for retention versus polygons ranked with 1, which were considered to be of the lowest vegetation quality and the lowest preference rank for greenspace retention (**Appendix 1, Map 2**). Based on these polygon rankings, the City of Winnipeg provided two possible overall +/- 4-acre areas of their highest preference for community park greenspace retention within the Project Footprint Area (**Appendix 1, Map 2**).

In May of 2017 (after the developers DASZ pre-application submission), the City of Winnipeg supplied the developer with another set of options (n=2) for preference for community park greenspace retention areas. The May 2017 polygons represented an overall area greater than the +/- 4 acres in order to offer the developer some leeway for the final community park greenspace retention area location. The City of Winnipeg May 2017 preference polygons did not directly align with the City of Winnipeg December 2016 1 to 10 grading system.

Based on the transit-oriented residential community development plans, the developer allocated and provided two preference areas for the community park greenspace area of which, the City of Winnipeg May 2017 preferred greenspace retention polygons did overlap in the southernmost option with the developers preferred community park greenspace location (**Appendix 1, Map 2**).

4 VEGETATION CHARACTERIZATION

Potential community park greenspace retention polygon areas were used for the vegetation characterization conducted on October 11 and 12, 2017. Each of the potential community park greenspace polygons is allocated a name identification for the vegetation characterization work (ranging from polygon A through polygon H). Based on the City of Winnipeg 1-10 ranking system, only polygons at either end of the 1-10 classification spectrum (polygons named 1, 2, 8, 9 and 10)

were assessed. **Table 1, Appendix 1, Map 3** represent the potential community park greenspace polygon name identification as well as the overall polygon size.

Table 1: Greenspace Polygon Name Identification and Size

Polygon Name Identification	Area (m²)
A	2187.94
B	3383.27
C	4014.87
D	2638.93
E	2316.03
F	5057
G	2629.85
H	2737.52

4.1 Trail Network

The Project Footprint Area has been heavily used by humans in the past with a matrix of human and dog walking trails that exist throughout the Project Footprint Area. Trails act as transportation networks for people and pets, as well as transportation vectors for invading plant species (Tyser & Worley 1992). As such, recreation trails, while offering human recreational enjoyment opportunities, also have the potential to significantly alter local vegetation and soil properties, and act as efficient networks for the introduction of exotic species into previously native vegetation areas (Adkison & Jackson 1996).

During the baseline environmental surveys conducted in June 2016, biologists walked existing trails throughout the Project Footprint Area, tracking their path on hand-held GPS units. Based on the path tracking data that were generated during field work in combination with publicly available trail data that was derived from satellite imagery, the trails within the Project Footprint Area were digitized and categorized. The trails were categorized into three categories: small trails (width of 0.75 m); medium trails (width of 1.5 m); and large trails (width of 3.0 m). To validate these categorizations of trail width, these trail widths were verified during the June 2016 field work with measurements taken to ensure width representations for each trail category were accurate (Ecologic, 2016).

In October 2017, each of the trail networks were spatially clipped in ArcGIS 10.3 to the potential community park greenspace polygons (**Appendix 1, Map 3**), to identify the amount of current trail within each potential greenspace polygon (**Table 2, Appendix 1, Map 4**).

Given the significant degree of past human influence along these trails, invasive and weedy species encroachment was favored, resulting in invasive species and non-native weed expansion along trail edges. The degree of spread of weedy and invasive species associated with each trail category were measured and quantified and also clipped to each potential greenspace polygon. The degree of weedy and invasive species encroachment on small trails was determined to be 0.5 m (for a total width of trail plus weedy buffer of 1.25 m); on medium trails was determined to be 1.0 m (for a total width of trail plus weedy buffer of 2.50 m); and on large trails was determined to be 2.0 m (for a total width of trail plus weedy buffer of 5.0 m).

Based on these quantifications, the total proportion of each potential greenspace polygon comprised of trail network and weedy and invasive species encroachment was calculated (**Table 2, Appendix 1, Map 4**).

Table 2: Amount of Footprint within each Potential Greenspace Polygon Lost to Trail Network and Weedy/Invasive Species Encroachment

Site	Area (m²)	Area of Trails (m²)	Proportion of Trails in Greenspace Polygon (%)	Area of Trails and Encroachment Area (m²)	Proportion of Trails and Encroachment (%)
A	2187.94	43.79	2.00%	72.94	3.33%
B	3383.27	171.18	5.06%	268.66	7.94%
C	4014.87	239.69	5.97%	409.41	10.20%
D	2638.93	27.02	1.02%	45.02	1.71%
E	2316.03	139.04	6.00%	263.37	11.37%
F	5057	334.47	6.61%	520.77	10.30%
G	2629.85	391.76	14.90%	594.18	22.59%
H	2737.52	81.79	2.99%	135.62	4.95%

The greenspace polygons currently with the highest percentage of trail network and invasive/weedy species encroachment are G, E, F, and C respectively. Each of these noted polygons represents an area of over 10.2% of the total potential greenspace polygon footprint lost to trail and the invasive/weedy encroachment associated with the trail network.

5 ELEVATION

The landscape grading of the Regional Parker Lands Major Redevelopment Area, including the CN railway, the commercial development of lands to the west, and the grading of the hydro corridor to the south, has resulted in water runoff from neighboring properties draining onto the Project Footprint Area resulting in standing/pooling water over large portions of the site. Some portions of the Project Footprint Area have more standing water than other portions, depending on the existing elevation. Over time, areas characterized by long-term standing water and/or

saturated soils yield shifts in vegetation species diversity favoring species that can tolerate saturated soils e.g. common buckthorn (*Rhamnus cathartica*) and deterring species requiring drier soils e.g. bur oak, (*Quercus macrocarpa)*.

AutoCAD files provided by the developer in March 2017 included elevation points for areas within and surrounding the potential greenspace polygons. Using the "create TIN" tool within the ArcGIS, a Triangular Irregular Network (TIN) was created using the elevation point data provided. The elevation points within the Project Footprint Area were used to create the TIN, visually displays the difference in elevation for each potential greenspace polygons, by creating a network of triangles between the neighboring elevation points. The triangles were merged generating polygons of similar elevation. The analysis results in a series of polygons representing the elevation for a given area, displayed using a self-determined color ramp (**Appendix 1, Map 5**). **Table 3, Appendix 1, Map 5** represent the elevation range for each potential greenspace polygon.

Table 3: Elevation Range of each Potential Greenspace Polygon

Site	Min elevation (m)	Min elevation (feet)	Max elevation (m)	Max elevation (feet)	Average elevation (m)	Average elevation (feet)
A	232.54	762.72	232.68	763.17	232.6	762.93
B	232.31	761.98	232.57	762.84	232.39	762.23
C	232.31	761.98	232.57	762.84	232.39	762.23
D	232.75	763.42	232.99	764.2	232.86	763.77
E	232.47	762.51	232.77	763.47	232.62	762.98
F	232.47	762.51	232.85	763.74	232.69	763.23
G	232.39	762.23	232.79	763.54	232.63	763.03
H	232.63	763.02	233.16	764.75	232.91	763.93

The potential community park greenspace polygons with the highest current elevation are polygons H, D, F, and G respectively. These polygons have been subject to less long-term water pooling and ground saturation in comparison to polygons characterized by lower elevation. Polygons with the current lowest elevation are C, B, and A. As a result of the Regional Parker Land Major Re-Development Area past drainage regimes, site areas characterized by lower elevation have been notably subject to vegetation diversity shifts, favoring species best able to tolerate saturated soils (e.g. common buckthorn).

6 FIELD SURVEY

6.1 Survey Methods

Field vegetation characterizations were undertaken to compare tree approximate age, the presence of native species, invasive/non-native species, and noxious weed species within the potential community park greenspace polygons. Adopting the survey methodologies of Redburn and Strong (2008), tree species and ages, shrub understory, and herb cover (where possible given survey seasonal timing) were recorded along transects. Given the survey seasonal timing occurring late within the growing season, determination of tree canopy % cover, shrub % cover and identification of complete ground herb layers were not possible.

For each of the potential community park greenspace polygons assessed, the centroid location of each polygon was determined using ArcGIS 10.3 (**Appendix 1, Map 6**). The centroid locations for each potential community park greenspace polygon were loaded into hand-held GPS units and were located during field work (**Appendix 1, Map 6**)**.** From the centroid location within each potential community park greenspace polygon, a transect of 15 m was surveyed on either side of the centroid for a total transect length of 30m. Once at the potential community park greenspace polygon centroid, a straight line transect was laid using a 30 m measuring tape. Transect locations and azimuths were recorded.

At each 5 m interval along the transect tape a 2.5 m x 2.5 m quadrat was used to identify shrubs 1 to 2 m tall (Redburn & Strong, 2008). The occurrence of native species and invasive/non-native plant species were noted where visible along the transect. No attempt was made to quantify herb species as many were senescent due to the change of season.

Further, for each 30 m transect, a second sample plot area was generated measuring 30 m (the full length of the transect) x 20 m wide rectangular sample plot. Within this larger sample plot trees > 2.5 m tall were identified and dominant and sub-dominant species were measured for diameter and age (where growth rings can be measured). Within the 30 m x 20 m sample plot, the largest tree of each tree species was measured for diameter as well as assessed for approximate age by collecting a sample using an increment borer (**Photograph 1**) and counting tree growth rings (Redburn & Strong, 2008). For consistency, the left side of each polygon transect was used for the 30 m x 20 m tree sampling plot (Redburn & Strong, 2008). Along each 30 m transect, a total of five shrub/understory survey quadrats and one tree sample plot were characterized (**Appendix 1, Map 7**).

Photo 1: (UTM Y 5523408.6 UTM X 631481.8) Example of the increment borer used to collect core sample for counting tree growth rings October 11, 2017

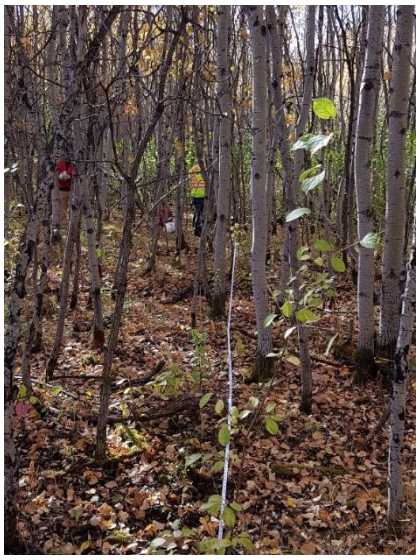


All data gathered along each transect were recorded on data sheets and later transferred into a database for analysis. **Appendix 2** provides an example of a completed field data sheet.

Photos 2, 3, 4: Example of transects used to collect shrub and understory vegeation within each potential greenspace polygon October 11, 2017







6.2 Survey Results

Within each potential community park greenspace polygon, a 30 m transect was used. **Table 4** provides the transect location and azimuth used within each potential community park greenspace polygon characterization.

Table 4: Transect location and Azimuth used for each Potential Greenspace Polygon Characterization

Site	Transect Azimuth (degrees)	Date Sampled
A	20	11-Oct
B	282	11-Oct
C	360	11-Oct
D	20	11-Oct
E	250	11-Oct
F	107	11-Oct
G	248	11-Oct
H	326	11-Oct

Appendix 1, Map 8 presents the locations of the sampled aspen and oak trees within each potential community park greenspace polygon option.

Based on all of the data collected, a master database was developed. These data are provided in **Appendix 3. Appendix 3** presents the native species, invasive and exotic species, the largest tree sampled age and diameter of the largest tree at breast height. A summary of these data is provided in **Table 5.**

Table 5: Summary of Data from each Potential Greenspace Polygon Characterized

Category of Assessment	A	B	C	D	E	F	G	H
Number of Native Species	6	3	1	5	6	6	6	7
Number of Invasive/Exotic Species	2	1	1	0	0	2	1	0
ASPEN - DBH (cm)	15	15	31	28	31	12	24	12
ASPEN - Age (years)	36	24	50	49	47	37	36	27
OAK - DBH (cm)				13		29	26	18
OAK - Age (years)				32		82	78	66
Total Polygon Area (m2)	2188	3383	4015	2639	2316	5057	2630	2738
Area of Trails (m2)	44	171	240	27	139	334	392	82

Proportion of Trails (%)	2	5	6	1	6	7	15	3
Area of Trails & Encroachment Area (m2)	73	269	409	45	263	521	594	136
Proportion of Trails and Encroachment (%)	3	8	10	2	11	10	23	5
Min elevation (m)	233	232	232	233	232	232	232	233
Min elevation (feet)	763	762	762	763	763	763	762	763
Max elevation (m)	233	233	233	233	233	233	233	233
Max elevation (feet)	763	763	763	764	763	764	764	765
Average elevation (m)	233	232	232	233	233	233	233	233
Average elevation (feet)	763	762	762	764	763	763	763	764

One invasive species, common buckthorn, a species able to tolerate saturated soils, was present in several of the potential community park greenspace polygons characterized, and most predominately present in A, F, C, B. **Photograph 5** illustrates common buckthorn identified in polygon option B. Common buckthorn leaves come out early in spring and remain on the plant until late fall which shades out most native plants resulting in common buckthorn becoming the dominant vegetation species in areas where it presides (Tree Canada, 2017). Common buckthorn fruits, leaves, and bark are cathartic (purging) to most animals but birds eat them readily. Birds are largely responsible for the spread of common buckthorn since the seeds within the fruit pass through the bird without damage (Tree Canada, 2017).

In all polygons, trembling aspen *(Populus tremuloides*) was the dominant tree species. In several polygons, bur oak was present, most notably present in polygon options H, G, and F. Only in polygon option C was there the presence of young ash (*Fraxinus pennsylvanica*) trees (**Photograph 6**).

Photo 5: (UTM Y 5523458.7 UTM X 631512.3) Example of Common Buckthorn presence in potential greenspace polygon B on October 11, 2017



Photo 6: (UTM Y 5523499.9 UTM X 631361.7) Example of young Ash presence in potential greenspace polygon C on October 11, 2017



7 COMMUNITY PARK GREENSPACE OUTLOOK

Given the potential development of the Fulton Grove transit-oriented residential community, the site will be dominated by human land uses and human activity. The Fulton Grove community park greenspace will support human walking, dog walking, and potentially house a children's playground. The development of the Project Footprint Area in conjunction with adjacent construction and property development, variations in site elevation are anticipated. In light of these dynamics, shifts in current greenspace vegetation characteristics are anticipated to occur over time.

7.1 Greenspace Future Use & Vegetation Characteristics

Currently, aspen is the dominant tree species in all community park greenspace polygon options. The oldest aspen trees are located in polygons in the southern portion of the Project Footprint Area and the older oak are located in the northern portion of the Project Footprint Area. In several of the community park greenspace polygon options, common buckthorn presides. Only in one polygon, community park greenspace polygon option B was there the presence of young ash trees, a third tree species noted over and beyond aspen and oak. Polygons with higher elevation currently house more oak.

Past use of the Project Footprint Area as a recreational space for human and dog walking activities has led to the introduction of invasive/non-native vegetation species and bolstered their spread within the forested area of the site, reducing overall ecological integrity. Regardless of the community park greenspace location and polygon configuration, future use of the greenspace area for human and dog walking related activities will have an effect on invasive species dynamics along trail corridors and result in shifts in vegetation characteristics (Adkison & Jackson, 1996). Trail networks within the retained greenspace will result in soil erosion, soil compaction, and vegetation trampling by human and dog walking related activities (Adkison & Jackson, 1996).

Given the intended use of the retained greenspace is aimed to support local community member recreation by way of human and dog walking activities and potentially accommodate a children's playground, the overall ecological integrity of the retained greenspace polygon will be subject to impact and diminish in quality. In all polygon options, the retained greenspace site will be isolated, surrounded by residential homes, a road network, rapid transit way, and a railway and void of habitat connectivity. These factors in combination with human disturbance and human pressures will result in vegetation characteristics shifts and reduce the overall functionality of the site as favorable wildlife habitat.

7.2 Elevation

The Project Footprint Area is set to undergo potential transformation into a transit-oriented residential community. Consequently, the current elevation within the Project Footprint Area will change dramatically, in some areas up to 3 meters.

Further, the Regional Parker Lands Major Re-Development Area is presently undergoing development through a series of regional concurrent projects including the City of Winnipeg's Stage 2 Rapid Transit Corridor, the Waverly Street Underpass, as well as the Project Footprint Area residential development. Significant changes to the overall site topography are expected to occur including modification to the past drainage regimes. As regional elevation patterns are modified, over time, these elevation changes will result in changes to soil saturation levels and shifts within the vegetation community diversity.

8 SUMMARY

Several potential locations and polygon configurations are being considered for the Fulton Grove community park greenspace area. The decision of where the community park greenspace will be located is based on a number of factors. As an aspect of this consideration, vegetation characteristics were investigated including the current trail network, elevation, tree stand diversity, tree age, and the presence of invasive and non-native species within potential community park greenspace polygons.

Field investigations identified aspen trees as the dominant tree species in all potential greenspace polygon options with the oldest aspen trees located in the southerly portions of the Project Footprint Area. Common buckthorn, an aggressive invasive species, was prevalent in several of the greenspace polygon options, especially the southerly polygon options. This invasive species is able to thrive in saturated soils and may choke out other native vegetation reducing overall vegetation diversity in areas within which it is located. All possible community park greenspace polygons are characterized by past human trail networks with invasive/weedy species encroachment.

In all polygon options, the retained greenspace site will be isolated, surrounded by residential homes, a road network, rapid transit way, a railway and void of habitat connectivity. These factors in combination with human disturbance and human pressures will result in vegetation characteristics shifts and reduce the overall functionality of the site as favorable wildlife habitat. Resultantly, the site will undergo reduced biodiversity, invasive/non-native species introduction and spread, and lessened functionality of the site as suitable wildlife habitat.

Regardless of location or polygon configuration, given the intended use of the retained greenspace is aimed to support local community member recreation by way of human and dog walking activities and potentially accommodate a children's playground, the overall ecological integrity of the retained greenspace polygon will be subject to impact and diminish in quality.

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Appendix 1: Report Mapping



Map 1: Project Footprint Area with Pre-clearing Habitat Types



Map 2: Chronology of Potential Greenspace Classification within the Project Footprint Area



Map 3: Potential Greenspace Polygons within the Project Footprint Area



Map 4: Trail Network and Invasive/Weedy Species Encroachment within each Potential Greenspace Polygon



Map 5: Elevation within each Potential Greenspace Polygon



Map 6: Potential Greenspace Polygon Centroids



Map 7: Potential Greenspace Polygon Survey Quadrats and Sample Plot



Map 8: Locations of Sampled Trembling Aspen and Bur Oak Trees

Appendix 2: Field Data Sheet

2

VEGETATION SURVEY **Plot** A

Day 11 Month 10

UTM Zone: ____ U ____ E ____ N (NAD 83) Collected by: ____ Transect Azimuth: 20 NE °

Aspect: ____ ° Slope: ____ % Photograph Derek

Notes:

Young aspen. (pockets of dead aspen) few shrubs except for (buckthorn) Rhamnus at one end. sampling to L of tape

end. PHOTO

WPT	Species	1	2	3	4	5			Other Species	1	2	3	4	5	Mean
	Tree >2.5 m *(20- x 30-m)*														
003	Aspen 46 cm														
	74.6														
	Tall shrub 1 – 2.5 m *(2.5-m x 2.5-m)*														
	Viburnum rafflesqu.	✓	✓	✓	✓	✓									
	Dogwood	✓													
	Saskatoon	✓													
	Oak		✓												
	Nannyberry		✓		✓										
	Aspen			✓		✓									
	Buckthorn					✓									
	Ground stratum *(1-m x 1-m plots)*														

Appendix 2: Vegetation Assessment Field Data

Site	F				
Plots	5m	10m	15m	20m	25m
Common Shrub Species					
Aspen - (*Populus tremuloides*)					
Oak - (*Quercus macrocarpa*)					
Nannyberry - (*Viburnum lentago*)		X		X	X
Downy Arrow-wood - (*Viburnum rafinesquianum*)	X	X	X		
Highbush Cranberry - (*Viburnum opulus*)			X		X
Dwarf Birch - (*Betula pumila*)		X	X	X	
Green Ash - (*Fraxinus pennsylvanica*)					
Wild Red Currant - (*Ribes triste*)					
Snowberry - (*Symphoricarpus alba)*					
Dogwood		X			X
Saskatoon - (*Amelanchier alnifolia*)	X	X	X	X	X
Invasive/Exotic Species					
Common Buckthorn - (*Rhamnus cathartica*) (exotic non-native) invasive see website					X
Tartarian Hneysuckle - (*Lonicera tatarica*) (exotic non-native) likely a garden escape				X	
	DBH (cm)	Age (years)	y_proj	x_proj	
Tree Species (aged)					
Aspen	12.3	37	5523409	631482	
Oak	28.5	82	5523418	631493	
Site	A				
Plots	5m	10m	15m	20m	25m
Common Shrub Species					
Aspen - (*Populus tremuloides*)			X		X
Oak - (*Quercus macrocarpa*)		X			
Nannyberry - (*Viburnum lentago*)		X		X	
Downy Arrow-wood - (*Viburnum rafinesquianum*)	X	X	X	X	X
Highbush Cranberry - (*Viburnum opulus*)					
Dwarf Birch - (*Betula pumila*)					
Green Ash - (*Fraxinus pennsylvanica*)					
Wild Red Currant - (*Ribes triste*)					
Snowberry - (*Symphoricarpus alba)*					
Dogwood	X				
Saskatoon - (*Amelanchier alnifolia*)	X				
Invasive/Exotic Species					
Common Buckthorn - (*Rhamnus cathartica*) (exotic non-native) invasive see website					X

Tartarian Hneysuckle - (*Lonicera tatarica*) (exotic non-native) likely a garden escape					
	DBH (cm)	Age (years)	y_proj	x_proj	
Tree Species (aged)					
Aspen	14.6	36	5523392	631521	
Site	D				
Plots	5m	10m	15m	20m	25m
Common Shrub Species					
Aspen - (*Populus tremuloides*)			X		
Oak - (*Quercus macrocarpa*)					
Nannyberry - (*Viburnum lentago*)		X		X	
Downy Arrow-wood - (*Viburnum rafinesquianum*)	X	X		X	
Highbush Cranberry - (*Viburnum opulus*)					
Dwarf Birch - (*Betula pumila*)					
Green Ash - (*Fraxinus pennsylvanica*)					
Wild Red Currant - (*Ribes triste*)					
Snowberry - (*Symphoricarpus alba)*					
Dogwood			X	X	
Saskatoon - (*Amelanchier alnifolia*)	X	X	X	X	X
Invasive/Exotic Species					
Common Buckthorn - (*Rhamnus cathartica*) (exotic non-native) invasive see website					
Tartarian Hneysuckle - (*Lonicera tatarica*) (exotic non-native) likely a garden escape					
	DBH (cm)	Age (years)	y_proj	x_proj	
Tree Species (aged)					
Aspen - (*Populus tremuloides*)	28.4	49	5523358	631434	
Oak - (*Quercus macrocarpa*)	12.7	32	5523369	631446	
Site	B				
Plots	5m	10m	15m	20m	25m
Common Shrub Species					
Aspen - (*Populus tremuloides*)					
Oak - (*Quercus macrocarpa*)		X			
Nannyberry - (*Viburnum lentago*)					
Downy Arrow-wood - (*Viburnum rafinesquianum*)					
Highbush Cranberry - (*Viburnum opulus*)					
Dwarf Birch - (*Betula pumila*)					
Green Ash - (*Fraxinus pennsylvanica*)					
Wild Red Currant - (*Ribes triste*)				X	
Snowberry - (*Symphoricarpus alba)*					

Dogwood	X		X		
Saskatoon - (*Amelanchier alnifolia*)					
Invasive/Exotic Species					
Common Buckthorn - (*Rhamnus cathartica*) (exotic non-native) invasive see website	X	X	X	X	X
Tartarian Hneysuckle - (*Lonicera tatarica*) (exotic non-native) likely a garden escape					
	DBH (cm)	Age (years)	y_proj	x_proj	
Tree Species (aged)					
Aspen - (*Populus tremuloides*)	14.6	24	5523459	631512	
Site	C				
Plots	5m	10m	15m	20m	25m
Common Shrub Species					
Aspen - (*Populus tremuloides*)					
Oak - (*Quercus macrocarpa*)					
Nannyberry - (*Viburnum lentago*)					
Downy Arrow-wood - (*Viburnum rafinesquianum*)					
Highbush Cranberry - (*Viburnum opulus*)					
Dwarf Birch - (*Betula pumila*)					
Green Ash - (*Fraxinus pennsylvanica*)					
Wild Red Currant - (*Ribes triste*)					
Snowberry - (*Symphoricarpus alba)*					
Dogwood				X	X
Saskatoon - (*Amelanchier alnifolia*)					
Invasive/Exotic Species					
Common Buckthorn - (*Rhamnus cathartica*) (exotic non-native) invasive see website	X	X	X	X	X
Tartarian Hneysuckle - (*Lonicera tatarica*) (exotic non-native) likely a garden escape					
	DBH (cm)	Age (years)	y_proj	x_proj	
Tree Species (aged)					
Aspen - (*Populus tremuloides*)	30.6	50	5523511	631511	
Site	E				
Plots	5m	10m	15m	20m	25m
Common Shrub Species					
Aspen - (*Populus tremuloides*)		X	X	X	X
Oak - (*Quercus macrocarpa*)					
Nannyberry - (*Viburnum lentago*)					
Downy Arrow-wood - (*Viburnum rafinesquianum*)	X				
Highbush Cranberry - (*Viburnum opulus*)					X

Dwarf Birch - (*Betula pumila*)	X				
Green Ash - (*Fraxinus pennsylvanica*)					
Wild Red Currant - (*Ribes triste*)					
Snowberry - (*Symphoricarpus alba)*					
Dogwood	X	X		X	X
Saskatoon - (*Amelanchier alnifolia*)		X		X	X
Invasive/Exotic Species					
Common Buckthorn - (*Rhamnus cathartica*) (exotic non-native) invasive see website					
Tartarian Hneysuckle - (*Lonicera tatarica*) (exotic non-native) likely a garden escape					
	DBH (cm)	Age (years)	y_proj	x_proj	
Tree Species (aged)					
Aspen - (*Populus tremuloides*)	30.6	47	5523466	631450	
Site	H				
Plots	5m	10m	15m	20m	25m
Common Shrub Species					
Aspen - (*Populus tremuloides*)				X	
Oak - (*Quercus macrocarpa*)					X
Nannyberry - (*Viburnum lentago*)			X		X
Downy Arrow-wood - (*Viburnum rafinesquianum*)	X	X	X	X	X
Highbush Cranberry - (*Viburnum opulus*)					
Dwarf Birch - (*Betula pumila*)					
Green Ash - (*Fraxinus pennsylvanica*)		X			
Wild Red Currant - (*Ribes triste*)					
Snowberry - (*Symphoricarpus alba)*					
Dogwood	X		X		
Saskatoon - (*Amelanchier alnifolia*)	X	X		X	X
Invasive/Exotic Species					
Common Buckthorn - (*Rhamnus cathartica*) (exotic non-native) invasive see website					
Tartarian Hneysuckle - (*Lonicera tatarica*) (exotic non-native) likely a garden escape					
	DBH (cm)	Age (years)	y_proj	x_proj	
Tree Species (aged)					
Aspen - (*Populus tremuloides*)	11.5	27	5523500	631362	
Oak - (*Quercus macrocarpa*)	18.4	66	5523498	631349	
Site	G				
Plots	5m	10m	15m	20m	25m
Common Shrub Species					

Aspen - (*Populus tremuloides*)					
Oak - (*Quercus macrocarpa*)		X		X	
Nannyberry - (*Viburnum lentago*)			X	X	X
Downy Arrow-wood - (*Viburnum rafinesquianum*)		X			X
Highbush Cranberry - (*Viburnum opulus*)					
Dwarf Birch - (*Betula pumila*)					X
Green Ash - (*Fraxinus pennsylvanica*)					
Wild Red Currant - (*Ribes triste*)					
Snowberry - (*Symphoricarpus alba)*					
Dogwood	X		X		X
Saskatoon - (*Amelanchier alnifolia*)	X				
Invasive/Exotic Species					
Common Buckthorn - (*Rhamnus cathartica*) (exotic non-native) invasive see website	X	X	X	X	
Tartarian Hneysuckle - (*Lonicera tatarica*) (exotic non-native) likely a garden escape					
	DBH (cm)	Age (years)	y_proj	x_proj	
Tree Species (aged)					
Aspen - (*Populus tremuloides*)	23.6	36	5523616	631438	
Oak - (*Quercus macrocarpa*)	25.7	78	5523597	631422	

The Parker Lands Community Development: An Economic Benefits Analysis

Independent Real Estate Intelligence

April 4, 2017

Altus Group

The Parker Lands Community Development: An Economic Benefits Analysis

Prepared for:

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Prepared by:

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April 4, 2017

EXECUTIVE SUMMARY

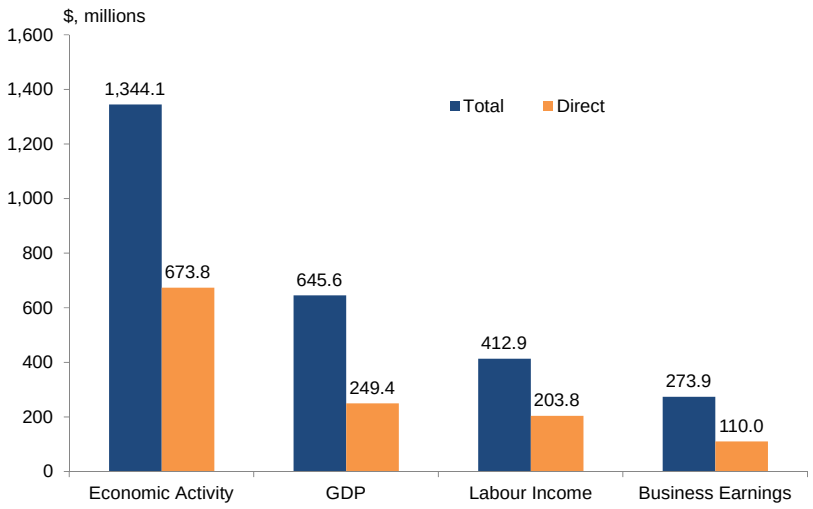
The construction of a new residential community on the Parker Lands in the City of Winnipeg will generate substantial economic benefits in terms of jobs, GDP, incomes and tax revenues for governments. In addition, it will bring a host of other benefits including revitalizing previously underutilized vacant lands in a manner consistent with the goals outlined in the OurWinnipeg development plan.

BENEFITS FROM CONSTRUCTION & DEVELOPMENT

Construction and development activities related to the proposed development will create the following benefits in terms of economic impact upon full completion:

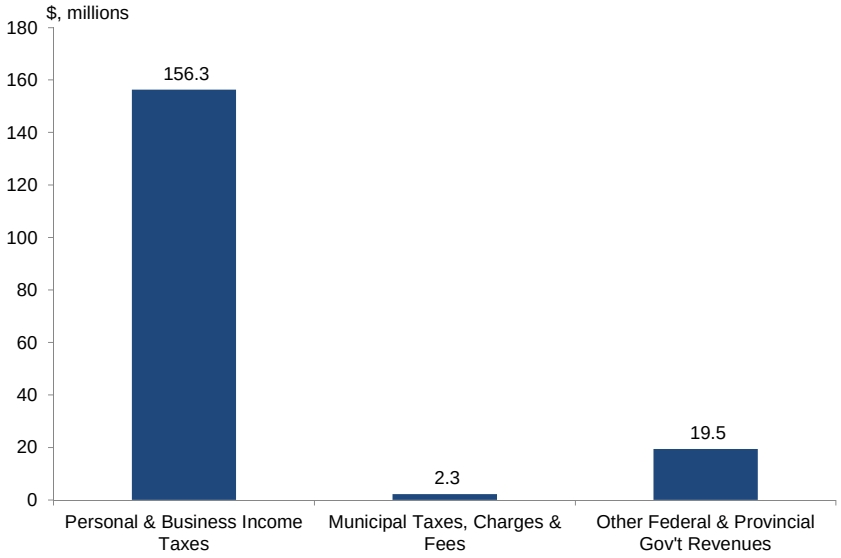
- About **$1.3 billion in economic activity** - $674 million of which is direct economic activity;
- About **$650 million in net contribution to GDP**;
- About **7,435 person-years of employment**;
- About **$415 million in income** for households;
- Some **$270 million in business operating earnings**; and
- **$178 million in tax revenues**, generated across all levels of government.

Economic Benefits Accruing From Construction & Development Activities



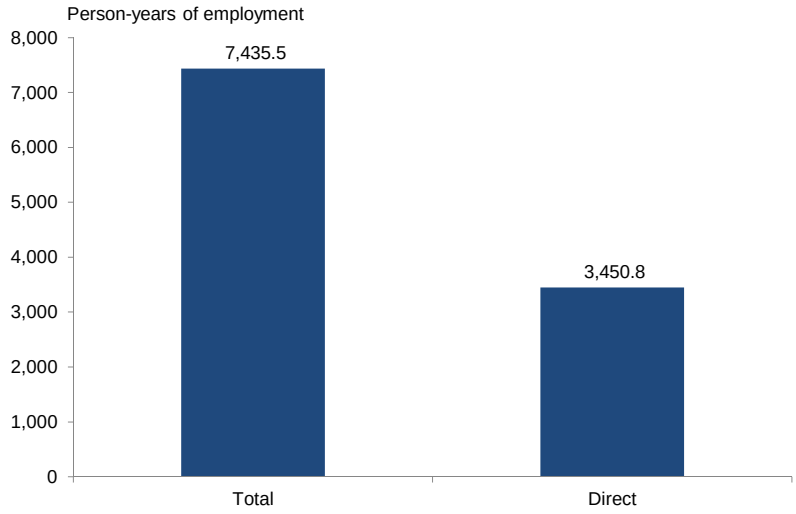
Source: Altus Group Economic Consulting based on Statistics Canada's I/O Model

Government Revenues Generated From Construction & Development Activities



Source: Altus Group Economic Consulting based on Statistics Canada's I/O Model and other sources

Jobs Generated From Construction and Development Activities



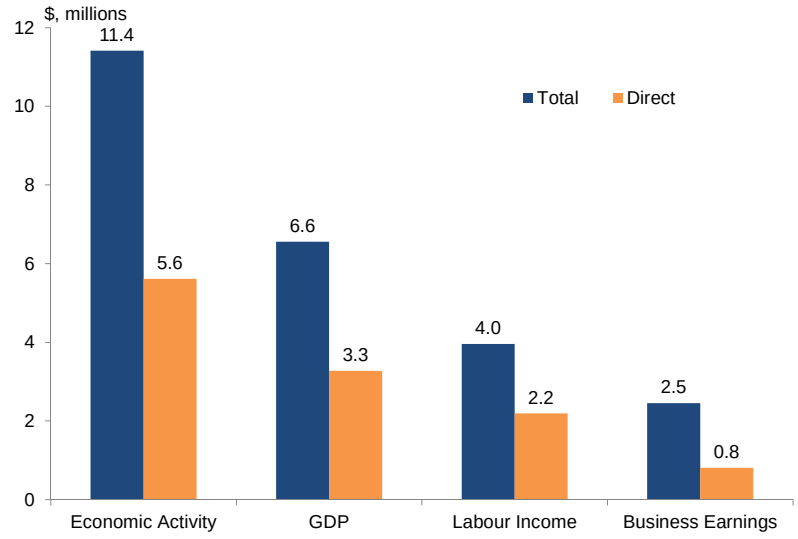
Source: Altus Group Economic Consulting based on Statistics Canada's I/O Model

BENEFITS FROM ON-GOING OPERATIONS

Altus Group estimates that the economic benefits generated from the on-going operation of this newly created development (for a single-year) amounts to:

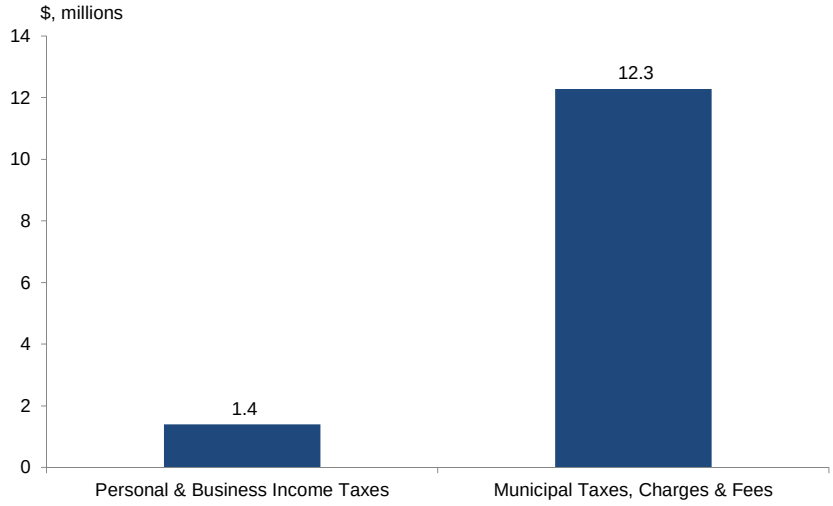
- Over **$11 million in economic activity**;
- About **$6.6 million in net contribution to GDP**;
- **75 person-years of employment**;
- About **$4 million in income** by households;
- **$2.5 million in operating business earnings**; and
- **$14 million in tax revenues**, generated across all levels of government.

Economic Benefits Accruing from On-Going Operations



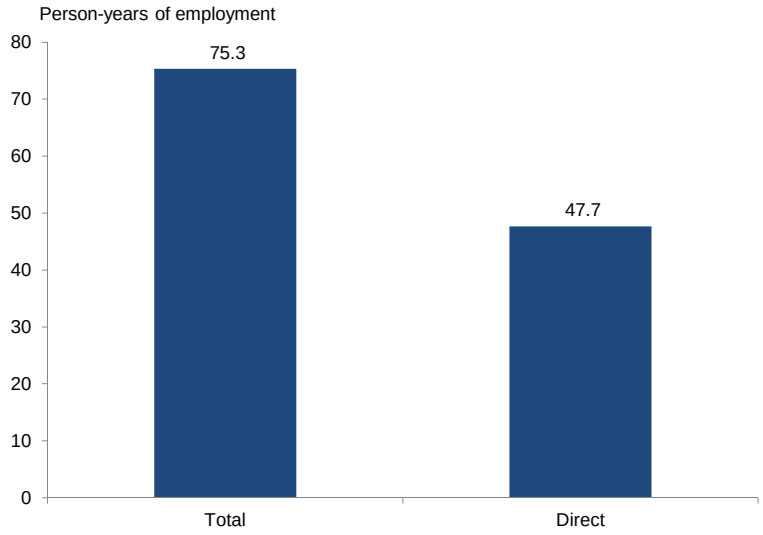
Source: Altus Group Economic Consulting based on Statistics Canada's I/O Model

Government Revenues Generated From On-Going Operations



Source: Altus Group Economic Consulting based on Statistics Canada's I/O Model

Jobs Generated From On-Going Operations



Source: Altus Group Economic Consulting based on Statistics Canada's I/O Model

The proposed development will provide other benefits:

- The redevelopment of the Parker Lands help **transform an older, underutilized part of the City** by repurposing a largely vacant land parcel into a vibrant, modern neighbourhood with significant park space served by a brand new rapid transit station;
- The development will help **support development goals** set out in the City of Winnipeg's *OurWinnipeg* development plan;
- Some **3.87 acres of natural park space** will be retained in the proposed development allowing local residents in the district the opportunity to benefit from improved physical and psychological health;
- The transit-oriented nature of the proposed development will also generate benefits, **including reduced automobile usage and improved health**;
- The creation of new residential units will help the City **manage its anticipated population growth**;
- The development represents a **significant infusion of new population** into the River-Heights Fort-Garry ward, which has not seen significant population growth in many years; and
- An estimated **$62.5 million of potential retail expenditure** will be introduced into the local ward and beyond, providing a tremendous boost to the many retailers and personal service providers that surround the site.

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1 INTRODUCTION

6165347 Manitoba Inc. approached Altus Group Economic Consulting to undertake an analysis of the economic benefits arising from the construction and operation of a new residential development in the City of Winnipeg.

1.1 BACKGROUND

In 2008, Altus Group was retained by the City of Winnipeg to prepare a comprehensive employment lands strategy[1]. In the report it was found that the City has an employment land supply of some 1,210 acres that encompasses some 760 acres of vacant parcels and an additional estimated 450 acres of lands considered available for development with existing occupied, but underutilized lands.

The report noted that the Parker Lands had some 96.8 net acres of vacant land. It was recommended that:

"*the Parker Industrial Area be redesignated to a Neighbourhood Policy Area in view of its unsuitability for development as employment lands.*" (pg. 56)

The City of Winnipeg retained Altus' recommendation, designating the Parker Lands as a Major Redevelopment Site (MRS) under the *OurWinnipeg* development plan. *OurWinnipeg* is the current official development plan guiding growth and change for the City of Winnipeg over a 25-year period.

According to *OurWinnipeg*:

"Major Redevelopment Sites will provide transformative opportunities for the development of complete communities with significant residential and employment densities and attractive urban design, capitalizing on vacant or underutilized sites within the existing urban fabric." (OurWinnipeg pg. 37)

In 2009, a vacant land parcel was acquired within the Parker Lands with the intention of transforming it into a major new residential community. This presents a significant opportunity to revitalize an older, underutilized part of the City by repurposing a largely vacant land parcel into a vibrant, modern neighbourhood with significant park space, serviced by a brand new transit line.

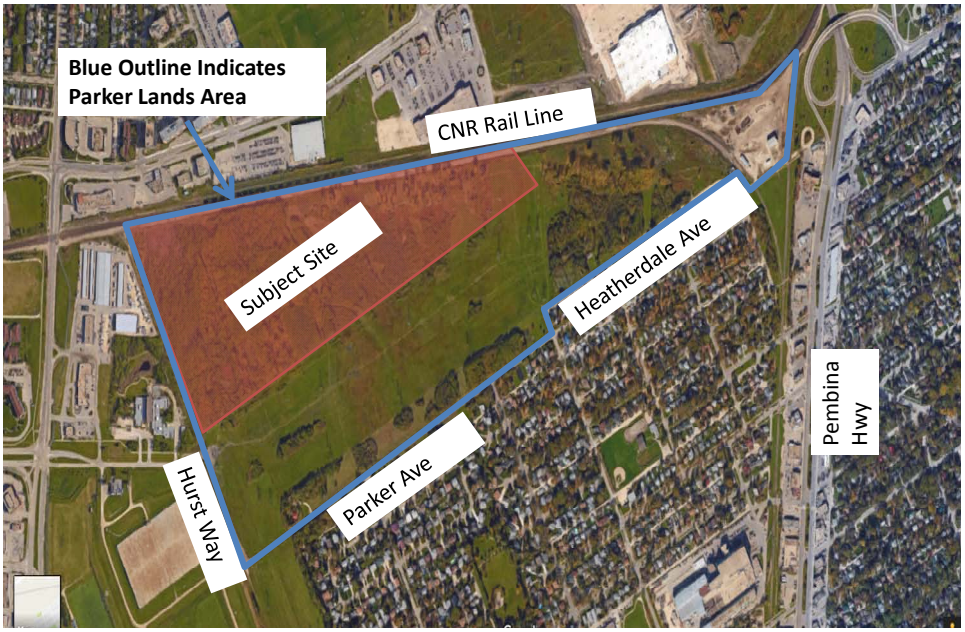
[1] Altus Group, *City of Winnipeg Comprehensive Employment Lands Strategy*, March 2008

1.2 THE PARKER LANDS

The subject site is located on the Parker Lands, situated west of the Pembina Highway, south of the CNR rail line, north of Parker Avenue and Heatherdale Avenue and east of Hurst Way (Figure 1).

Figure 1

Subject Site



Source: Client

Uses surrounding the Parker Lands include:

- Commercial uses to the west;
- Commercial and residential uses to the north;
- Residential uses to the south and;
- Commercial uses to the east.

1.3 THE SUBJECT SITE

A new residential community is planned for the subject site, with some convenience-oriented retail developed to serve new site residents.

The site is planned to include:

- 240 single-family, low-to-medium density units;
- 1,502 multi-family, high-density units;
- New commercial space;
- Some 1,448 new parking spaces;

- 3.87 acres of forest preserved from the current Aspen Forest; and
- Local roads;

In addition, Hurst Way will be extended eastwards into the site (Figure 2).

Figure 2 **Subject Site – Development Plans**



Source: Client

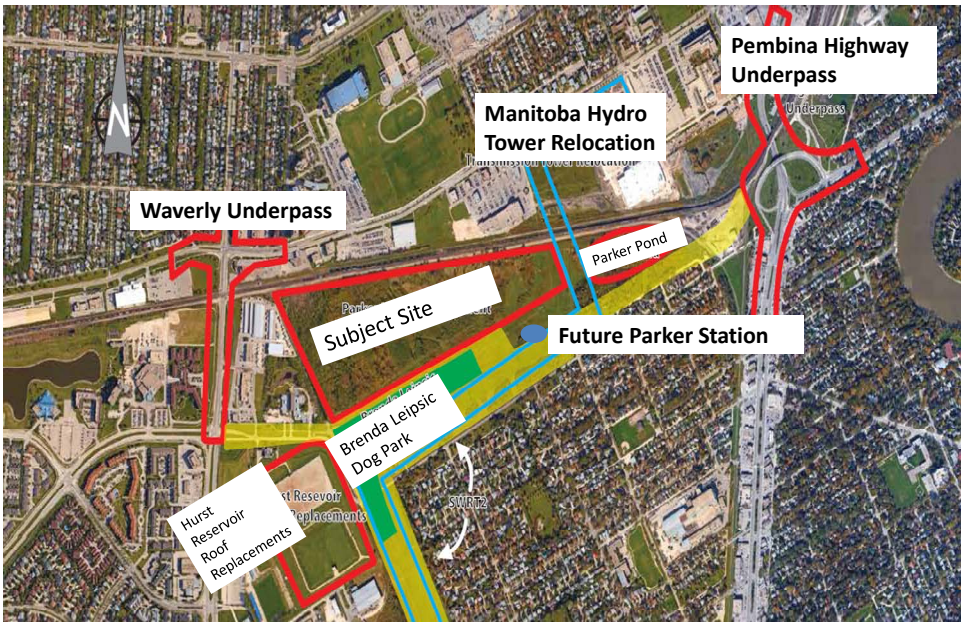
1.4 PUBLIC INVESTMENTS SURROUNDING THE SUBJECT SITE

Significant public investments that are/will be undertaken near the subject site include:

- A deep-water retention pond in the Parker Lands at a cost of $75-$90 million;
- The renewed Brenda Leipsic dog park in the Parker Lands;
- The new $155 million Waverly Underpass;
- The Hurst Reservoir roof replacement project; and
- A Manitoba Hydro transmission tower relocation (Figure 3);

Figure 3

Parker Lands and Nearby Major Projects Under Development



Source: Client

1.4.1 New Transit Station

A new Bus Rapid Transit (BRT) station will be constructed south of the subject site in the Parker Lands. The station is part of the $467 million[2] Southwest Rapid Transitway (Stage 2) and Pembina Highway Underpass Project, on which construction began in August 2016 and is expected to be complete in 2019[3].

The project involves the completion of Stage 2 of the Southwest Transitway, the development of new transportation infrastructure as well as the renewal and expansion of the Pembina Underpass[4].

1.5 ECONOMIC BENEFITS ASSESSED

This report analyzes economic benefits stemming from the new community. The benefits are generated by:

[2] Plenary Group, *Plenary Reaches Financial close on Winnipeg Southwest Rapid Transitway Project*, June 2016. Retrieved from http://plenarygroup.com/news-and-media/news-articles-and-press-releases/2016/plenary-reaches-financial-close-on-winnipeg-southwest-rapid-transitway-project.html

[3] Winnipeg Transit, *Rapid Transit Continues Moving Forward, Preferred Bidder Selected to Construct Southwest Rapid Transitway; Functional Study to be Undertaken for Second Rapid Transit Corridor*, City of Winnipeg, May 13, 2016.

[4] Ibid.

- **The construction of the project**: The construction of the proposed residential community would contribute significantly to Winnipeg's economy and generate substantial "spinoff" benefits; and
- **The ongoing operations of the property**: Main activities related to the on-going operation of the community include maintaining the property, leasing and property management, budgeting improvements and maintaining records. In addition, the new employment accommodated by the commercial uses of the development would generate further economic benefits.

Several measures of economic benefits are assessed in this report:

- **Economic Activity:** the volume of goods and services consumed related to the proposed development, including indirect and induced benefits;
- **Contribution to GDP:** the value added component of the economic activities, a measure of the contribution to Gross Domestic Product from the construction and on-going activities of the proposed development;
- **Jobs**: The number of jobs (person-years of employment) directly and indirectly tied the development, including induced jobs;
- **Income**: The volume of income generated through the construction and operation of the proposed development and income earned by households through wages and other earnings;
- **Taxes, levies and charges**: Estimated taxes, levies and charges generated through construction and on-going operations of the development for all levels of government. Government revenues created from the construction of the development include sales taxes, land transfer taxes, labour and business income taxes, development charges and building permit fees. Government revenues generated from the on-going operations of the facility include property taxes collected from tenants as well as those collected from labour and business income; and
- Other related benefits.

This report presents a review of these estimates. It measures the magnitude of economic benefits to the community from both the construction of the development along with its on-going operation.

This study relies on analysis from the Input Output Model of the Canadian Economy, which is maintained by Statistics Canada.

2 CONTEXT BEHIND ECONOMIC IMPACT ANALYSIS

This report presents analysis on economic impacts from the construction and operation of the new community. These economic benefits are estimated using the Input-Output Multiplier Model developed and maintained by Statistics Canada.

The impact of the construction and on-going operation of the new community will take three principal forms:

- The **Direct Production and Jobs Generated** by expenditures on project construction, and those related to the on-going operation of the development;
- The **Indirect Production and Jobs Generated** from the demand for materials and services used in the direct round of activities. These indirect impacts also include the subsequent rounds of indirect impacts[5]; and
- In addition to the direct and indirect economic production impacts, many economists point to a third round of **"Induced" Economic Impacts** from an economic event. This third round of impacts acknowledges that the increased production in the direct and indirect rounds will itself spur further positive economic effects through the labour income it creates that ultimately stimulates further economic activity through personal consumption. For example, people directly employed (such as construction workers) will spend part of their income on consumption items such as food, rent or recreation, thus supporting jobs in the economy.

[5] For example, for the residential construction – the first round of indirect impacts are jobs created by companies supplying goods or services to the construction process – such as a lumber company – and the second round would be jobs created by companies supplying goods or services to the lumber company – such as the logging companies. Subsequent rounds of impact would be those jobs generated even earlier in the production chain. The same "rounds" of indirect impact also relate to the on-going operations of the development, where the first indirect round would include firms who supply the retailers who will be utilizing the commercial space in the development, who in turn consume other goods and services.

3 ESTIMATED ECONOMIC BENEFITS

3.1 ECONOMIC BENEFITS ASSOCIATED WITH CONSTRUCTION AND DEVELOPMENT ACTIVITIES

Construction and development activities related to the project will deliver tremendous economic benefits by generating:

- About **7,435 person-years** of direct, indirect and induced employment;
- About **$1.3 billion** in direct, indirect and induced economic activity;
- About **$650 million** in net contribution to GDP;
- About **$415 million** in personal income tied to the creation of direct, indirect and induced jobs;
- Some **$270 million** in operating business earnings; and
- Some **$178 million** in tax revenues and other charges for various levels of government (Figure 4).

Figure 4

Estimated Economic Benefits of New Mixed-use Development: Construction and Development Activities

	Direct	Indirect	Induced	Total
Economic Activity ($millions)	673.8	415.8	254.5	1,344.1
Gross Domestic Product ($millions)	249.4	238.1	158.1	645.6
Number of Jobs*	3,450.8	2,554.6	1,430.1	7,435.5
Wages ($millions)	203.8	139.3	69.8	412.9
Business Earnings ($millions)	110.0	90.6	73.3	273.9
Tax Revenue ($millions)				
Personal & Business Income Taxes				156.3
Municipal Taxes, Charges & Fees				2.3
Other Government Revenues (Land Transfer Taxes, GST & PST)				19.5
Total Government Revenues				**178.1**

* Person-years of employment

Source: Altus Group Economic Consulting based on Statistics Canada Input / Output Model and Other Sources

3.2 ECONOMIC BENEFITS ASSOCIATED WITH ON-GOING OPERATIONS

The ongoing operation of the proposed development (for a single-year) will generate:

- Approximately **75 person-years** of direct, indirect and induced employment;
- About **$11 million** in direct, indirect and induced economic activity;
- Some **$6.6 million** in total net contribution to GDP;
- About **$4 million** in personal income from the creation of direct, indirect and induced jobs;
- Some **$2.5 million** in total operating business earnings; and
- Approximately **$14 million** in property, business and income tax revenues for all levels of government (Figure 5).

Figure 5

Estimated Economic Benefits of New Residential Development: On-going Operations (Single-Year)

	Direct	Indirect	Induced	Total
Economic Activity ($millions)	5.6	3.2	2.6	11.4
Gross Domestic Product ($millions)	3.3	1.8	1.5	6.6
Number of Jobs*	47.7	15.6	12.0	75.3
Wages ($millions)	2.2	1.1	0.7	4.0
Business Earnings ($millions)	0.8	0.9	0.7	2.5
Tax Revenue ($millions)				
Personal & Business Income Taxes				1.4
Municipal Taxes (Property Taxes)				12.3
Total Government Revenues				**13.7**

* Person-years of employment

Source: Altus Group Economic Consulting based on Statistics Canada Input / Output Model and Other Sources

4 OTHER BENEFITS

4.1 PLANNING AND POLICY

4.1.1 OurWinnipeg

According to Section 01-1 of the *OurWinnipeg* development plan:

…complete communities should provide a range of housing options to accommodate various incomes, household types, abilities and stages of life…offering choices from traditional, single-family neighbourhoods to more dense forms of urban housing and new neighbourhoods…

The development will provide dwelling units in various densities from single-family houses to multi-unit residential buildings, and a range of tenures including rental, freehold owner and condominium to serve the needs of people from different age groups, household types and income levels. This community will provide the type of new, complete community envisioned by the *OurWinnipeg* plan.

4.1.1.1 Complete Communities

Complete Communities, one of four Direction Strategies supporting *OurWinnipeg*, is adopted as the City's land use and development guide. According to *Complete* Communities, the Parker Lands MRS should be developed following principles that:

- Support rapid transit and high-frequency transit service by encouraging higher density residential and higher intensity commercial and mixed uses within the centre of the development. These will be focused on major transit stops;
- Create strong, multi-modal and active transportation linkages;
- Promote development in accordance with Transit Oriented Development (TOD) principles;
- Promote development in accordance with Universal Design and Crime Prevention Through Environmental Design (CPTED) policies; and
- Mitigate any negative impacts new development may have on neighbouring streets, parks and properties.

The subject site and surrounding developments within the Parker Lands MRS comply with the above principles, and will help create complete communities in the City as:

- The previous Hydro Corridor will be transformed to accommodate public uses including the new Southwest Rapid Transit (SWRT) lines and the renewed Brenda Leipsic Dog Park;
- There will be an 18-hour activity zone around the SWRT station, formed by high-density residential buildings with active commercial on ground floors, a Station Plaza, nature parks, active transportation paths and various seasonal uses;
- The development will follow the Guidelines for New Development in Proximity to Railway Operations (May 2013), prepared for the Federation of Canadian Municipalities and the Railway Association of Canada;
- Following CPTED policies, the development will create public spaces that are visible to passers-by, have entrances accessible from the public pedestrian realm and have ground floors that offer a high degree of transparency; and
- New construction will be far enough from the existing neighbourhoods to avoid any negative impacts. Existing trees will be retained, and paths through parks will be universally accessible to minimize impacts on the existing natural environment.

4.1.2 Transportation Master Plan

Rapid transit is stated as an essential component for Winnipeg's on-going growth in the OP. The development of the Southwest Rapid Transitway is recognized as an initial priority in the Transportation Master Plan (TMP). According to the TMP, ridership is projected to be 1,800 passengers per hour at peak hours in the Southwest corridor, and an average density of 76 persons plus jobs per hectare is required to support the rapid transit on the corridor by 2031.

According to the City's TMP:

A key goal in OurWinnipeg is to accommodate a greater proportion of the City's future growth within the existing built boundary. This would be accomplished through redevelopment and intensification in the City's transit-supportive land-use areas: the downtown, mixed-use centres, mixed-use corridors and major

redevelopment sites…In addition, increased density will be needed to justify major transportation investments such as rapid transit.

As a transit-oriented development (TOD) in a MRS that will create 1,742 dwelling units accommodating new a population base, the development is consistent with a key goal set out in the TMP. This is because the increase in density will contribute towards the viability of the SWRT line by boosting ridership and supporting TOD in Winnipeg. Additionally, a well-designed pedestrian network will ensure that the majority of new residents will be within 400m walking distance of the SWRT station, integrating the SWRT corridor as a part of the site.

Additionally, the TMP states that,

A key underlying goal of the transportation plan is to expand the range of travel options that are available to residents, workers and visitors, and to ensure that people are not dependent on one single mode.

The new residential community helps achieve the above goal by providing a network of roads, rapid transit corridors, active transportation routes, pedestrian paths and public spaces to new residents, current residents of nearby neighbourhoods and users of other parts of the Parker Lands. By offering greater access and options for walking, cycling and transit, the proposed development will help build more healthy, livable and socially active communities.

4.2 BENEFITS OF OPEN SPACE

The subject site will retain some 3.87 acres of natural parkland which will be visible and accessible to residents. Additionally, the Parker Lands MRS will be redeveloped to include parks dedicated to both leisure and nature. As part of the redevelopment of the Parker Lands MRS, the Brenda Leipsic Dog Park will be renewed to include new walking paths and activity areas.

Parks are an essential component of any city, offering a broad range of leisure and recreation opportunities, transportation routes and places for residents to experience nature and interact with each other[6]. They also have a variety of health benefits[7] including:

[6] Sherer, P. *The Benefits of Parks: Why America Needs More City Parks and Open Space*. The Trust for Public Land, 2006.

[7] Geis, E. *The Health Benefits of Parks*. The Trust for Public Land, 2006.

- Increased frequency of exercise;
- Improved psychological health;
- Improved social health of communities through making cities more liveable; and
- Mitigating air pollution;

Studies also show clear positive impacts of urban park space and property values. The presence of trees has been found to increase the selling price of a residential unit from 1.9%[8] to 7%[9]. Additionally, studies have found that park space has a positive impact on property values, particularly for those located 1 km or closer to the park[10].

4.3 BENEFITS OF TRANSIT ORIENTED DEVELOPMENT

There are substantive benefits associated with transit-oriented development[11]:

- Those living close to a transit station drive less as their needs can be fulfilled without driving, thereby creating fewer negative impacts from their driving (pollution, noise, congestion);
- These individuals' increased use of public transit generates increased revenue for transit agencies; and
- Those living near transit stations tend to be more frequent walkers, which has health benefits;

Regarding the first point, the reduction of driving by those living close to transit stations would generate savings in vehicle operating and ownership costs. According to a 2013 study by the Canadian Automobile Association (CAA)[12], the costs of operating a vehicle (including fuel, maintenance and tires) is roughly $0.15 per kilometre driven. Furthermore, according to the CAA study, there are also fixed costs of automobile ownership, amounting to $6,500 per year (including insurance, license and registration, depreciation and interest on car loans).

[8] Dombrow et al. *The Market Value of Mature Trees in Single-Family Housing Markets*. Appraisal Journal, January 2000.

[9] Payne, B.R. *The Twenty-nine Tree Home Improvement Plan.* Natural History, 1973.

[10] Smith, D. *Valuing Housing and Green Spaces: Understanding Local Amenities, the Built Environment and House Prices in London.* Greater London Authority: London, U.K., September 2010.

[11] Noland et al., *Measuring Benefits of Transit Oriented Development*. Mineta National Transit Research Consortium, 2014.

[12] Canadian Automobile Association. *Driving Costs.* Canadian Automobile Association, 2013

Reduced driving would also improve the health of the environment. Studies have indicated that each automobile kilometre travelled generates 0.23 kg of CO^2 emissions, and the cost of CO^2 emissions for each kilometre driven is $0.01[13].

4.4 ACCOMMODATING GROWTH

According to the City of Winnipeg, the population of the City is anticipated to increase by some 200,000 individuals from 2015-2040[14]. The proposed development will include some 1,742 new residential units. These new units are estimated to accommodate some 4,180 persons[15]. As a result, the development of this new property will be a key contributor in helping manage the City's anticipated population growth.

4.4.1 Ward Revitalisation

The development will attract over 4,000 new residents to the River-Heights Fort-Garry ward in the City of Winnipeg. Census of Canada data shows that the ward's population has grown by only 270 individuals from 2001 – 2011, or 0.6% per year.

The population of the ward was 4,649 in 2011. This development will result in the ward's population growing by a substantial 95% from its 2011 level, thereby helping to substantially revitalize a mature area in the City.

This new population will also introduce new expenditure potential to the local area and beyond. Statistics Canada's data implies that Manitoba residents spent an estimated $14,953 per person on retail expenditures in 2016[16]. A new population of 4,180 individuals implies that a substantial $62.5 million in new retail expenditures per year could be introduced into the local ward and beyond. This will help strengthen the planned and existing commercial structures in proximity to the Parker Lands.

[13] Region of Waterloo, City of Kitchener et. al. *Innovative Regional Economies and Strategic Infrastructure.* Region of Waterloo, April 2015

[14] City of Winnipeg, *City of Winnipeg Population, Housing and Economic Forecast*. City of Winnipeg, 2016

[15] These estimates are formulated using persons per unit housing estimates contained in the 2011 Census of Canada.

[16] This figure is estimated using Statistics Canada's Retail Trade Survey and the 2016 Census of Canada population estimate for Manitoba.

5 CONCLUSIONS

The construction of a new residential community on the Parker Lands in the City of Winnipeg will generate substantial economic benefits in terms of jobs, GDP, incomes and tax revenues for governments. In addition, it will bring a host of other benefits including revitalizing previously underutilized vacant lands in a manner consistent with the goals outlined in the OurWinnipeg development plan.

Construction and development activities related to the proposed development will create the following benefits in terms of economic impact upon full completion:

- Over **$1.3 billion** in economic activity - **$674 million** of which is direct economic activity;
- About **$650 million** in net contribution to GDP;
- About **7,435** person-years of employment;
- Nearly **$415 million** in income for households;
- Some **$270 million** in business operating earnings; and
- **$178 million** in tax revenues, generated across all levels of government.

It is estimated that the annual economic benefits generated from the on-going operation of the newly created commercial facilities as well as from the management of the property amounts to:

- **$11 million** in economic activity;
- Some **$6.6 million** in total net contribution to GDP;
- About **75 person years** of employment;
- Some **$6.5 million** in labour income and business operating earnings; and
- About **$14 million** in tax revenues generated across all levels of government.

Other benefits include:

- The redevelopment of the Parker Lands will help transform an older, underutilized part of the City by repurposing a largely vacant land parcel into a vibrant, modern neighbourhood with significant park space served by a brand new rapid transit station;

- The development will help support development goals set out in the City of Winnipeg's *OurWinnipeg* development plan;
- Some 3.87 acres of natural park space will be retained in the proposed development allowing local residents in the district the opportunity to benefit from improved physical and psychological health;
- The transit-oriented nature of the proposed development will also generate benefits, including reduced automobile usage and improved health;
- The creation of new residential units will help the City manage its anticipated population growth;
- The development represents a significant infusion of new population into the River-Heights Fort-Garry ward, which has not seen significant population growth in many years; and
- An estimated $62.5 million of potential retail expenditure will be introduced into the local ward and beyond, providing a tremendous boost to the many retailers and personal service providers that surround the site.

Parker Lands

Parker Lands MRS

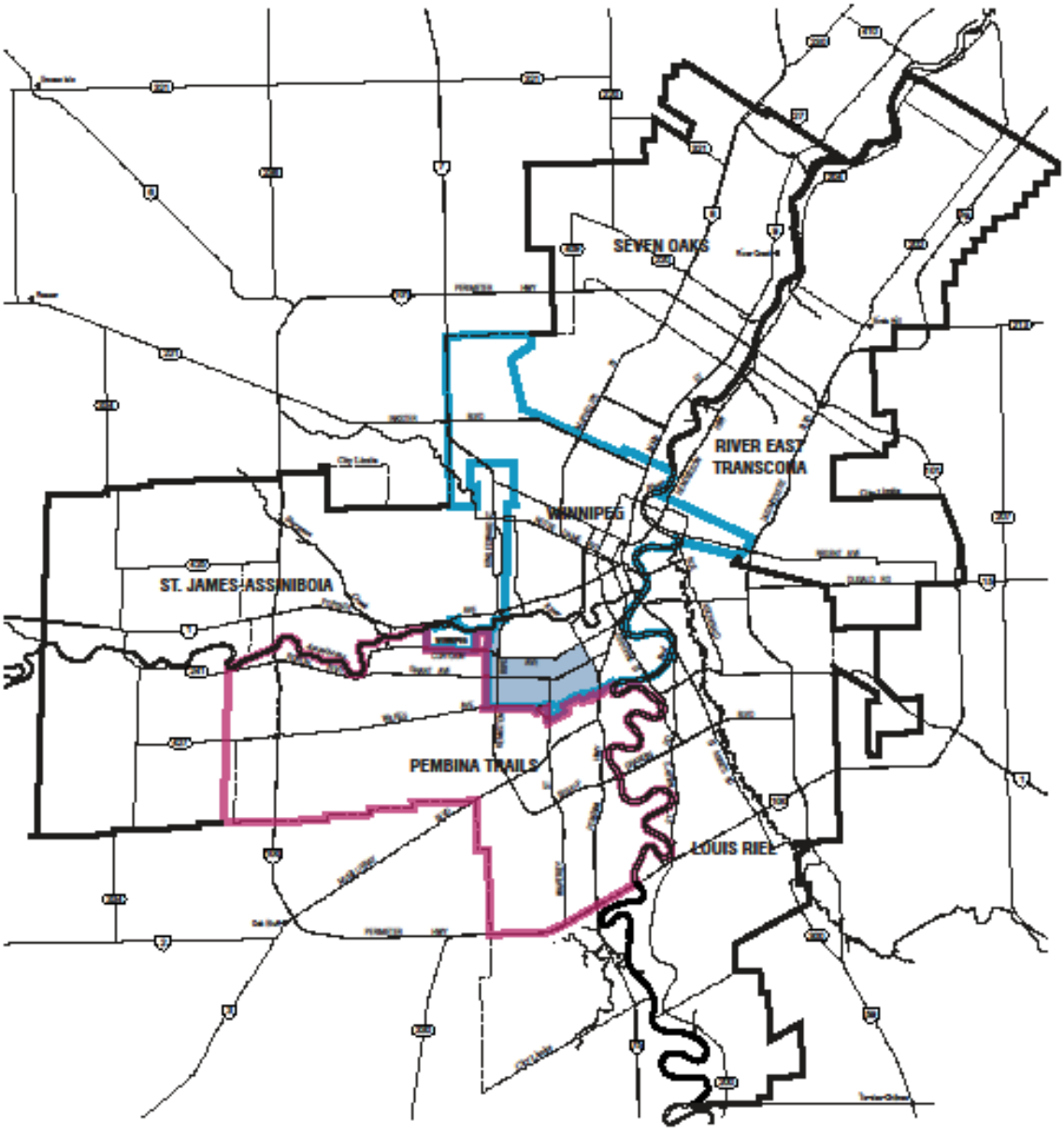
Primary and Secondary Schools Analysis



GEM EQUITIES INC.

3/1/2017

Department of Education
WINNIPEG SCHOOL DIVISIONS



Cartography by: Manitoba Conservation, GeoManitoba, 2012.

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PARKER LANDS Major Redevelopment Site

Primary and Secondary Schools Analysis

Introduction

The Parker Lands Major Redevelopment Site are situated in south central Winnipeg and have the distinction of being located in close proximity to the boundaries of two School Divisions: the Winnipeg School Division and Pembina Trails School Division.

School Division Location

The catchment area for the future children in the Parker Lands Major Redevelopment Site would be the Winnipeg School Division, Ward 1 (see map on the following page for Ward location within the City and existing schools within the neighbourhood).

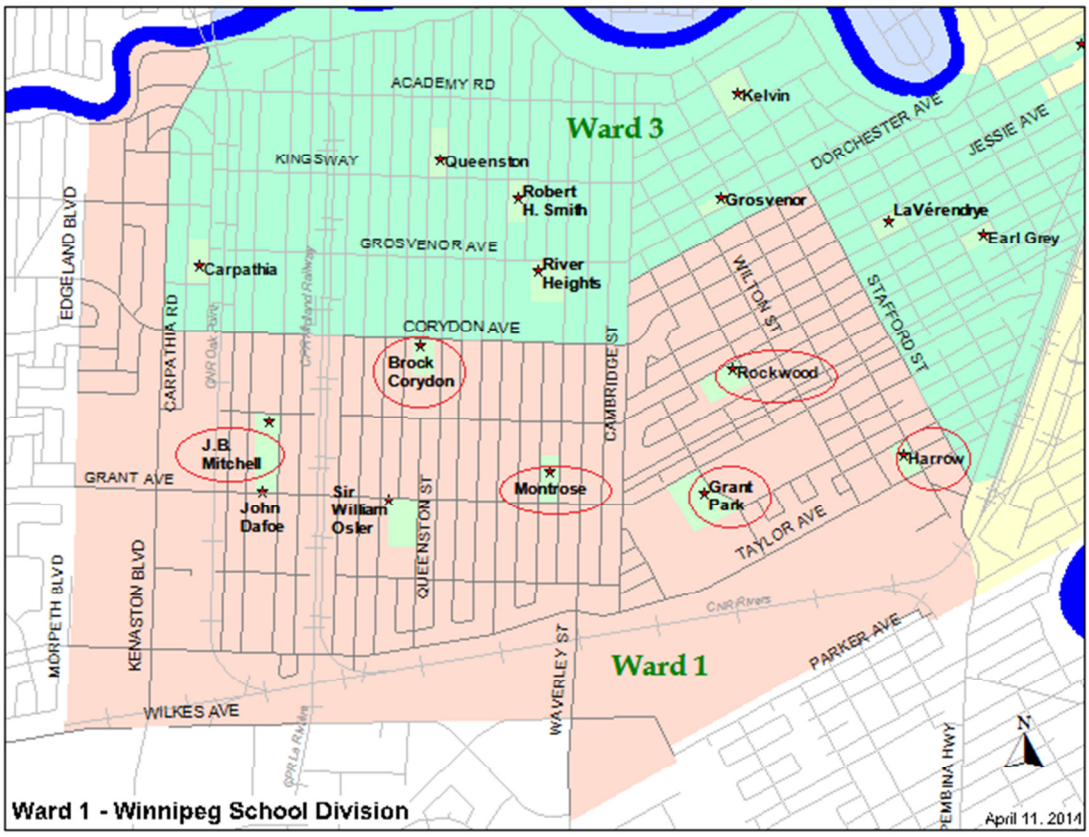
The boundaries of the Ward 1 School Division are Wilkes and Parker Avenues acting as the southern boundary, Morpeth and Edgeland Boulevards to the west, Corydon and Dorchester Avenues to the north and Stafford Street and Pembina Highway as the easternmost boundaries.

Schools within the Ward

The Parker Lands technically fall within the Winnipeg School Division, Ward 1. Schools located within this district are Brock Corydon (N-6), Grant Park High School (7-12), Harrow (N-6), J.B. Mitchell (N-6), Montrose (N-6) and Rockwood School (N-6).

All of these schools, however, are to the north of the CNR Rivers Mainline tracks which acts as a strong buffer and barrier for the Plan Area and could prove difficult and dangerous for young students and children to walk to school.

Winnipeg School Division, Ward 1



Ward 1 includes the following Schools:

Brock Corydon (N-6)	Grant Park High (7-12)
Harrow (N-6)	J. B. Mitchell (N-6)
Montrose (N-6)	Rockwood (N-6)
Sir William Osler (N-2)	

Boundary Description:

From South Division boundary (Wilkes Ave), north on extension of Morpeth Blvd, north along Morpeth Blvd, continue north along Edgeland Blvd to Assiniboine River, east along Assiniboine River to Kenaston Blvd, south along Kenaston Blvd to Corydon Ave, east along Corydon Ave to Cambridge St, north along Cambridge St to Dorchester Ave, east along Dorchester Ave to Stafford St, south along Stafford St to Pembina Hwy, south along Pembina Hwy to South Division boundary (south side of Parker Ave), west along extension of Parker Ave (south side) to Heatherdale Ave, west along north side of Parker Ave to Hurst Way, south along Hurst Way to south side of Parker Ave, continue west along extension of Parker Ave to Waverley St, north along Waverley St to Wilkes Ave, west along Wilkes Ave to extension of Morpeth Blvd (Division boundary).

Enrolment Statistics

Enrolment histories for the 6 schools located with the Plan Area catchment (Ward 1) are shown in the following pages, starting from 1982 until the most current available in 2015.

Observations were made when studying those time periods to compare the years with the highest and lowest enrolment totals compared to the most current available enrolment numbers from 2015.

If it can be assumed that the highest enrolment for a school over its lifetime indicates a potential maximum capacity at the school, then a comparison between that maximum capacity year with the current enrolment year could show the difference of how many students could potentially be placed at the school to again reach that enrolment number.

See the following school enrolment information sheets for each of the schools that illustrate the potential placements available to attain the ‘maximum’ capacity.

Brock Corydon School (Nursery to Grade 6)

Winnipeg School Division, Ward 1



Contact Information

Address: 1510 Corydon Aven
Phone: 204-488-4422
Fax: 204-489-8764
Principal: A. Morris
Immersion: Dual Track-Hebrew

Enrolment Data

Year	SE	N	K	1	2	3	4	5	6	Total
2015		16	37	38	56	38	47	27	42	301
2014		16	22	49	35	45	24	42	29	262
2013		10	34	30	40	20	33	31	23	221
2012		19	24	34	15	33	30	21	22	198
2011		12	31	14	36	32	21	24	33	203
2010		24	18	36	32	26	28	35	36	235
2009		9	29	30	28	35	34	39	40	244
2008		16	24	32	35	37	42	41	35	262
2007		20	23	34	45	38	40	37	42	279
2006		14	31	41	37	41	38	44	29	275
2005		17	30	35	42	36	37	23	52	272
2004		24	31	42	40	37	25	53	48	300
2003		16	37	38	37	24	55	45	37	289
2002		20	24	30	22	47	44	36	46	269
2001		13	21	23	41	44	37	46	43	268
2000		14	25	43	44	39	51	41	35	292
1990		34	45	32	32	40	34	39	40	296
1982			55	62	60	48	37	45	45	352

Highest Enrolment
Lowest Enrolment
Current Enrolment

Difference between current & highest enrolment **51**

Grant Park High (Grades 7 to 12)

Winnipeg School Division, Ward 1



Contact Information

Address: 450 Nathaniel Stree
Phone: 204-452-3112
Fax: 204-477-5633
Principal: S. Anderson

Enrolment Data

Year	SE	7	8	9	10	11	12	Total
2015	17	170	189	206	219	201	213	1215
2014	24	165	185	201	198	179	227	1179
2013	33	171	186	195	178	216	202	1181
2012	16	162	188	182	225	196	237	1206
2011	17	169	157	216	195	221	213	1188
2010	27	158	174	195	227	187	224	1192
2009	20	182	189	213	203	200	201	1208
2008	34	200	196	198	217	189	196	1230
2007	10	190	177	210	188	197	198	1170
2006		181	193	190	192	186	205	1147
2005		188	167	195	196	187	212	1145
2004	2	166	189	196	203	185	232	1173
2003		183	170	217	194	193	231	1188
2002		171	178	210	202	209	213	1183
2001		170	181	225	214	186	190	1166
2000		187	200	217	188	161	175	1128
1990	3	172	132	152	220	218	285	1182
1982	22	190	96	159	169	154	234	1024

Highest Enrolment
Lowest Enrolment
Current Enrolment

Difference between current & highest enrolment **15**

Harrow School (Nursery to Grade 6)

Winnipeg School Division, Ward 1



Contact Information

Address: 550 Harrow Street R
Phone: 204-453-3347
Fax: 204-453-1135
Principal: M. Gellar

Enrolment Data

Year	SE	N	K	1	2	3	4	5	6	Total
2015		17	22	18	17	18	23	25	21	161
2014		15	22	19	20	21	23	25	27	172
2013		15	25	19	23	18	20	25	21	166
2012		22	16	24	18	21	19	21	28	169
2011		16	23	21	18	16	15	26	17	152
2010		18	23	15	18	16	17	19	10	136
2009		25	18	16	18	16	18	15	24	150
2008		14	16	19	19	20	11	21	23	143
2007		14	26	24	24	18	22	24	19	171
2006		24	21	15	20	18	20	17	14	149
2005		19	18	20	20	20	14	14	21	146
2004		18	18	18	17	18	14	21	18	142
2003		19	20	20	19	21	18	22	13	152
2002		15	20	15	21	19	19	16	13	138
2001		18	18	20	20	22	21	15	22	156
2000		15	22	20	26	23	21	22	23	172
1990		19	12	19	23	22	15	22	19	151
1982		18	30	20	25	35	29	24	30	211

Highest Enrolment
Lowest Enrolment
Current Enrolment

Difference between current & highest enrolment **50**

J. B. Mitchell (Nursery to Grade 6)

Winnipeg School Division, Ward 1



Contact Information

Address: 1720 John Brebeuf Place R3I
Phone: 204-488-4517
Fax: 204-488-1465
Principal: P. Huggins
Immersion: Dual Track - French

Enrolment Data

Year	SE	N	K	1	2	3	4	5	6	Total
2015		47	64	66	59	55	55	44	47	437
2014		46	64	63	53	61	43	43	48	421
2013		43	62	55	60	49	56	50	49	424
2012		38	53	61	49	58	50	51	56	416
2011		28	56	51	51	45	48	49	42	370
2010		36	57	50	44	52	49	38	47	373
2009		48	55	41	50	55	43	48	32	372
2008		42	48	54	61	41	48	33	47	374
2007		45	55	58	42	51	34	50	51	386
2006		42	56	45	52	43	48	49	60	395
2005		44	51	56	45	52	44	65	49	406
2004		42	52	50	53	48	65	53	53	416
2003		45	48	59	57	73	50	59	52	443
2002		44	54	57	75	49	64	54	42	439
2001		51	58	79	46	63	59	41	38	435
2000		44	84	58	62	56	39	36	54	433
1990*	9	42	81	73	84	65	44	52	43	493
1982							111[A]	116[B]	108[C]	335

Highest Enrolment
Lowest Enrolment
Current Enrolment

Difference between current & highest enrolment **56**

* In June 1989 J. B. Mitchel closed due to declining enrolment. The 1990 numbers are from Laura Secord School which occupied the J. B. Mitchell building for 1990 ONLY.

[A,B,C] In 1982 J. B. Mitchell was a middle school. Figures indictaed by superscripts A, B and C are for grades 7, 8 and 9 respectively.

Montrose School (Nursery to Grade 6)

Winnipeg School Division, Ward 1



Contact Information

Address: 691 Montrose Street R3M 3
Phone: 204-488-8112
Fax: 204-488-9895
Principal: R. Stefaniuk

Enrolment Data

Year	SE	N	K	1	2	3	4	5	6	Total
2015		34	29	31	38	35	45	38	51	301
2014		22	33	38	34	47	31	51	44	300
2013		29	39	32	44	31	48	45	42	310
2012		31	29	42	29	48	41	40	34	294
2011		31	38	32	45	44	40	34	43	307
2010		41	32	46	43	39	36	41	35	313
2009		34	43	43	42	31	45	34	44	316
2008		43	42	36	33	41	38	45	36	314
2007		44	40	32	44	39	40	38	36	313
2006		35	34	38	38	39	36	34	42	296
2005		28	41	37	42	39	30	42	41	300
2004	1	36	34	41	39	30	42	41	35	299
2003	1	31	43	36	34	36	38	37	32	288
2002	2	34	29	26	33	35	32	29	48	268
2001		20	29	33	33	31	32	51	37	266
2000		27	29	35	32	34	45	36	32	270
1990		33	29	39	26	47	31	37	27	269
1982	25		21	32	23	43	42	41	55	282

Highest Enrolment
Lowest Enrolment
Current Enrolment

Difference between current & highest enrolment **15**

Rockwood School (Nursery to Grade 6)

Winnipeg School Division, Ward 1



Contact Information

Address: 350 Rockwood Stre
Phone: 204-452-4210
Fax: 204-453-1970
Principal: J. Hutchison

Enrolment Data

Year	SE	N	K	1	2	3	4	5	6	Total
2015		14	23	23	15	18	28	31	38	190
2014		21	19	17	20	20	29	36	34	196
2013		13	14	22	22	31	37	34	28	201
2012		13	19	26	33	34	32	32	31	220
2011		13	15	29	29	27	27	28	33	201
2010		16	32	30	28	23	25	28	35	217
2009		27	29	24	23	16	25	36	28	208
2008		24	22	25	20	22	38	31	31	213
2007		15	23	23	24	35	28	30	37	215
2006		20	23	24	35	31	30	36	36	235
2005	8	19	29	31	29	32	31	37	39	255
2004	6	24	28	28	29	29	28	40	28	240
2003	8	24	24	26	29	28	36	31	29	235
2002	8	17	25	29	24	32	28	24	39	226
2001	7	17	22	22	32	29	25	31	35	220
2000	8	17	19	35	28	27	32	34	30	230
1990	5	18	19	22	23	27	10	17	14	155
1982	25		17	21	20	23	22	27	23	178

Highest Enrolment
Lowest Enrolment
Current Enrolment

Difference between current & highest enrolment **65**

Other Ward 1 Schools

The 6 preceding schools are the only ones currently listed on the Winnipeg School Division website as being part of Ward 1. There are, however, two schools within the ward boundary that notably are not included in the list: Sir William Osler School and John Dafoe School.

Sir William Osler School

Sir William Osler School, located at 1600 Grant Avenue in the south River Heights neighbourhood, closed its doors in 1991 due to declining enrolment.

With a small resurgence in population of young families moving in, Sir William Osler re-opened recently in September 2016, but only as a Nursery to Grade 2 French Milieu school.

The plan is to expand to Nursery to Grade 3 in the 2017-2018 school year and continue expanding each subsequent school year as necessary based on the demographics of the neighbourhood.

The enrolment of Sir William Osler in 1991, the year that it closed in June due to declining enrolment, was 200 students from Kindergarten to Grade 6. One can assume that the school still has the capacity to accommodate at least 200 students.

John Dafoe School

Similar to Sir William Osler School, John Dafoe School, located at 1777 Grant Avenue, closed its doors in June of 1991 due to declining enrolment. In 2010 the building was leased for use as a daycare. The location currently operates as a daycare under the name of Carpathia Children's Centre Inc. and occupies 8 classrooms of the building.

The enrolment of John Dafoe in 1991, the year it closed, was 167 students from Nursery to Grade 6. One can assume it could still have the capacity for at least 167 students if it were to be re-purposed for a school.

Other Schools Nearby the Parker Lands

General Byng School

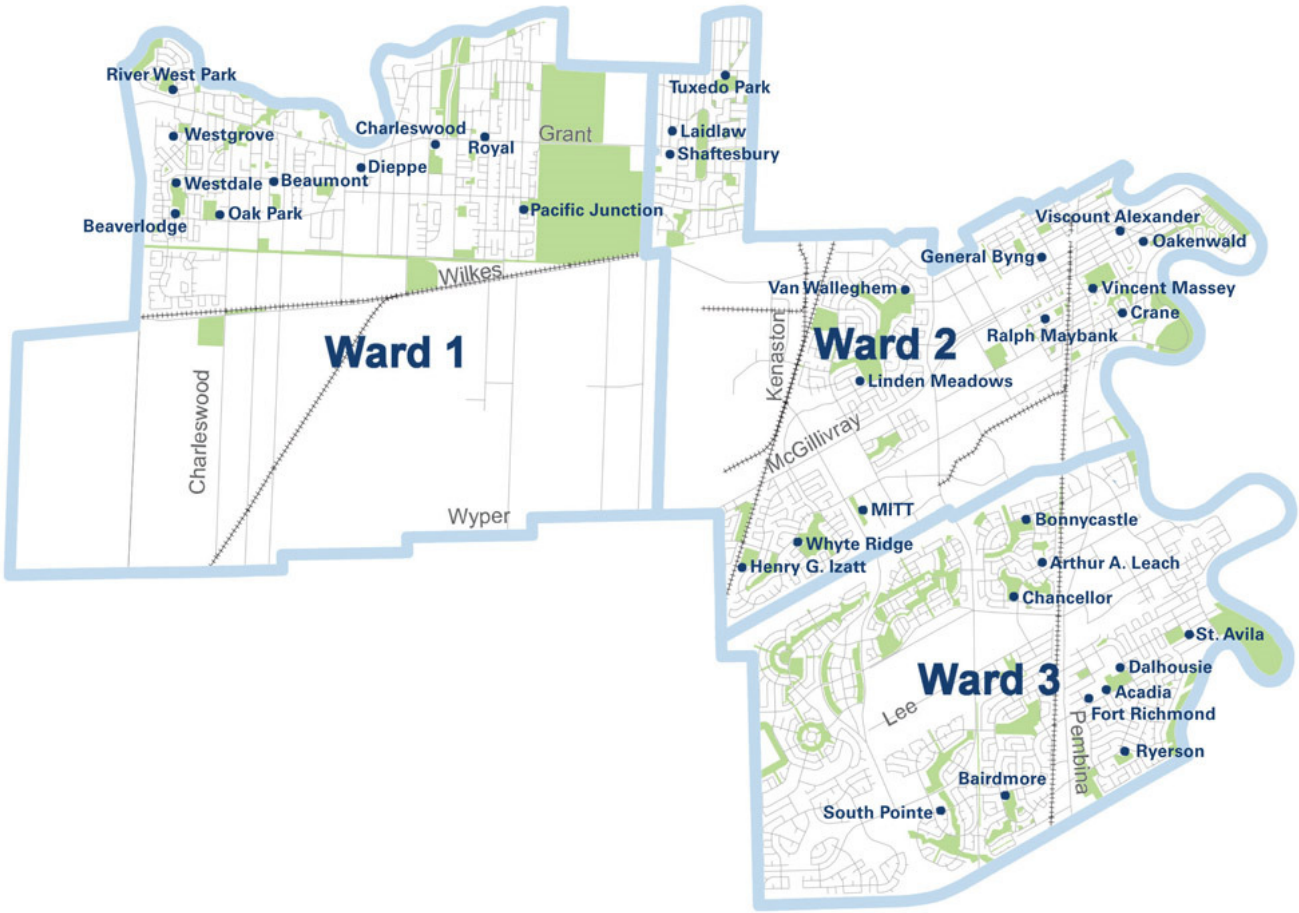
Even though it is not in the catchment area, the nearest public school within walking distance of the Parker Lands Major Redevelopment Site is General Byng School. It is located at 1250 Beaumont Street in the Beaumont Neighbourhood immediately to the south of the Plan Area which is within Ward 2 of the Pembina Trails School Division. It serves students from Kindergarten to Grade 9.

It is located about 500 meters south of Parker Avenue which would represent a little more than a five-minute walk when travelling from that boundary.

Vincent Massey Collegiate / Institut Collegial Vincent Massey

The nearest High School to the Parker Lands associated with the Pembina Trails School Division would be Vincent Massey Collegiate. It serves students from grades 9 to 12 for French immersion and grades 10 to 12 for English and is located to the east across Pembina Highway at 975 Dowker Ave.

Future discussions with the Winnipeg School Division and the Pembina Trails School Division will have to take place to determine final placement for the future students of the proposed new developments within the Parker Lands as safety and convenience may play a factor in determining what is best for the future residents.



PEMBINA TRAILS SCHOOL DIVISION
Ward Boundaries



PEMBINA TRAILS SCHOOL DIVISION
Ward 2

General Byng School (Kindergarten to Grade 9)

Pembina Trails School Division, Ward 2



Contact Information

Address: 1250 Beaumont Stre
Phone: 204-452-3040
Fax: 204-284-9287
Principal: J. Pirnie

Enrolment Data

Year	K	1	2	3	4	5	6	7	8	9	Total
2015	23	16	23	20	19	16	16	72	65	74	344
2014	16	20	21	17	15	16	32	57	68	67	329
2013	22	21	17	15	16	29	25	73	57	81	356
2012	18	18	13	17	25	23	23	49	81	57	324
2011	16	10	19	23	20	20	12	81	60	64	325
2010	12	17	20	18	19	10	20	65	63	84	328
2009	18	23	18	18	11	24	26	65	81	68	352
2008	21	17	17	9	25	23	21	77	66	79	355
2007	16	13	10	23	24	20	23	66	81	80	356
2006	12	11	22	21	23	17	23	77	76	78	360
2005	9	21	21	22	15	21	24	81	84	83	381
2004	19	21	22	15	25	24	21	79	89	105	420
2003	20	22	16	27	23	22	30	88	111	100	459
2002	22	15	27	21	19	28	25	114	102	92	465
2001	14	27	22	16	29	26	35	97	90	99	455
2000	27	24	16	29	22	32	30	89	91	88	448
1990	20	26	14	25	23	19	19	82	88	76	392
1982	58	65	11	19	22	30	28	62	51	40	386

Highest Enrolment
Lowest Enrolment
Current Enrolment

Difference between current & highest enrolment **121**

Vincent Massey Collegiate (English Grades 10 to 12, French Grades 9 to 12)

Pembina Trails School Division, Ward 2



Contact Information

Address: 975 Dowker Avenue R3T 1R
Phone: 204-453-8023
Fax: 204-284-0448
Principal: T. Carvey
Immersion: French

Enrolment Data

Year	SE	9	10	11	12	Total
2015	6	95	331	404	401	1237
2014	8	87	366	338	428	1227
2013	7	87	326	371	414	1205
2012	6	88	360	373	420	1247
2011		66	374	414	424	1278
2010	15		373	387	409	1184
2009	15		371	365	443	1194
2008	14		348	403	431	1196
2007	14		376	381	483	1254
2006	13		369	435	426	1243
2005			439	369	398	1206
2004			371	366	419	1156
2003			355	366	403	1124
2002	1		345	367	409	1122
2001			320	368	341	1029
2000*	1		333	318	380	1032
1990*	7		317	309	364	997
1982*			245	251	294	790

Highest Enrolment
Lowest Enrolment
Current Enrolment

Difference between current & highest enrolment **41**

* Fort Garry School Division

Enrolment Ranges by School

Winnipeg School Division, Ward 1						
School Name	Grades	High		Low		Sept. 2015
		Students	Year	Students	Year	
Brock Corydon	N-6	352	1982	198	2012	301
Grant Park	7-12	1230	2008	1024	1982	1215
Harrow	N-6	211	1982	136	2010	161
J. B. Mitchell	N-6	493	1990*	335	1982	437
Montrose	N-6	316	2009	266	2001	301
Rockwood	N-6	255	2005	155	2015	190

Pembina Trails School Division, Ward 2 (select schools)						
School Name	Grades	High		Low		Sept. 2015
		Students	Year	Students	Year	
General Byng	K-9	465	2002	324	2012	344
Vincent Massey	9-12	1278	2011	790	1982*	1237

Theoretical Available Student Capacity

Winnipeg School Division, Ward 1			
School	Highest Enrolment	2015 Enrolment	Available Capacity
Brock-Corydon	352	301	51
Grant Park	1230	1215	15
Harrow	211	161	50
J. B. Mitchell	493	437	56
Montrose	316	301	15
Rockwood	255	190	65
Total			**252**

Pembina Trails School Division, Ward 2 (select schools)			
School	Highest Enrolment	2015 Enrolment	Available Capacity
General Byng	465	344	121
Vincent Massey	1278	1237	41
Total			**162**

Available additional capacity of Winnipeg School Division Ward 1 & Pembina Trails Ward 2 combinec **414**

Conclusions

All neighbourhoods have a tendency to experience population increases or decreases after many generations of existence. Some areas within the Winnipeg School Division are experiencing an influx of new young families leading to increased enrolments in the nearby schools while others have seen enrolments drop over the last few years.

After studying the enrolments of the schools located within the Winnipeg School Division Ward 1, it can be seen that some available capacity does exist when comparing current enrolment figures with those experienced at the height of their capacities.

Between the six schools identified in this report within the Winnipeg School Division Ward 1 boundaries, the potential available capacity has been identified as a minimum of **252** students.

After a similar look at the schools that are in close proximity to the Plan Area within the neighbouring Pembina Trails School Division, available capacity was identified for a potential additional **162** students.

Between these two school divisions there could be capacity for a minimum of **414** additional students.

However, it must also be remembered that two other schools within the Winnipeg School Division Ward 1 were previously closed in the early 1990's (though one has re-opened late 2016 in limited fashion) and could therefore represent additional capacity if necessary.