Office of Councillor Janice Lukes
Waverley West Ward

Item No. 2 Sale of City-owned Property – 409 Mulvey Avenue East

409 Mulvey has an illustrious past - being part of land exchanges, being declared surplus, potentially being used to support other land deals – the list goes on.

BUT - it was in the mid 1990's – that this property was acquired by the City through a land exchange. The acquisition was in response to a policy directive to acquire lands for public purposes as part of the riverbank parkway network – and it was then, that the property was placed under the jurisdiction of parks and open spaces.

Cities throughout the world look toward their waterfronts to forge their identity. Whether it's Winnipeg, Minneapolis, Toronto, San Francisco or Halifax - urban waterfronts added character, raise the "quality of life" and contributed to each city's tax base.
I want to share with you – Winnipeg Council's endorsed vision of waterfront properties.

January 29, 2014 Council endorsed the "Go to the Waterfront" Planning Strategy in principle as a tool to support Waterfront development for the City of Winnipeg.

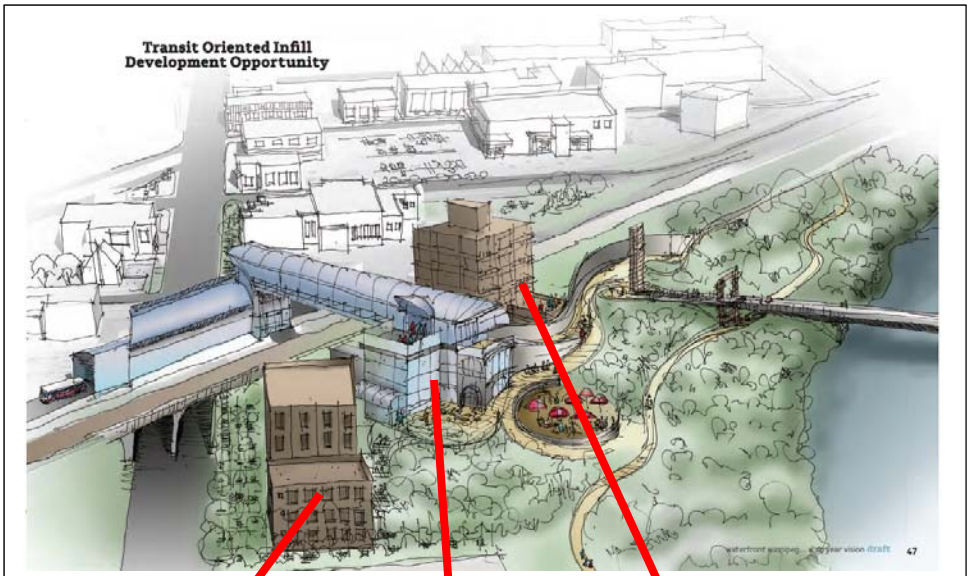
- **REPORT: http://clkapps.winnipeg.ca/DMIS/permalink.asp?id=A20140129(RM)C-33**
- **PLAN: http://clkapps.winnipeg.ca/DMIS/permalink.asp?id=A20140129(RM)C-34**

Council directed the Winnipeg Public Service to utilize the "Go to the Waterfront" document as a guide for riverbank initiatives and partnerships.

This visionary document for the downtown Winnipeg waterfront is completely aligned with the Complete Communities strategy of Our Winnipeg. Building upon the principles of Complete Communities, 'Go to the Waterfront' strives to strengthen and connect neighbourhoods with safe and accessible linear park systems and active transportation networks to each other and the downtown.

AND
The document actually shows a visionary concept of what this particular site on Mulvey could look like –

See how the two old warehouses & garage could be repurposed - and see the vast large waterfront park space in front of both the repurposed buildings – and of course the connected pathway.





Mr Mayor & members of EPC – this piece of land may have a checkered history –and some of that history documented – some of it not

But one thing is clear – this waterfront property is currently publicly owned by the City of Winnipeg and needs to be protected – not sold.

I am asking you – Mr Mayor- and members of your EPC – please - do not support the sale of this land but instead, retain the waterfront land - under the jurisdiction of parks and open spaces for future generations.

Councillor Gilroy will recall how in April of this year – a development come forward to the Property Planning Heritage and Committee – asking for an easement to allow a higher building in the Exchange District (a National Historic Site) - the committee denied the request and instead respected the building height restrictions that have been in place for upwards of 25 years, to prevent changing the character of the area while respecting the built form.

I ask that you respect the vision laid out for the waterfront – and to protect the waterfront and keep it accessible to the public.

All of Council bears a heavy responsibility to future generations – We have to rise above the immediate moment – and plan for the future – like Duff Roblin did – like the Council whose vision it was to create Assiniboine Park – or the Wildlife Foundation of Manitoba's vision back in the 60's to turn a reclaimed clay mine and cement factory – into Fort Whyte Alive. Think about the Forks in 1990 – a mere 30 years ago - it was nothing.

Its this kind of visioning, and patience that I believe we as a Council must have to have for this site of waterfront land.

The two old warehouses on Mulvey ultimately be repurposed – maybe not in 5 years, or even 10 years, but they will be repurposed because of their close proximity to the rapid transit corridor. And the gravel parking lot will be transformed into an incredible public waterfront park with a wide wide view of the Red River. But – it will take time – and Council's commitment to a waterfront vision.

Office of Councillor Janice Lukes
Waverley West Ward

Winnipeg has over 240 kilometers of waterfront – but not even half of the 240 kilometers is publicly owned.

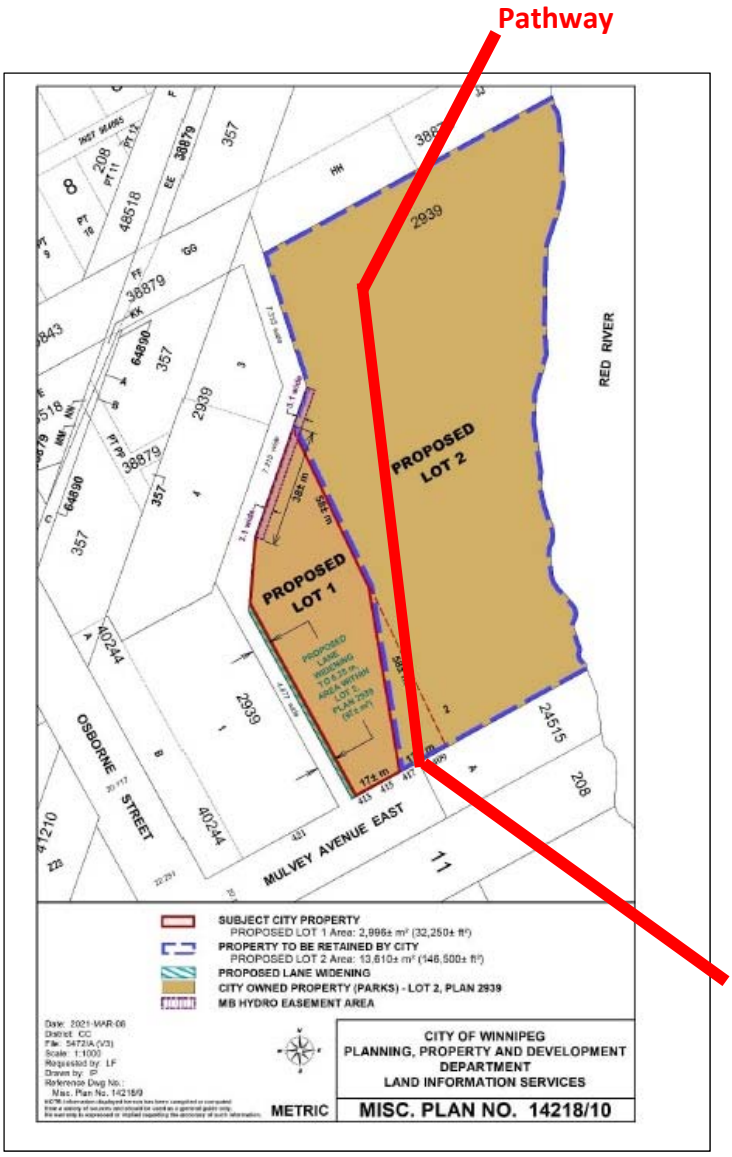
Now I want to speak to what it means to 'keeping the waterfront public'

I will refer you to the diagram in the administration's report on page 13 – showing Proposed Lot 1 and Lot 2.

This image is deceiving as it appears there is extensive riverbank property that the city will be retaining in Lot 2 for the public. But that is not the case.

I went to the site this past Sunday to see it in person – as maps relating to river property can be very misleading – and I was right. I've overlaid the approximate location of the pathway in my presentation – see the red line.

There is essentially no useable park land – other than where the pathway is – the riverbank has failed immediately to the east of the pathway.



By jamming in yet another building in front of two old warehouses – we are giving up finite waterfront land – and any feeling of public space will be gone, as the proposed apartment block will be located virtually right beside the pathway. That's not my idea of keeping the waterfront accessible to the public.

When this report came to SPC PPD – Councillor Gilroy and Councillor Santos supported the sale of the land for two key reasons:

1. **the affordable housing component being proposed**
2. **proximity to the Osborne transit station**

I'd like to address those in a bit more detail.

Regarding affordable housing:

- **CMHC has a deal that allows 25 percent of the units to be priced below market price.**
- **But for a waterfront property, requiring extensive bank stabilization and with a view of downtown, the investment in the development of this property alone will be significant**
- **It wAnd market rents will not end up being the 'affordable housing' concept one associates with affordable housing.**

Regarding proximity to transit.

- **The close proximity to the Osborne transit station – a mere few hundred meters away – is a huge catalyst that will stimulate housing on this site.**
- **The two old warehouses & garage will eventually be repurposed into a much higher land use. And multifamily would produce that value.**
- **But it will take some time.**

The developer will come forward – and will present to you an incredible plan – affordable housing – close to transit and connecting the pathway. The development will have all the candies and icecream and wonderful things we want to see here - and I only have high praises for the developer – who I've worked with on other projects and who does incredible work - high praise for sure.

But – that particular development will consume high value public waterfront property. We can have both – all the candies and ice-cream AND waterfront property – if we wait.

And finally – I want to address a financial argument that has been brought up that is very bothersome.

There is the thought that if the waterfront land is sold – money should be directed to improving other park spaces in the area.

But that approach is essentially the cannibalization of public waterfront land – to improve other parks. This is a very disturbing approach that we should not be applying to any greenspace. Especially in a city where we have one of the lowest percentages of greenspace / per person.

When this report comes to Council, it will require 2/3 vote to sell or save the waterfront lands. I will encourage my colleagues to be visionary in their decision when considering the sale of waterfront property – and to keep waterfront land in the public realm.

And I will encourage the developer to look to our downtown – where 20 % of the downtown lands are surface parking lots – or to look at city lands that are being sold off in tax sales – as either of those locations is would be where I would like to see development occur vs on waterfront lands.

Council of the day remains supreme – it is up to this Council to determine the future of this public waterfront lands – one with a checkered history – but with a mult million dollar water front location and view of our City..

Please - I implore you -vote no to the sale of this parcel of land.

go...

to the Waterfront



The Forks

Winnipeg

DRAFT



go... to the Waterfront

Go...to the Waterfront, represents Winnipeg's 20 year downtown waterfront vision. It has been inspired by Our Winnipeg, the official development and sustainable 25-year vision for the entire city. This vision document for the downtown Winnipeg waterfront is completely aligned with the Complete Communities strategy of Our Winnipeg. Go...to the Waterfront provides compelling ideas for completing existing communities by building on existing assets, including natural features such as the rivers, flora and fauna.

Building upon the principles of Complete Communities, Go...to the Waterfront strives to strengthen and connect neighbourhoods with safe and accessible linear park systems and active transportation networks to each other and the downtown. The vision supports public transit to and within downtown and ensures that the river system is incorporated into the plan through all seasons. As a city for all seasons, active, healthy lifestyles

are a focus by promoting a broad spectrum of opportunities for social engagement. Sustainability is also a core principle, as the vision is based on the desire to manage our green corridors along our streets and riverbank, expand ecological networks and linkages and ensure public access to our riverbanks and forests. Finally, this vision supports development: mixed use, waterfront living, economic and tourism.

This vision recognizes that governments at all levels are dealing with infrastructure challenges when it comes to maintaining, upgrading, or investing in new infrastructure such as parks, roads, pathways, bridges, or riverbank stabilization. While remaining to be quantified, a return on investment for "quality of life" infrastructure along the city's waterfront will be realized through the inclusion of economic development opportunities identified in this waterfront vision. A number of development opportunities are suggested, both private and public, including specific ideas for new businesses, infill residential projects, as well as commercial and mixed use projects. The vision encourages the design of quality public spaces as a catalyst to encourage public and private developments.

Timing is everything and this vision document, Go...to the Waterfront, reveals opportunity. It identifies strategic lands and potential projects that could shape the future of our waterfront.





go... to the Waterfront

Waterfronts draw people. Cities throughout the world look toward their waterfront to forge their identity. Whether it's Winnipeg, Baltimore, Minneapolis, Toronto, Seattle or Halifax, public and private investment in public spaces and compatible development along these urban waterfronts have transformed underutilized or inaccessible riverfront lands, added character, raised the "quality of life" and contributed to each city's tax base.

Winnipeg is a "river city". The city is experiencing a renaissance and right now there is an unprecedented interest in our downtown and the waterfront. Locally, The Winnipeg Chamber of Commerce has launched its Bold Program to encourage bold ideas to lead our city into the future. CentreVenture is facilitating the development of a sports, hospitality and entertainment district in the downtown. And The Forks and City of Winnipeg are turning their attention to lands along the city's rivers where opportunities exist to enhance the city's image and reap the benefits that come with living in a river city.



Winnipeg has over 240 kilometres of waterfront, nearly half of which is publicly owned. Riverfront lands are valued as essential to the urban fabric, a prime example being The Forks, the city's "meeting place".

Winnipeggers have seen significant public investment made in public spaces along the downtown's rivers. In the case of Waterfront Drive, the City's public investment in high quality public spaces along this stretch of the Red River has leveraged significant private investment and has created a place where people aspire to live.

How we see our city of the future and guide its development along the rivers can be transformative for Winnipeg. Beyond The Forks and downtown, and radiating from the water's edge, is a tapestry of adjacent urban neighbourhoods stretching over 40 kilometres of riverfront lands. These riverfront precincts are the primary focus of a 20 year vision to build and celebrate Winnipeg's identity as a river city.

Winnipeg has over 240 kilometres of waterfront, nearly half of which is publicly owned.

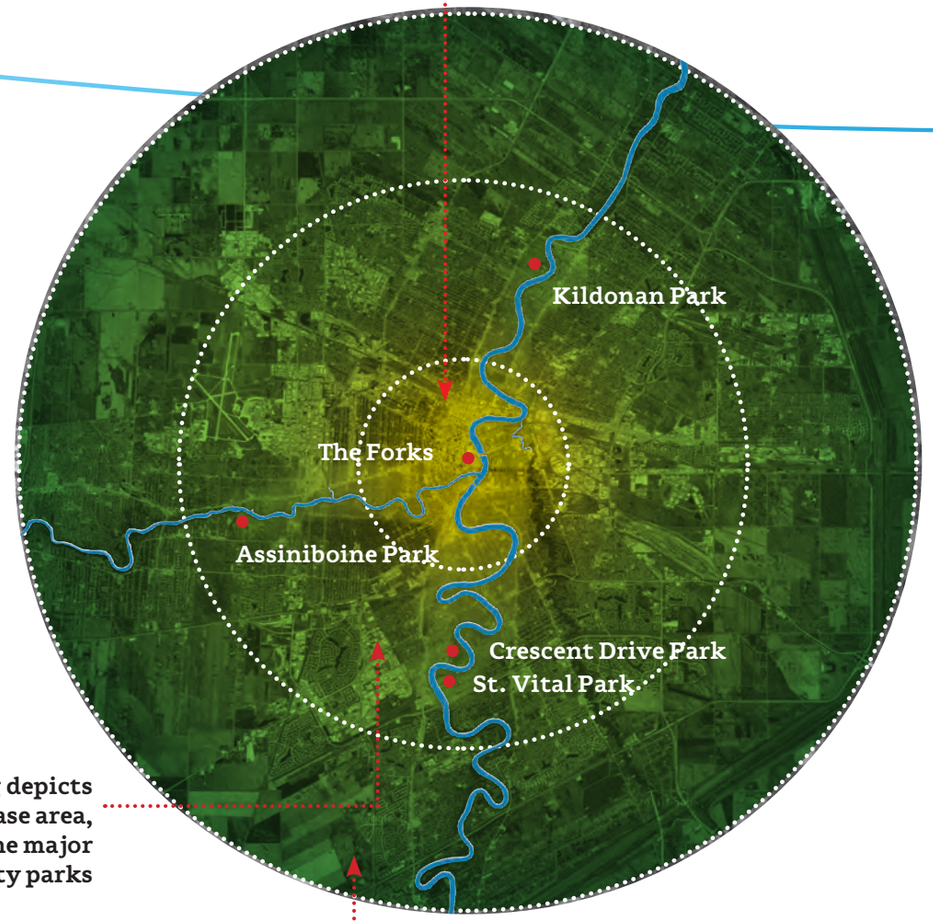
downtown first...

the 20 year vision

The 20 year vision is to transform our city with a 'Downtown First' approach, emanating from the waterfront.

The whole is greater than its parts and the vision provides a snapshot view of 40 kilometres of the city's urban riverfront lands connected by six neighbourhood precincts, as shown on the next page.

The vision imagines a strategic network of city sidewalks, scenic drives, parkways and active transportation trails connecting each neighbourhood to the downtown. Parks and open spaces, with river bridge crossings, all form part of a cohesive green ribbon connecting people to The Forks. Over the long term, the network will be extended to the city's three regional parks, St.Vital Park, Kildonan Park and Assiniboine Park, thereby completing the communities though parks, open spaces and active transportation.



...the future will see the development of 'The Forks Trail'

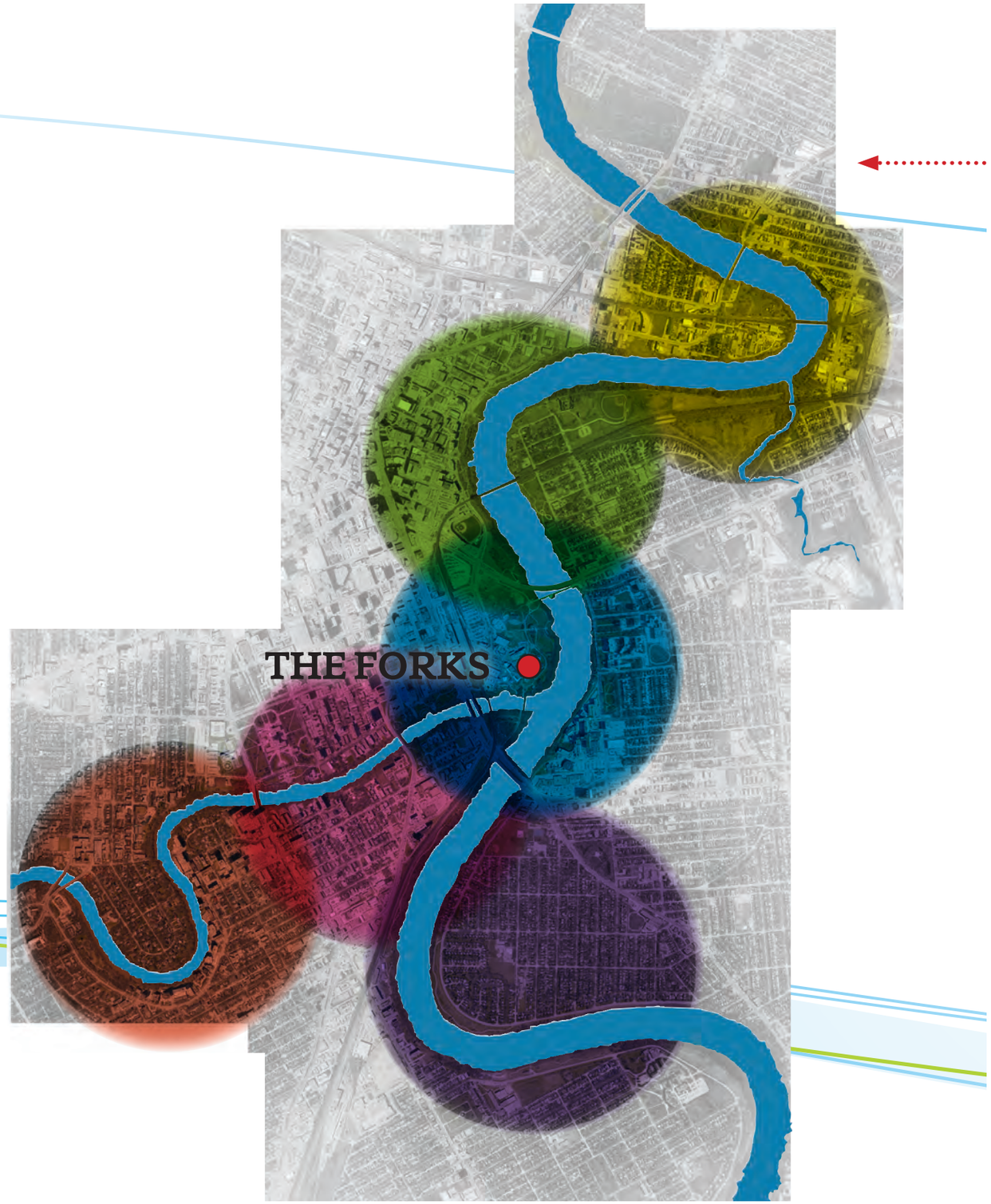
The vision is also about economic development, through the creation of a waterfront that acts as a magnet for new investments in housing, new businesses and new mixed use developments.

While some of the basic needs are falling into place today, with new Active Transportation routes and the City of Winnipeg Parkway System the future will see the development of 'The Forks Trail', a series of tree-lined public trails which will take you on a journey from one of four major city parks in outyling communities to The Forks. It is along these trails where you will be able to meet your neighbours and spend time cycling, walking, or rollerblading in an environment that is safely separated from the car. These trails will lead you to the other neighbourhoods, to the shopping districts, or even to your place of work. For those travelling the road system, streets near the rivers will become scenic drives, open to river views and vistas across the river.

downtown first...

the 20 year vision

Winnipeg can be the quintessential river city. The vision for the waterfront focuses on people and public and private development opportunities, building a city around the very asset that attracted people here in the first place, our rivers.



WINNIPEG'S RIVERFRONT NEIGHBOURHOOD PRECINCTS

Armstrong's Point & Wellington Crescent

Assiniboine & Osborne Village

Saint Boniface & The Forks

Norwood & Riverview

Exchange District & North Saint Boniface

Point Douglas, Archibald & Elmwood

Planning & Public Consultation

Public consultations, including neighbourhood workshops, stakeholder workshops and a public open house, were held to ensure the vision for Winnipeg's riverfronts was shaped by public input. These multiple stakeholder sessions were chaired by The Forks Renewal Corporation and City of Winnipeg, with financial support from the Province of Manitoba. The vision was prepared with the following objectives:

- *celebrate Winnipeg as a river city;*
- *provide connectivity along our riverfront;*
- *inspire new riverfront development;*
- *guide new development by type and quality; and*
- *protect the riverfront.*

go... to the Waterfront

VISION THEMES

1.  **awaken**
our neighbourhoods

2.  **celebrate**
our friendships

3.  **explore**
the riverfront

4.  **engage**
the elements

5.  **sustain**
our ecosystem

6.  **inspire**
waterfront living

7.  **transform**
our city

1. awaken...

our neighbourhoods







Winnipeg neighbourhoods are blessed with a river that runs through them. The vision is about strengthening neighbourhoods and awakening people to more active use and enjoyment of our rivers by creating quality public spaces at the waterfront and connecting neighbourhoods through trails to the river, along the river and on the river.

Whichever neighbourhood you live in, you will be able go to the waterfront to find a local park, dock and inviting recreation trails which lead to the downtown. You won't have to leave your neighbourhood to enjoy our rivers. Each park will have a place to get down to the water, or to ice level, to fish, to sun, or to hop a water bus. Every summer the water bus to The Forks will awaken our neighbourhoods to waterfront living. Each resident can enjoy the scenic river cruise taking them from their home, to The Forks, all the while under the shaded canopy of the Elm and Cottonwood that our City is renowned for.

In the winter, you will be able to walk, skate, or cross-country ski along the frozen river bed, or simply cross the ice to neighbourhoods opened up to each other by ice bridges. Wayfinding signage, interpretive panels and wireless kiosks will engage you with information about each neighbourhood, the compelling stories, history, places and characters, as well as information about the natural flora and fauna to be discovered along our waterfront. Promoting healthy active lifestyles is an important objective and information on logical loops and circuits for walking, jogging or cycling will form part of the daily recreation and exercise routine.

For those travelling the road system, streets near the rivers will become scenic drives, open to river views and vistas across the river.

Go to the waterfront, to meet your friends and neighbours.

The vision is about strengthening neighbourhoods and awakening people to more active use and enjoyment of our rivers.

2. celebrate...

our friendships









Go to the waterfront to celebrate friendships. The waterfront will be the place to take in the festivities, whether it's Canada Day, New Year's Eve, the Children's Festival, or the signing of the latest sport hero. You will go to the waterfront for wedding photos, or to celebrate birthdays, anniversaries and other special occasions. All trails lead to The Forks, where you can count on a celebration.

Take your visitors to the waterfront to see what Winnipeg is about. Witness demonstrations of our culture and history and community spirit. The Forks Trail will take you into the heart of the SHED District (Sports, Hospitality and Entertainment), the Theatre District, the historic 'Voyageur' precinct of St. Boniface and the magnificent old buildings of the Exchange District, a National Historic Site. In the downtown core, The Forks Trail will lead through Stephen Juba Park, Whittier Park, across the Esplanade Riel, along the grounds of the Provincial Legislature and take you to the multiple 'character' business districts sprinkled throughout.

The vision is to build upon our strength in 'four season events programming' to maintain a vibrant downtown year-round.

All trails lead to The Forks, where you can count on a celebration.

3.

engage...

the elements



The vision is to emphasize that Winnipeg is a city for all seasons. Each season Winnipeggers will be compelled to engage the elements to enjoy breathtaking scenery, fun activities and seasonal programs, like the international 'Warming Huts' competition capturing the imagination of designers from around the world. Each neighbourhood will have a place that, by stair or by ramp, you will be able to get down to the water or ice. During the winter, cross-country skiers, pedestrians and ice skaters will go to the waterfront to access the calm, snow-lined, wind-protected river trail - that long, narrow ice sheet that becomes the longest skating rink in the world. This seasonal river trail will provide a seasonal connection that joins our neighbours in a unique and memorable way.

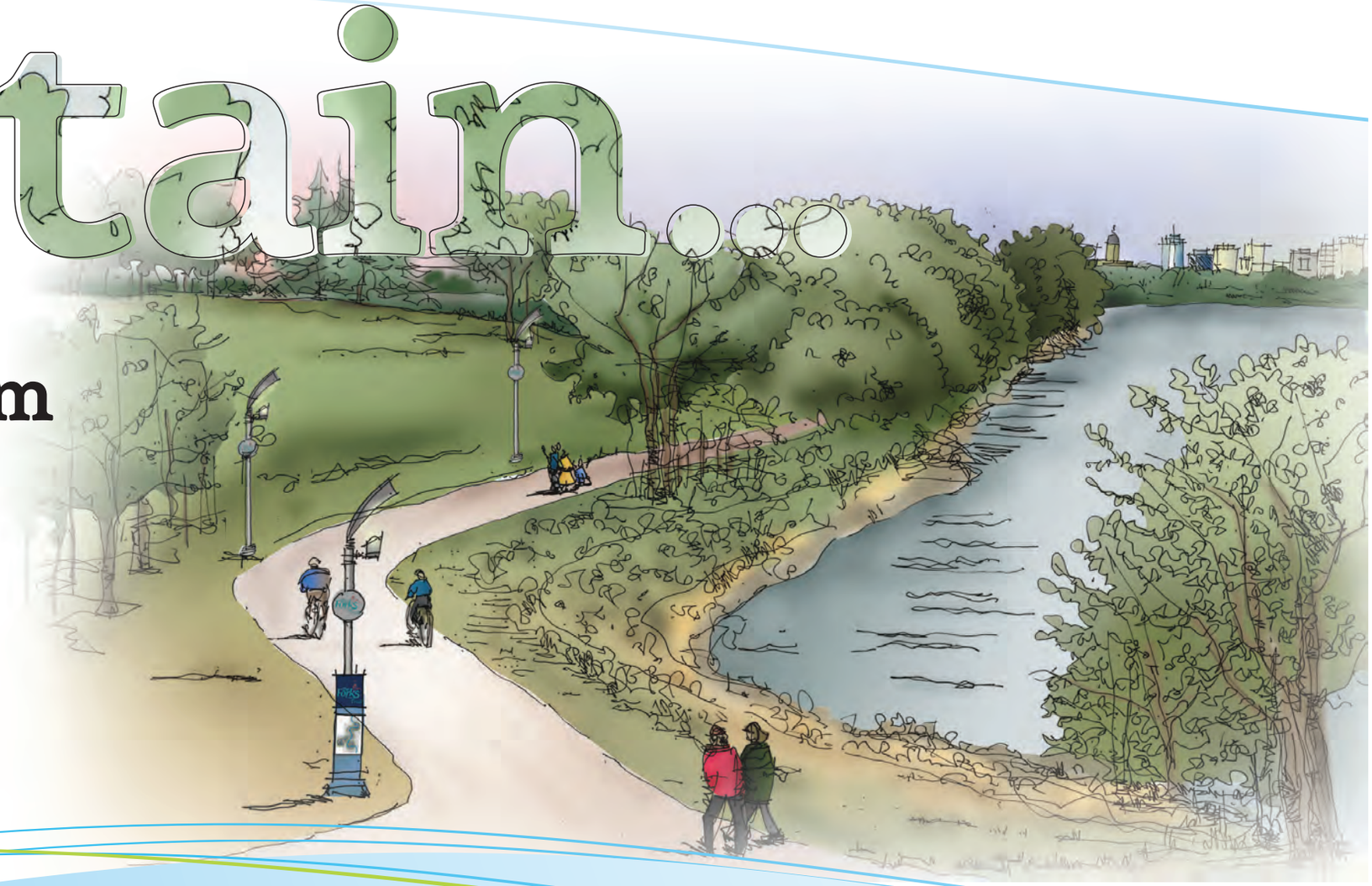
In the summer you will go to the waterfront to catch the water bus, fish, bird-watch, to exercise, or enjoy the sun by lying on an upper riverbank sandy beach. Through all seasons public lockers will be available to store canoes, kayaks, or skis. The entire neighbourhood will share this convenient storage so that the waterfront is accessible to all and even the furthest residents from the river can engage in healthy waterfront living.



Each season Winnipeggers will be compelled to engage the elements to enjoy breathtaking scenery, fun activities and seasonal programs.

4. sustain...

our ecosystem







Sustainability is a core value of the waterfront vision with a focus on improving water quality in our lakes and rivers, by reducing greenhouse gasses and by protecting our natural environment. Active transportation, open space protection and forestry management, habitat restoration and managing our floods and riverbank erosion through best stewardship practices are all part of this vision.

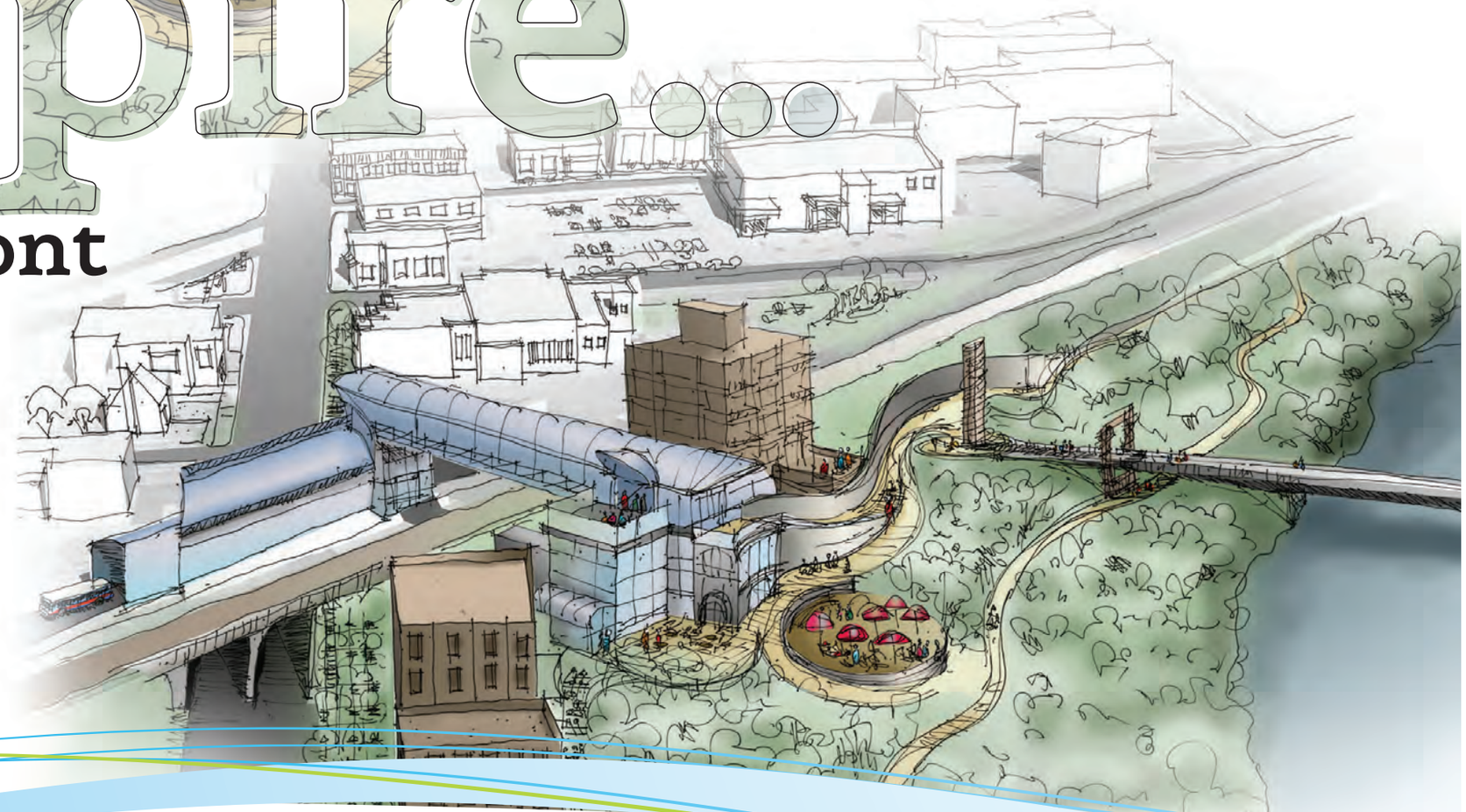
If you go to the waterfront you'll be able to appreciate nature in its seasonal glory. It is here that you will find a precious natural environment and remnants of river bottom forest. Citizens will become more aware of water quality issues, flood effects and ice conditions. At the same time they will experience some of the most remarkable landscapes that nature has to offer, the Prairie River Ecosystem.

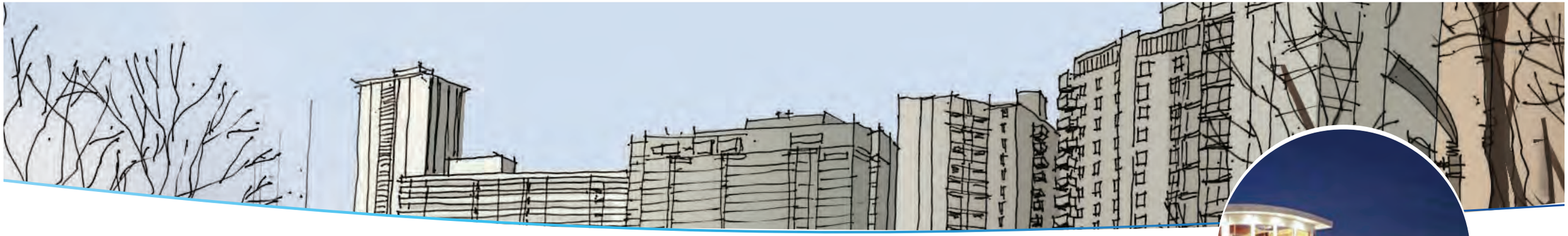
The vision also factors in economic sustainability by promoting mixed-use infill development, thereby reducing our urban footprint and reducing our need for more expensive vehicle and roadway infrastructure. Sustainability also includes a vision for green buildings and sustainable public spaces that will show their true value well into the future.

If you go to the waterfront you'll be able to appreciate nature in its seasonal glory.

5. inspire...

waterfront living







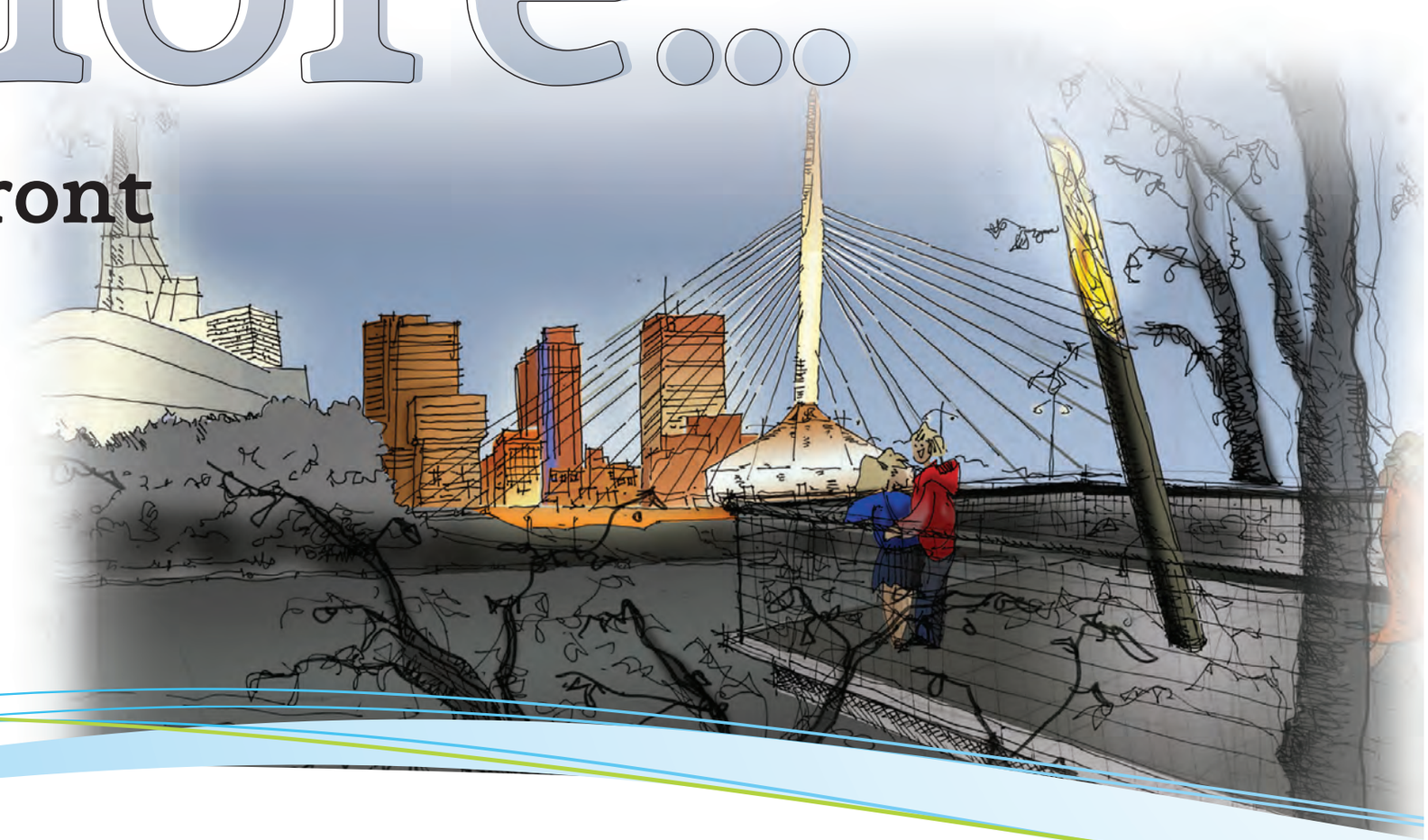
Interest in downtown waterfront living in Winnipeg is on the rise and the opening up of Waterfront Drive revealed to our city how important quality public open space is to creating a downtown that people aspire to live in. There are large tracts of land available for new infill development and there are many parcels of land throughout the waterfront that will attract far higher and better uses, given their proximity to a dynamic waterfront.

The vision targets new opportunities to adapt existing buildings and uses. The vision also introduces 'what if' scenarios to inspire the protection of and investment in, potential new development sites whose true value is revealed in the context of this broader waterfront vision. The vision for waterfront living is to create a balance of new homes, businesses and supporting amenities capable of sustaining waterfront neighbourhoods as the most valuable land in the city.

Interest in downtown waterfront living in Winnipeg is on the rise.

6. explore...

the riverfront





The vision is to create a waterfront that invites everyone to explore. Information signs and wireless technology will support pure exploration which will lead one to discover the magic of our city, in many ways and to many diverse interests.

Explore the shoreline. In winter you can get right down on the ice and see centuries of natural and man-made features. Many historic remnants are underwater in the summer, then revealed when the water draws down to the much lower winter ice level.

Explore the forested riverbank, by land or water. Amongst the trees, shrubs and wild flowers, are deer, raccoon, squirrels and some of the most exotic birds that can be found on the continent. There are fish found in our prairie rivers that attract anglers from other parts of the world.

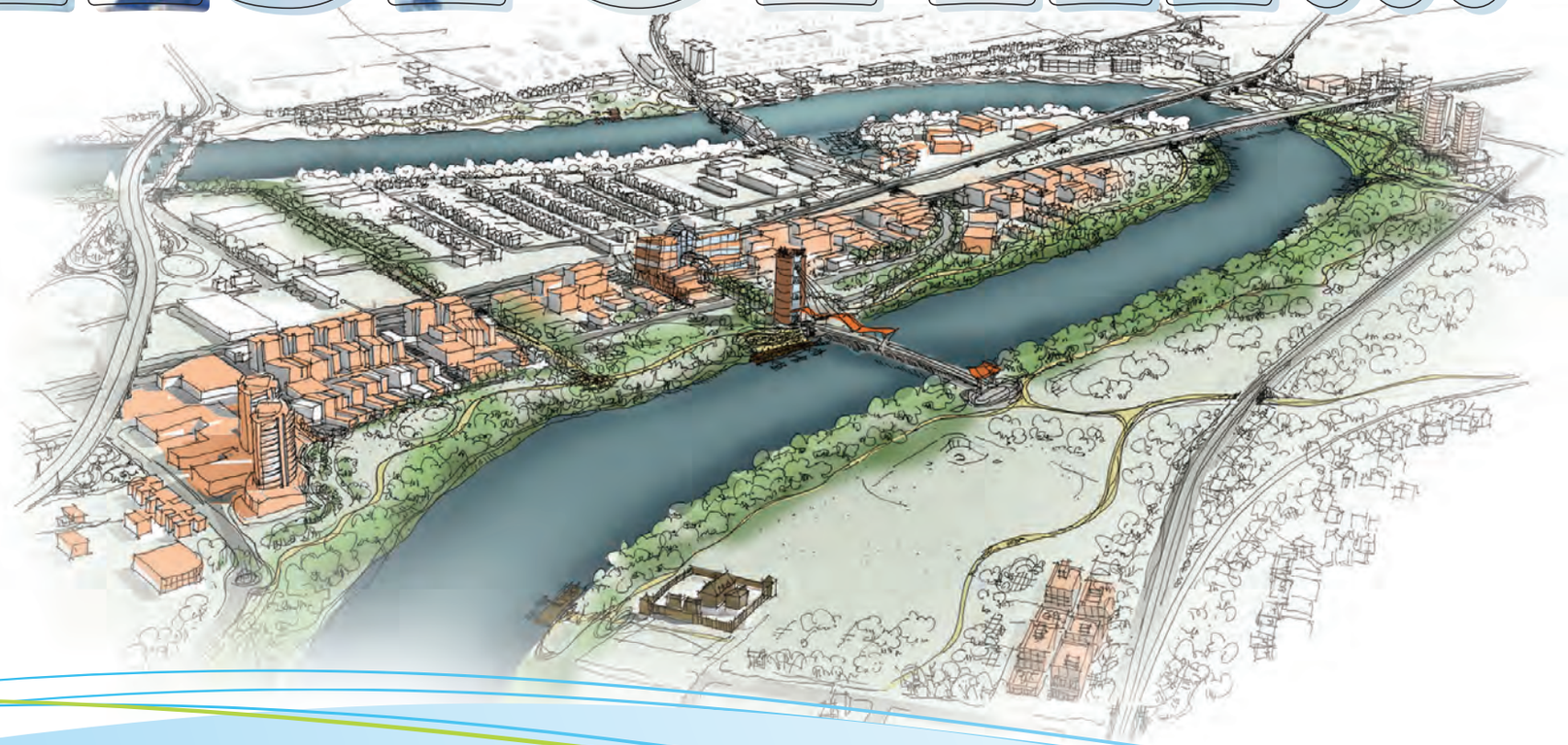
Explore our buildings and public spaces to learn about our history and culture and hear stories about the people that built the City and Province. In Winnipeg, our street names are worthy of exploration, bearing evidence of our storied past, with names such as Bannatyne, Provencher, Tache and Higgins.

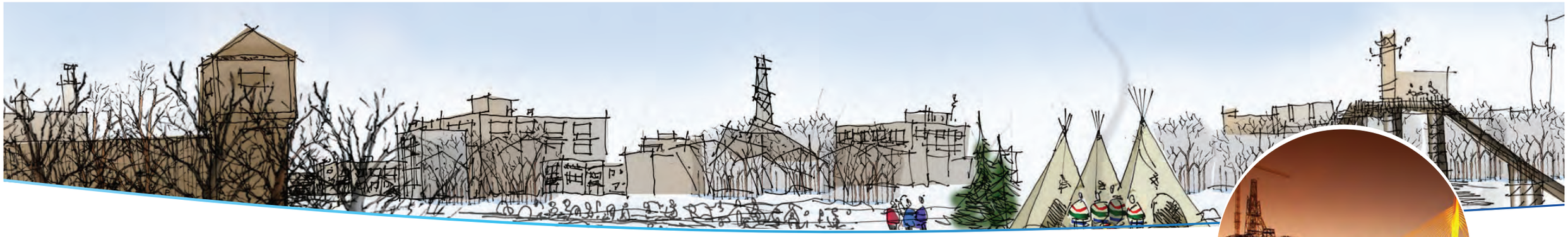
Go to the waterfront and explore. There are no shortage of things to discover and marvel at.

In winter you can get right down on the ice and see centuries of natural and man-made features.

7. # transform...

our city





Winnipeg has evolved with a healthy respect for its rivers, in all seaons and in all conditions, from calm waters to flood and violent ice flow. Today, the Floodway expansion and future flood management has opened up transformative opportunities to reclaim our waterfront, strengthen each neighbourhood and promote new economic development. The vision plan shows large tracts of undervalued landscapes that will be returned once again to prominence, as great public spaces and infill mixed uses. Point Douglas is such a neighbourhood and the vision calls for the transformation of what once was historically one of our most important districts. Building on the strength of a small and vital existing Point Douglas residential community, a new Point Douglas will emerge. With a new Provincial Park along the waterfront envisaged as a stimulus, the entire South Point Douglas will be transformed into a vibrant mixed-use community.

Downtown neighbourhoods will become 'waterfront neighbourhoods' with a range of housing options and mixed uses available. With a focus on improved public spaces, property values will increase and spur infill development.

New winter and summer active transportation crossings will open up to transform our downtown neighbourhoods into walkable communities with active transportation access to our downtown universities, University of Winnipeg and St. Boniface College, as well as future rapid transit connections to the University of Manitoba.

New development in St. Boniface is now underway and the vision calls for a significant investment in the public spaces along the riverfront to allow the St. Boniface district and Festival du Voyageur to spread their influence beyond current borders. The redevelopment of the Tache Promenade, with a scenic tree-top lookout toward The Forks and the Canadian Museum For Human Rights, will become a major waterfront attraction and include a tribute to the Grey Nuns who were instrumental in the opening up of the Canadian west.

The vision also contemplates that we must protect future prime locations for active transportation bridges and active transportation river crossings. Connecting our neighbourhoods to each other and to rapid transit corridors will always be a high priority.



With a focus on improved public spaces, property values will increase and spur infill development.

go... to the Waterfront

NEIGHBOURHOOD PRECINCTS

Armstrong's Point & Wellington Crescent

Assiniboine & Osborne Village

Saint Boniface & The Forks

Norwood & Riverview

Exchange District & North Saint Boniface

Point Douglas, Archibald & Elmwood

"To create a rivers connection that allows everyone to discover Winnipeg's diverse communities along the river's edge will be a unique experience for visitors and residents alike. It is exciting to think one day we'll be able to walk along the same path that our forefathers took hundreds of years ago. "

Executive Director Brian Timmerman, Exchange District BIZ

Armstrong's Point & Wellington Crescent

Imagine an all-season walkway along the southern banks of the Assiniboine River's edge that provides a recreation corridor to The Forks. Winter crossings along the river open up neighbourhoods in a way they have never been connected before.

In the West Broadway neighbourhood, the Spence Street Landing will connect this unique heritage precinct back to the river and provide much needed greenspace and recreation to the neighbourhood. An upper bank "beach" is envisioned, along with a boat launch, canoe and kayak lockers. By celebrating the local heritage architecture, the mature trees and the waterfront, Armstrong's Point will become a more 'complete community'.

The Granite Curling Club will become a community hub with enhancements such as a restaurant with a patio overlooking the river. A toboggan structure on to the river will connect the neighbourhood back to the winter river trail.

Along Wellington Crescent, a River Walk behind existing apartment buildings will bring pedestrians back to the river and act as a bridge to the Corydon neighbourhood. Along that trail, the Hugo Landing has already been established as an access point for winter trails and for water bus service in the summer. A formal winter crossing to Middle Gate will connect the Armstrong's Point neighbourhood to this area. Small vendor opportunities exist on the Wellington/Hugo side.

Further down Wellington, Munson Park is a wonderful amenity for the community. Adding a canoe launch, a picnic area with barbecue pits and tables, an upper bank beach and some small vendor opportunities will increase public use in this park.

Mulligan's Landing, at the foot of the Misericordia Health Centre, is an underutilized greenspace flanked by the Maryland Bridge. The vision is to add a waterfront plaza with seating and a permanent dock with a water bus stop. This would benefit residents, patients and staff at the centre and provide a connection to the Sherbrook Commercial District.

A biking trail through this area will leave the riverbanks and move up to facilitate movement through Osborne Village via Wellington Crescent. Where possible, sidewalks will be improved accommodate as many transportation modes as possible. In the Armstrong's Point area, the upper trail will utilize Cornish to make connections to the Sherbrook area and West Broadway neighbourhoods.

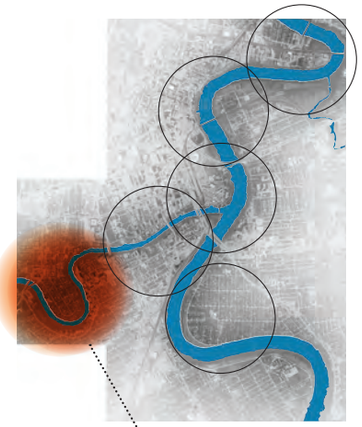
Winter crossings open up neighbourhoods in a way they have never been connected before.



Wellington Riverwalk

Armstrong's Point & Wellington Crescent

An all-season walkway along the southern banks of the Assiniboine River's edge provides a recreation corridor to The Forks.



Armstrong's Point
& Wellington Crescent

Mulligan's Landing



- Waterfront plaza with seating
- Kiosk with small commercial opportunities
- Permanent dock for summer and winter river access
- Future water bus stop
- Connection to Sherbrook Commercial District

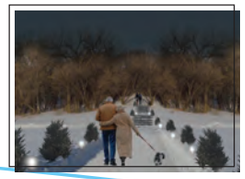
Munson Canoe Launch + Park Enhancements





- Canoe launch for summer and winter river access
- Canoe / kayak storage lockers
- Picnic areas with BBQ pits and tables
- Upper bank beach
- Small vendor opportunities

Middle Gate Crossing + Hugo Landing



- Existing CAR RAC dock and water bus stop
- Dock enhancements
- Small vendor opportunities
- Connection to Corydon Commercial District

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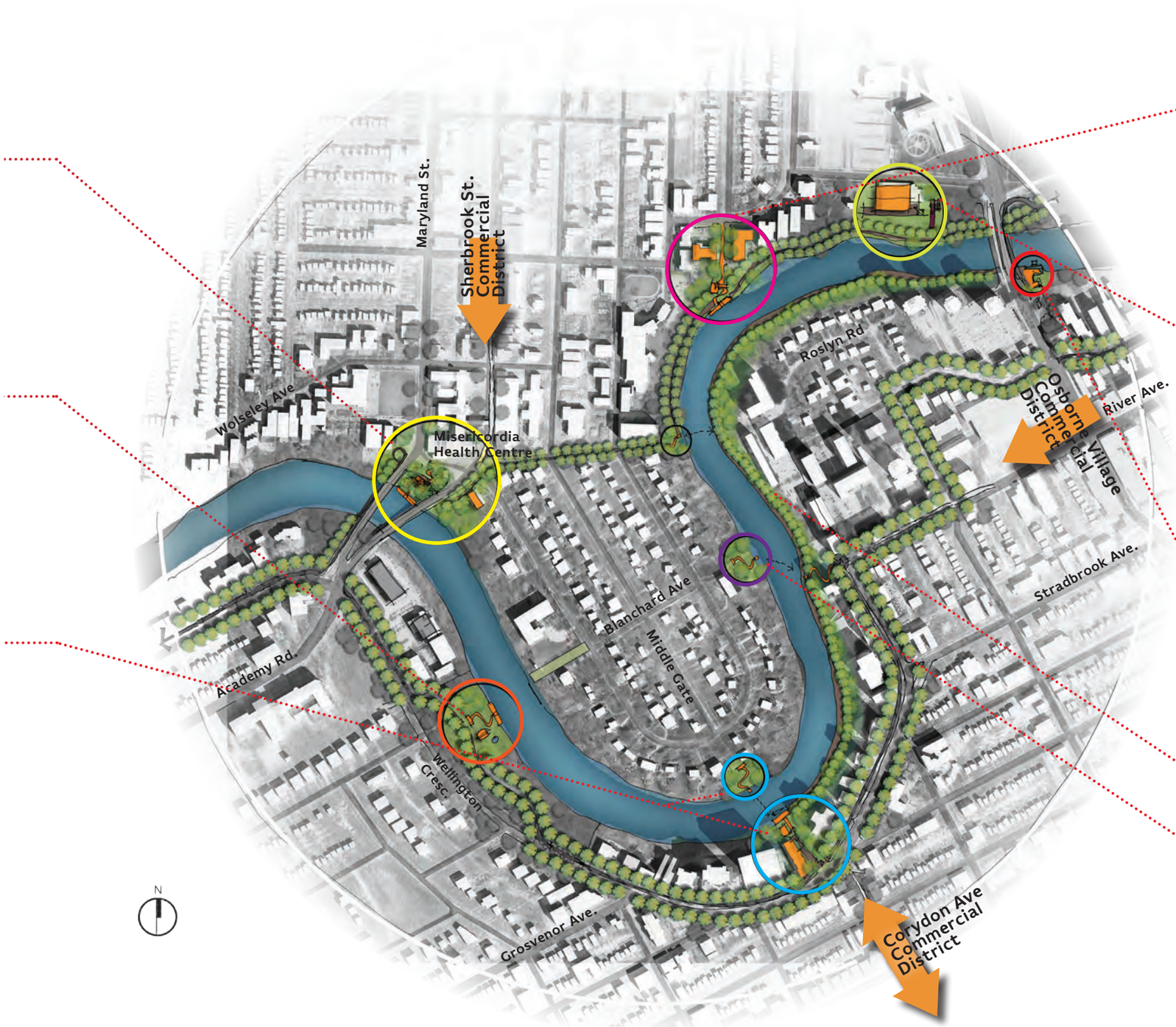


Spence Landing

**See Artist Rendering*



- Dock for summer and winter river access
- Canoe / kayak storage lockers
- Upper bank beach
- Small vendor opportunities

Granite Club - Community Hub

- Club enhancements with commercial opportunities i.e. restaurant with patio overlooking river
- Outdoor winter activities i.e. toboggan structure

Osborne Village Landing

- Permanent CAR RAC dock for summer and winter river access + water bus stop
- Canoe / kayak storage lockers
- Kiosk with small commercial opportunities

Wellington Riverwalk

**See Artist Rendering*

Blanchard Look-out

- All seasons stair access to river

Connectivity:

The Forks Trail +
Winter Crossings
+ Scenic Drive

The Forks Trail Phase I

The Forks Trail Phase II

Winter Access
Points + Crossings

Active Transportaion
trail to extend and link
to Assiniboine Park



Armstrong's Point & Wellington Crescent

The Forks Trail Phase II
(b) Cornish Path

- Cornish Path river trail enhancements
- Maryland Bridge improvement (sidewalk widening or traffic lane narrowing) and improved under bridge connection
- Cornish Ave. A.T. facilities (sidewalk widening or on road)

The Forks Trail Phase II
(a) Wellington Riverwalk

- River's edge pathway Hugo to Osborne

The Forks Trail Phase I

- Upgrade Wellington Cresc. sidewalk to A.T. facilities standards

"We believe that River City Connections is one of the most important visions for the City of Winnipeg since the redevelopment of The Forks. The proposed projects have the ability to transform biking in Winnipeg and to help future generations fall in love with our city over and over again."

Tom McMahon, Bike Winnipeg

Assiniboine & Osborne Village

Envision having tea at the Governor's Greenhouse Eatery overlooking the Assiniboine River and Legislative Grounds and elevating the prominence of the Legislative Dock as a significant destination.

The Assiniboine Riverwalk and winter river trail connect The Forks to the Legislative grounds and Osborne Village. A major infill development opportunity exists at the Legislative grounds where lovely greenhouses grace the property along the riverfront. An eatery and public access to the greenhouses is envisioned along with waterfront plaza enhancements and infill residential development.

At Bonnycastle Landing the pathways through the park will be widened for pedestrian traffic and canoe/kayak lockers added closer to the riverfront. The addition of picnic areas with barbecue pits and picnic tables will enhance this already developed park and bring visitors to the Upper Fort Garry Heritage Park and Interpretive Centre.

On the south side of the Assiniboine an upper river bank trail will connect Fort Rouge Park to Main Street. A lookout at Mayfair will include a boat launch for summer and winter access, canoe and kayak storage and small vendor opportunities. The existing Mayfair recreation centre will be redeveloped to give more neighbourhood programming and recreation opportunities. The upper riverbank trail will connect the Mayfair neighbourhood to The Forks, allowing the mostly new immigrant population to access the area more readily.

The opportunity to create an iconic active transportation bridge exists within these two neighbourhoods, connecting McFadyen and Fort Rouge Park. Development opportunities around the bridge will include a canoe launch for summer and winter river access along with canoe and kayak storage lockers.

Additional enhancements to the Osborne Village landing envisioned include kiosks with small commercial opportunities and canoe and kayak lockers to enhance visitor experiences.

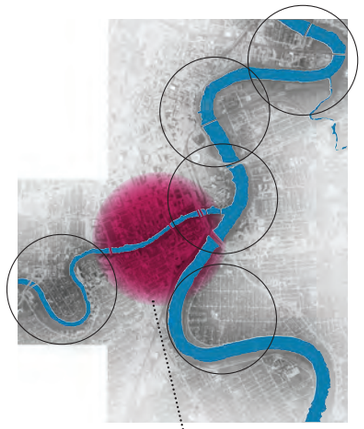
The opportunity to create an iconic active transportaion bridge exists within these two neighbourhoods.

Governor's Greenhouse Eatery



Assiniboine & Osborne Village

Envision having tea at the Governor's Greenhouse Eatery overlooking the Assiniboine River and Legislative Grounds and elevating the prominence of the Legislative Dock as a significant destination.



Assiniboine & Osborne Village





Bonnycastle Landing + Park Enhancements

- Existing dock for summer and winter river access
- Canoe / kayak storage lockers
- Picnic areas with BBQ pits and tables



Governor's Greenhouse Eatery + Infill Development Opportunity

**See Artist Rendering*

- Legislative grounds restaurant
- Infill residential development

Governor's Landing

- Legislative grounds waterfront plaza enhancements
- Existing CAR RAC dock + water bus stop
- Phase I dock access for Osborne Village

Osborne Village Landing

- Permanent CAR RAC dock for summer and winter river access + water bus stop
- Canoe / kayak storage lockers
- Kiosk with small commercial opportunities

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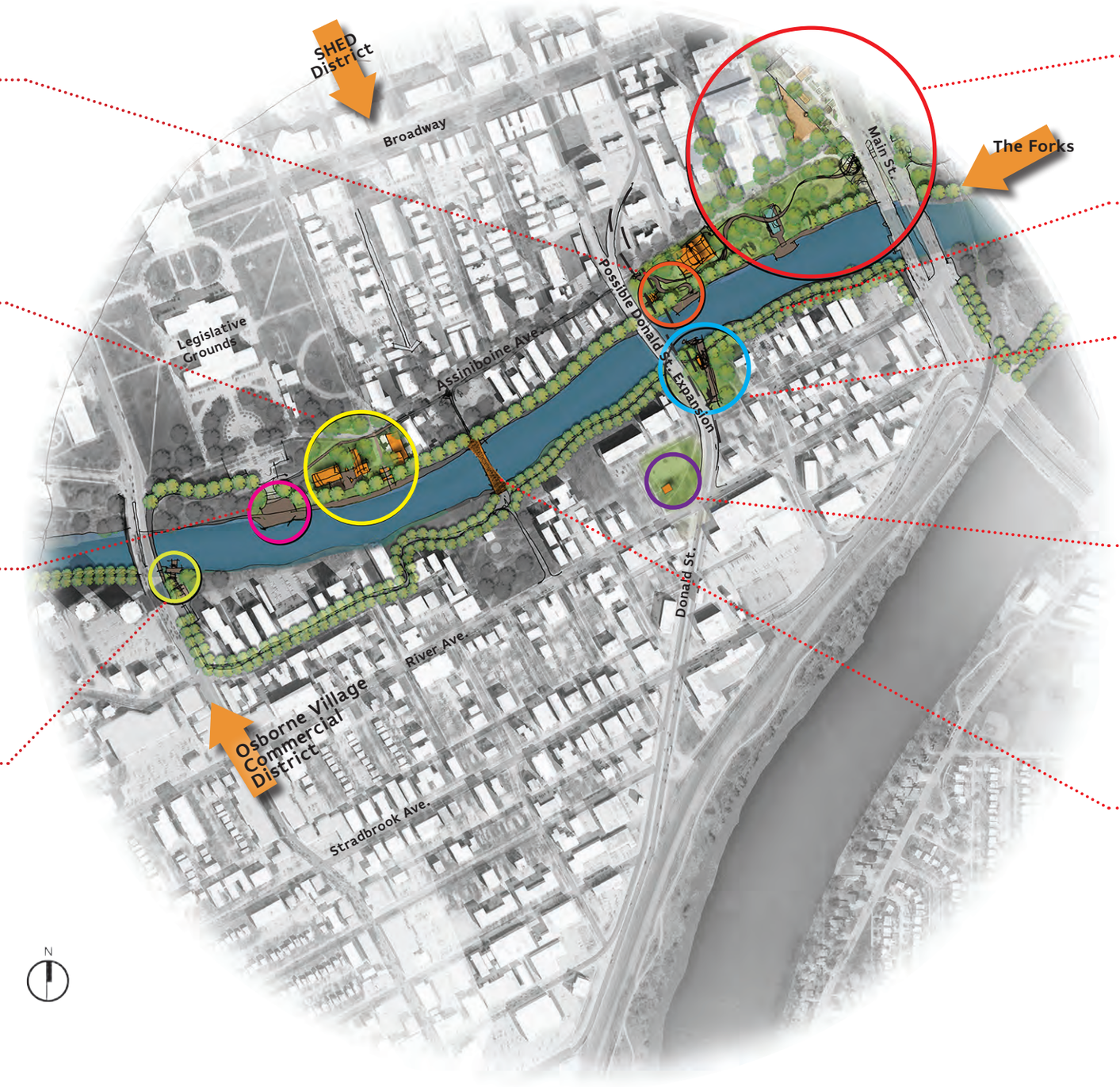


Upper Fort Garry Heritage Park + Interpretive Centre

Upper Bank River Trail

Mayfair Lookout

- Boat launch for summer and winter river access
- Canoe / kayak storage lockers
- Small vendor opportunities



Mayfair Park West

- Redevelopment of existing recreation centre
- Improved outdoor activity areas
- Enhanced neighbourhood program opportunities

McFadyen / Fort Rouge Park A.T. Bridge



- Future iconic A.T. bridge crossing
- Canoe launch for summer and winter river access
- Canoe / kayak storage lockers

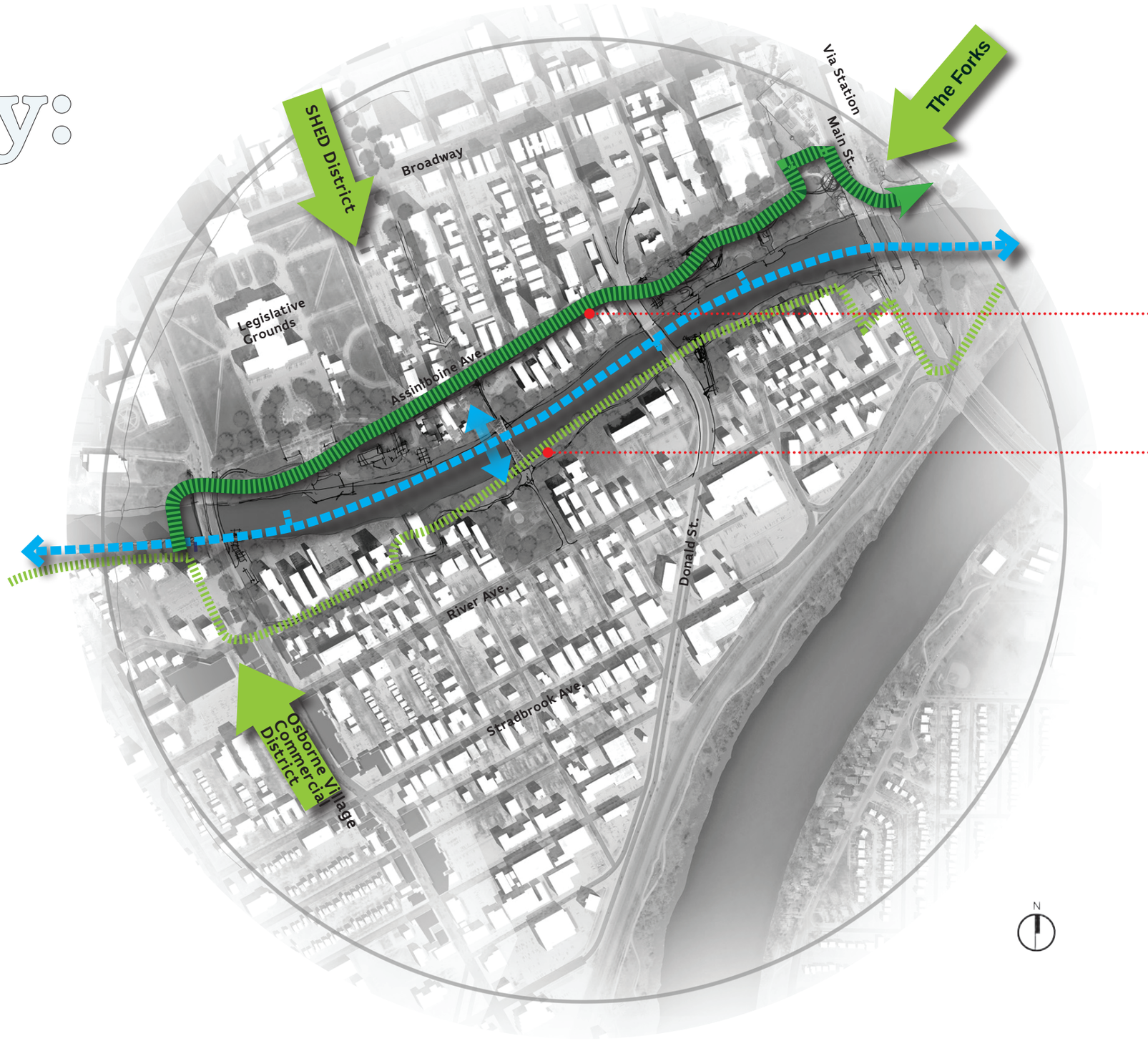
Connectivity:

The Forks Trail +
Winter Crossings
+ Scenic Drive

The Forks Trail Phase I

The Forks Trail Phase II

Winter Access
Points + Crossings



Assiniboine & Osborne Village

The Forks Trail Phase I
- Seasonal alternate - Assiniboine Riverwalk

The Forks Trail Phase II
Osborne + Mayfair River Trail
- Upper bank trail Fort Rouge Park to Main Street
- Upgrade Roslyn sidewalk to A.T. facilites standards

"These rivers have been running through here for a very long time. To think about the impact they have and how we can really incorporate our waterways into a way of life is more than exciting. The interconnectiveness and inclusion of the citizens is a huge step in the way we should always think about having the rivers as an integral part of the Winnipeg experience."

Jordan Van Sewell, Artist

Saint Boniface & The Forks

Imagine if a riverfront trail could link St. Boniface to The Forks, Upper Fort Garry, and the Canadian Museum for Human Rights. And then imagine being steps from the majestic heritage buildings of St. Boniface and literally walking in the treetops overlooking Winnipeg's downtown while learning the history of the First Nations, the Grey Nuns and the voyageurs.

Along Tache, there are several key opportunities for the neighbourhood and its connections back to The Forks and downtown. Widening the sidewalks will help create a pedestrian friendly environment for walkers and cyclists. On the shore, an enhanced Tache Dock will bring potential commercial possibilities to the area. A Spirit Plaza at the base of Esplanade Riel will welcome visitors to this historic St. Boniface district. Along the street, historical and interpretive elements will strengthen the stories this neighbourhood holds.

A spectacular tree-top outlook is envisioned along Tache across from the St. Boniface Museum. It will offer breathtaking views of the Canadian Museum for Human Rights, tell the history of the area and pay tribute to the Grey Nuns. Pathways behind St. Boniface Hospital will contribute to the patient experience, providing healthy living options for residents and the hospital staff as well.

A new development opportunity exists at the Dominion strip mall at Marion and Main street. The mall is connected by pathways to St. Boniface and The Forks. There may be interest by the mall owners to "turn the mall's face" to the river and add businesses and restaurants with river side views and access by riverside pathways.

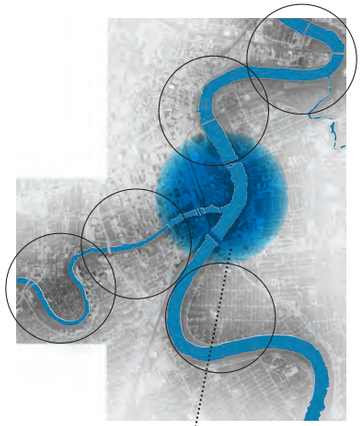
At The Forks, The City of Winnipeg and Forks Renewal Corporation will prepare a master plan for the Railside Lands on surface parking across from the Museum. A mixed use development including a public space and a residential component is envisioned. The objective is to create a more pedestrian friendly environment and public spaces, add vitality with new uses and improve connections to Portage and Main.

Imagine if a riverfront trail could link St. Boniface to The Forks, Upper Fort Garry, and the Canadian Museum for Human Rights.

Tache Tree Top Overlook

Saint Boniface & The Forks

Along Tache, there are several key opportunities for the neighbourhood and its connections back to The Forks and downtown.



Saint Boniface & The Forks



Marina + New Development Opportunity

Key planning opportunity

Forks Quay

New Development Opportunity

- Enhance existing facility to become a waterfront amenity with businesses and restaurant facing the riverfront





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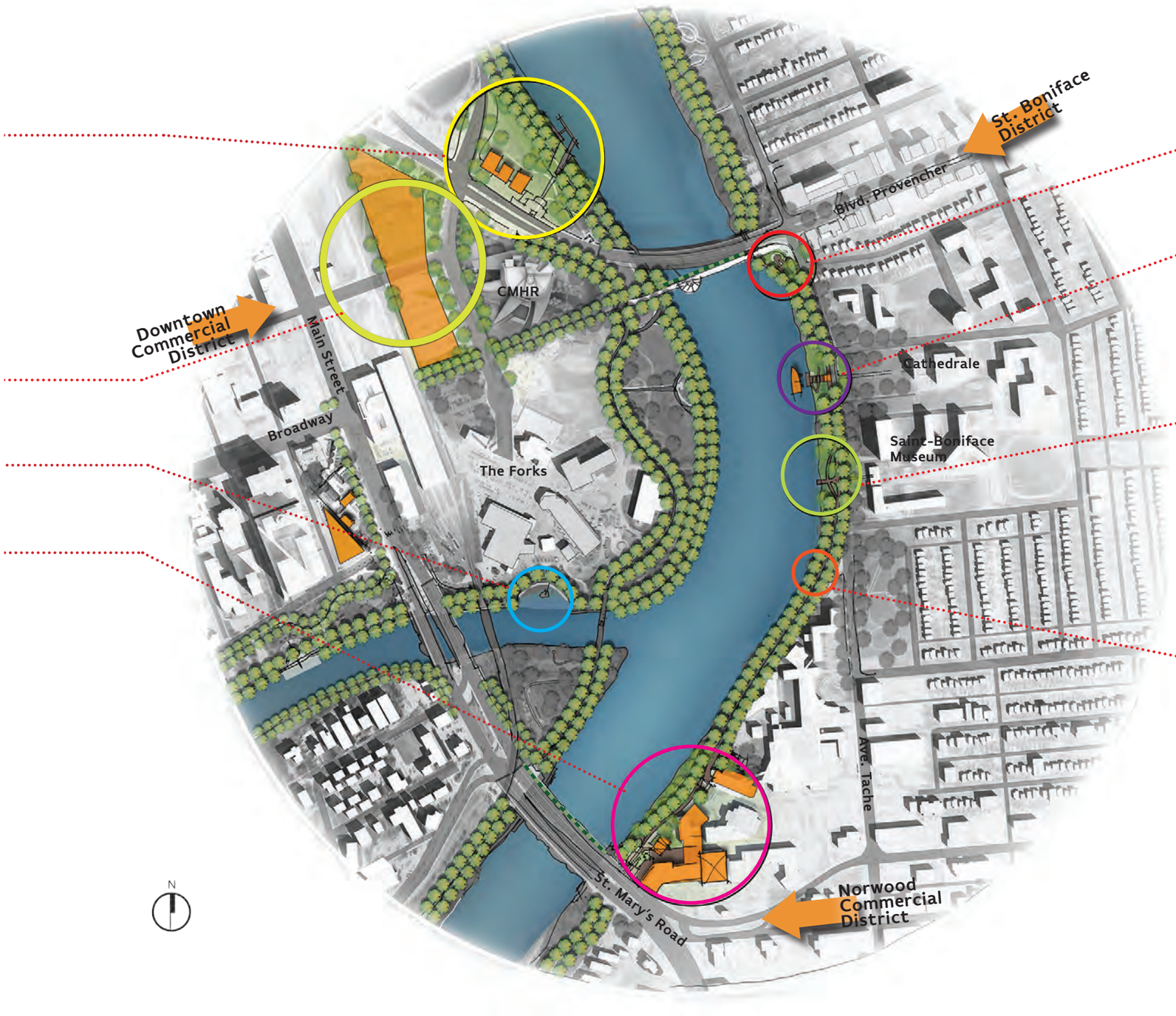


Spirit Plaza

- Gateway to St. Boniface + Tache Promenade

Tache Dock

- Enhancements to existing dock
- Commercial opportunities i.e. river boat tours + docking

Tache Tree Top Overlook

**See Artist Rendering*

- Views to Canadian Museum of Human Rights
- Tribute to the Grey Nuns



Tache Promenade

- Widen sidewalk to accommodate both pedestrian + cycling traffic
- Enhanced historical interpretive elements



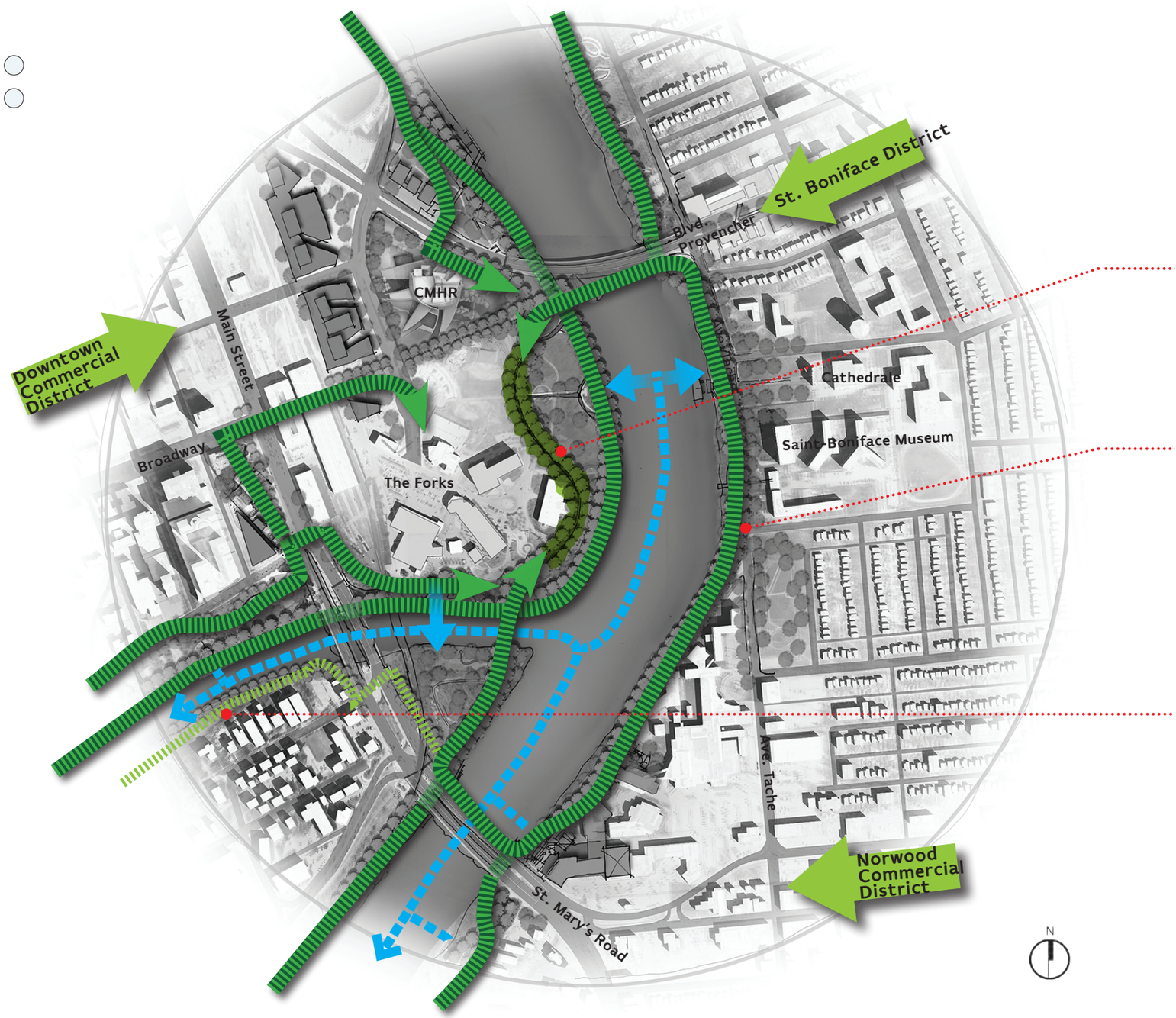
Connectivity:

The Forks Trail +
Winter Crossings
+ Scenic Drive

The Forks Trail Phase I

The Forks Trail Phase II

Winter Access
Points + Crossings



Saint Boniface & The Forks

The Forks Trail Phase I
- Existing trail network through The Forks and the Assiniboine Riverwalk

The Forks Trail Phase I
St. Boniface River Trail
- Upgrade Tache Ave. sidewalk to A.T. facility standards
- Enhancements to St. Boniface Hospital river trail
- Interpretive elements re: cultural + healthy active lifestyle

The Forks Trail Phase II
Osborne + Mayfair River Trail
- Upper bank trail Fort Rouge Park to Main Street

"Winnipeg rivers have shaped our city and its citizens. Historically they have provided us with vital transportation links, a source of sustenance and its banks have created essential meeting places. River City Connections is about embracing their beauty and the vitality they bring us every day. It is about creating a vision of what our city could be if we fully embrace this incredible asset we have too often taken for granted. A vision for a true River City. "

Norm Gousseau, Enterprises Riel

Riverview & Norwood

A major development opportunity is envisioned around a transit oriented infill development to connect Osborne Village to Riverview.

The development includes the adaptive reuse of existing warehouse buildings and will take the existing Osborne Rapid transit station into the heart of its plan. A raised active transportation connection will be constructed to connect with the station on Osborne. On the riverside a water bus service will bring people from Norwood to the rapid transit station. Riverside greenspace and pathways along the river will be complemented by an upper bank "beach".

A completed Churchill riverbank pathway will create a major trail linkage throughout the neighbourhood. A raised boardwalk or bank stabilization will be required to create an active transportation facility. A scenic lookout at Don Avenue and a marina and scenic lookout at Churchill Drive will complement the natural environment of the Riverview area.

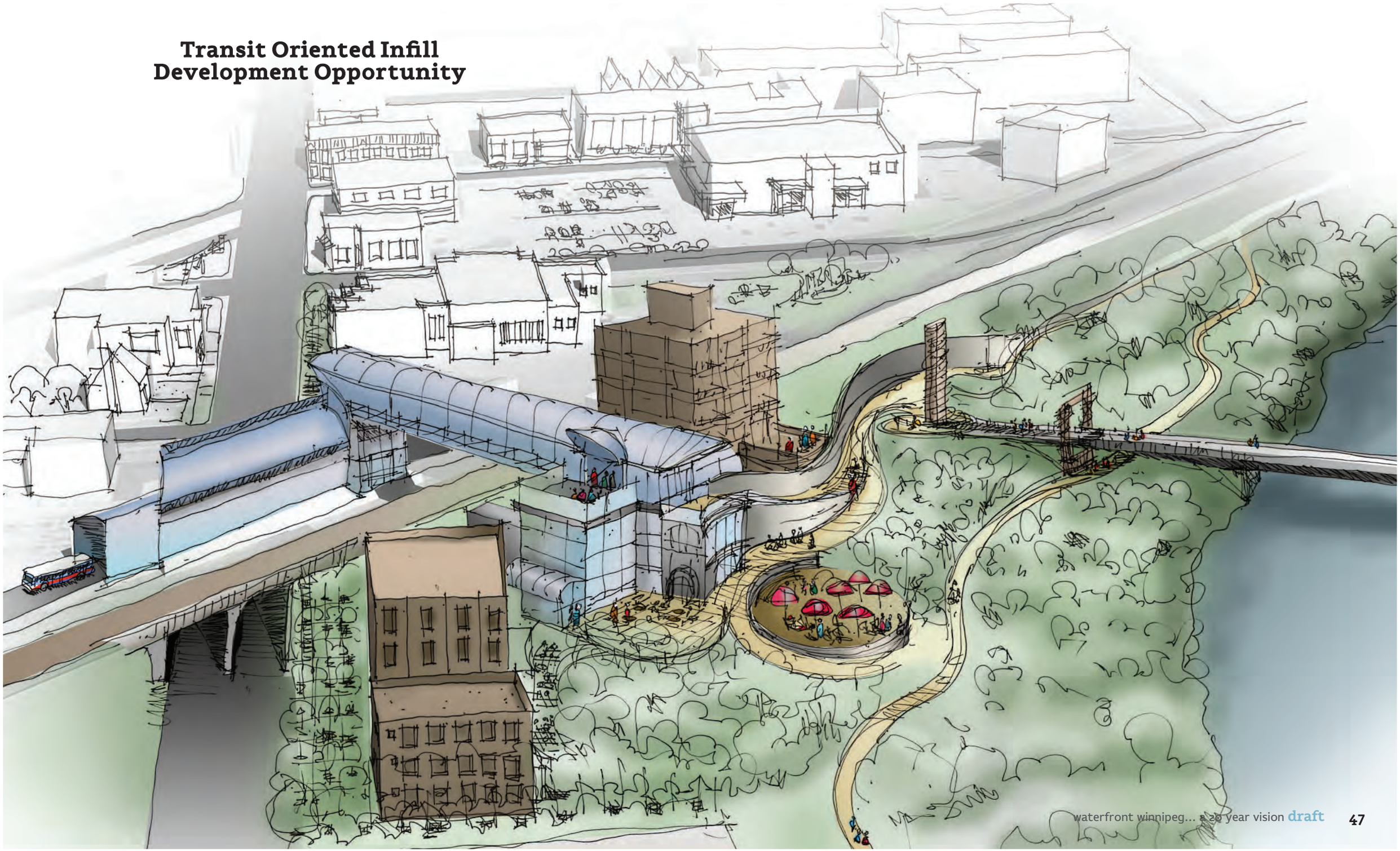
Possibilities have been identified at both the Paddling Club and Rowing Club to provide better public access and enhanced services such as canoe/kayak storage lockers and vendor, retail and restaurant options.

In Norwood, a scenic lookout at Lyndale Drive coupled with park enhancements will produce a high quality waterfront park complete with vehicular and pedestrian lookouts, a revegetation strategy and public amenities like barbecue pits.

Winter river crossing trails will connect Norwood and Riverview at key strategic points along the River. Consultations suggested there were at least three points where connections are already being made by residents.

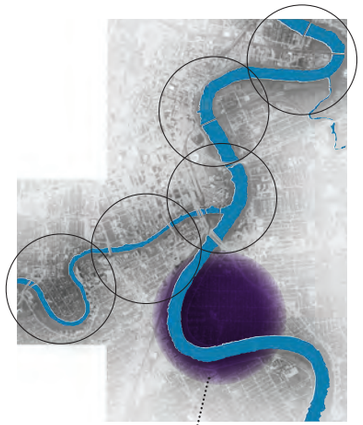
The development will take the existing Osborne Rapid transit station into the heart of its plan.

Transit Oriented Infill Development Opportunity



Riverview & Norwood

A major development opportunity is envisioned around a transit oriented infill development to connect Osborne Village to Riverview.



Riverview & Norwood

Rowing Club + Norwood Community Centre



- Canoe / kayak launch
- Canoe / kayak storage lockers
- Club redevelopment with commercial opportunities i.e. restaurant with patio overlooking river

A.T. Bridge to Rapid Transit Station



Transit Oriented Infill Development Opportunity

**See Artist Rendering*

- Adaptive re-use of existing warehouse buildings
- Connected to Rapid Transit station via an overhead rail crossing

Don Avenue Scenic Lookout



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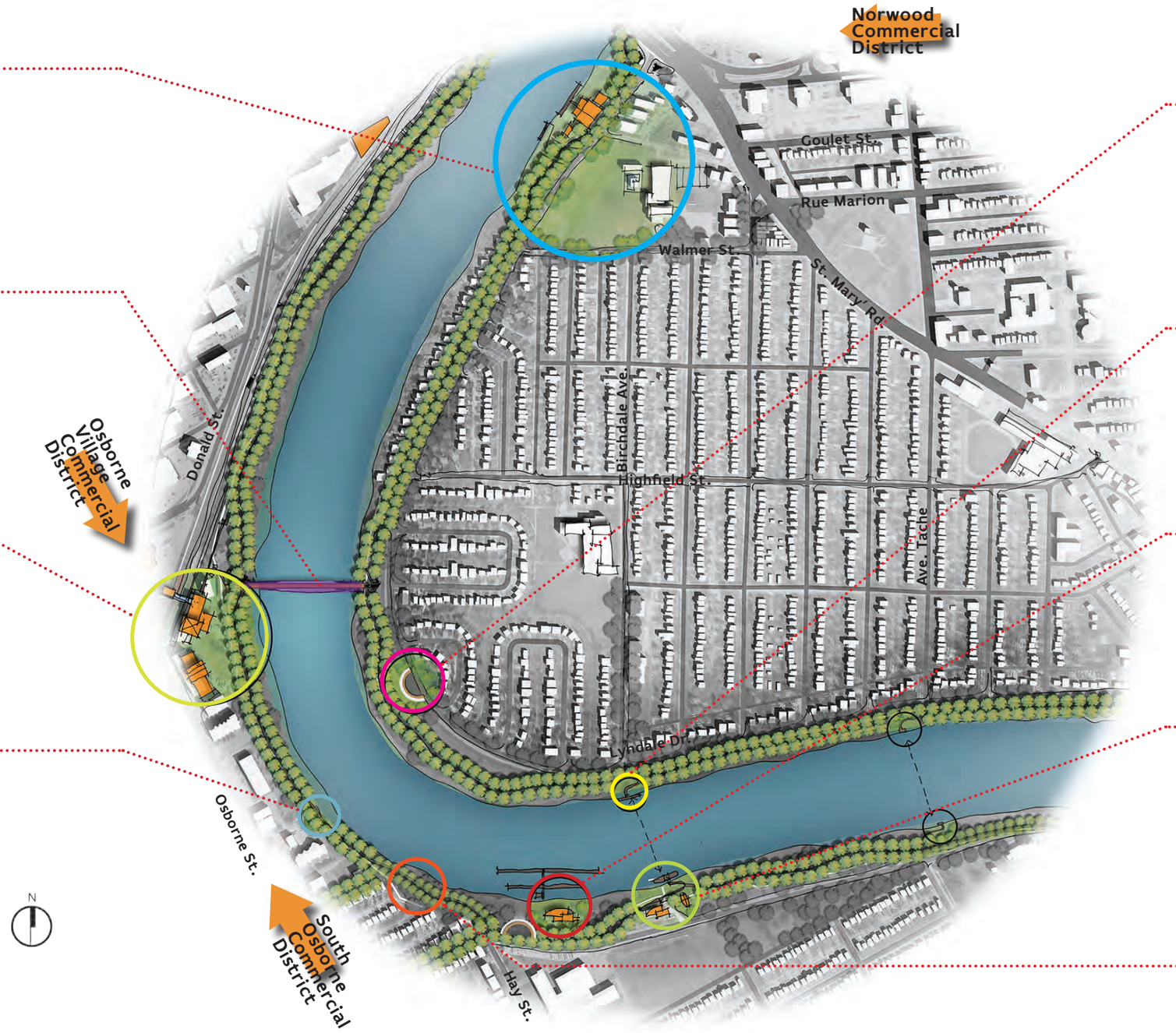


Lyndale Drive Scenic Lookout + Park Enhancements

- High quality waterfront park
- BBQ Pits
- Revegetation strategy
- Vehicular and pedestrian lookout



Winter River Ice Trail Access

- Stairs to river access for winter crossings and river ice trail



Marina + Churchill Drive Scenic Lookout

- Vehicular and pedestrian lookout

Paddling Club - Community Hub

- Canoe / kayak launch
- Canoe / kayak storage lockers
- Club redevelopment with small commercial / vendor opportunities
- Winter river access



Trail Linkage

**See Artist Rendering*

Connectivity:

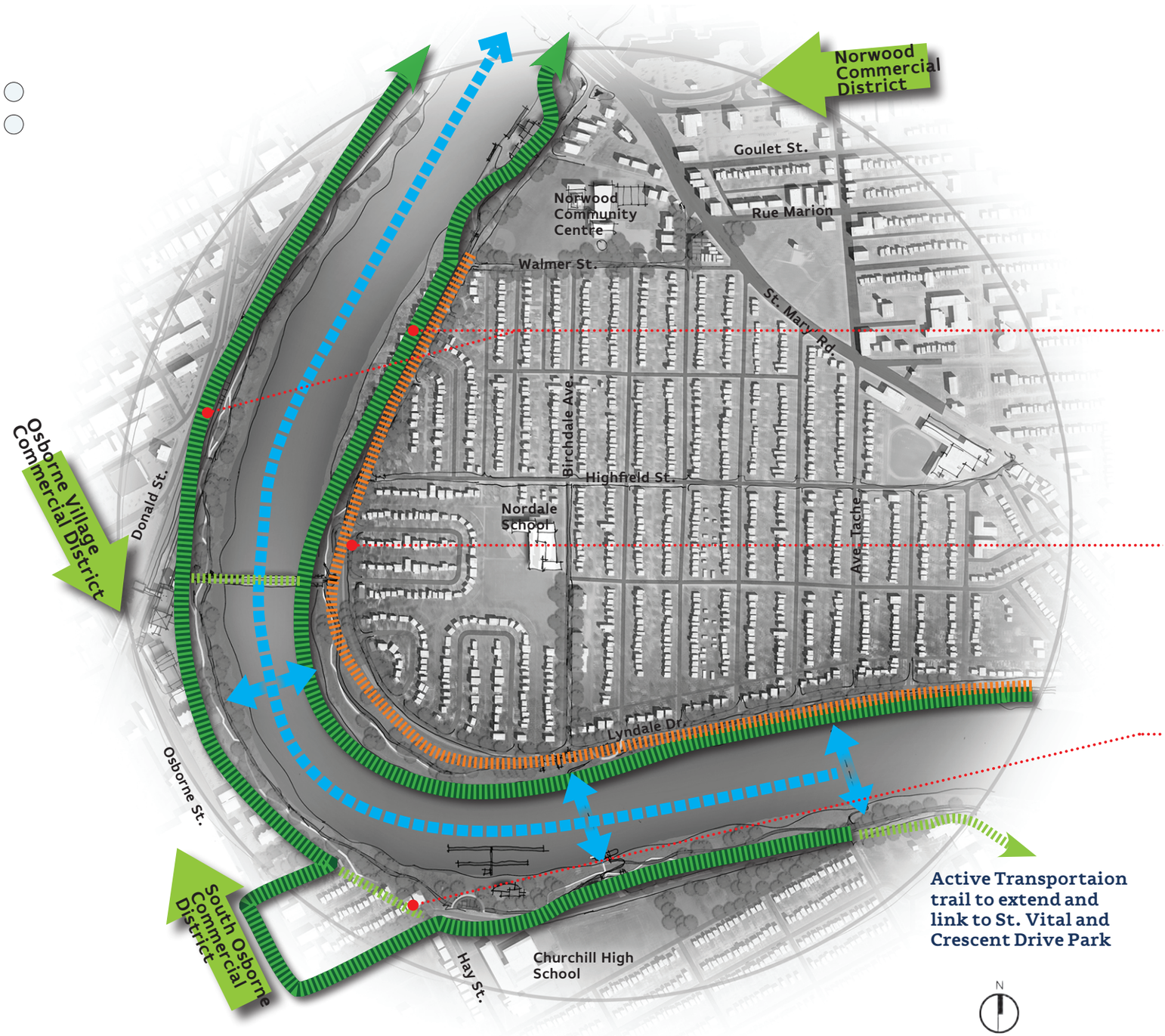
The Forks Trail +
Winter Crossings
+ Scenic Drive

The Forks Trail Phase I

The Forks Trail Phase II

Winter Access Points + Crossings

Scenic Drive



Riverview & Norwood

The Forks Trail Phase I
- Upgrade pathway and sidewalk to A.T. facilities standards

Lyndale Drive
Scenic Drive

The Forks Trail Phase II
- Complete Churchill riverbank trail. Raised boardwalk or bank stabilization to allow for A.T. facilities standards

“When you travel the Red and Assiniboine, you notice that most of Winnipeg has its back to the rivers. Around the world, great river cities are oriented towards the water and take advantage of the recreational and scenic opportunities. It’s time for Winnipeg to turn around and see what it’s been missing. ”

Andrew Lamont, Winnipeg Rowing Club

Exchange District & North Saint Boniface

Connecting The Forks to the histories of the Exchange District and the St. Boniface district is a powerful opportunity for the city.

Imagine a year round voyageur themed riverfront trail linking Fort Gibraltar to The Forks. Festival du Voyageur could extend their presence and identity along the frozen river through its cultural programming and more permanent facilities. Improvements envisioned include a dock for summer and winter access, canoe and kayak storage lockers, small vendor opportunities, a massive toboggan structure and year round programming at the Fort through Festival du Voyageur.

In Whittier Park, neighbourhood consultations brought forward the idea of a one way meandering park drive through the area and the re-opening of the rail track underpass to open up park activity. Enhancements to the park itself could include urban camping, a cross-country ski course, picnic and barbecue areas and access to the Lagimodiere-Gaboury homestead.

The one way park drive will lead to an infill residential development. In neighbouring Pointe Hebert, additional infill residential will be joined by a waterfront park and all season trails. Throughout the park, historical interpretive elements will tell the story of the area and its residents and ancestors.

At the edge of the area a long term vision item - a future active transportation bridge -will connect Point Douglas to Whittier Park year round. In the short term a formal winter crossing will be created on the ice. A pedestrian bridge on the existing rail line close to Stephen Juba Park will connect St. Boniface to the Exchange District and downtown.

The Alexander Docks will anchor the Exchange District neighbourhood to the river with a waterfront plaza with seating, small commercial kiosks, a future water bus stop and tour boat landing. Further north, across from the baseball park, a small marina and mixed use development will provide boaters the opportunity to enter the downtown.

Upper bank trails will connect the Exchange District south to The Forks and north to Point Douglas and provide access from the downtown commercial district and East Exchange theatre district.

Imagine a year round voyageur themed riverfront trail linking Fort Gibraltar to The Forks.



Fort Gibraltar Landing

Exchange District & North Saint Boniface

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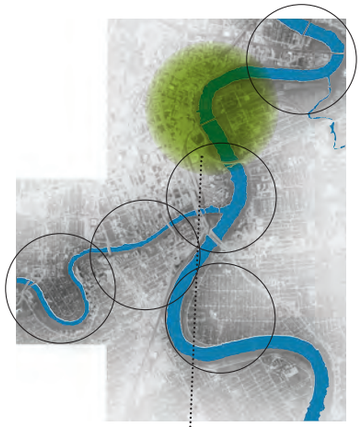

Exchange District &
North Saint Boniface

Heart of the Theatre District + Gateway to the Exchange

Alexander Docks

- Waterfront plaza with seating
- Kiosk with small commercial opportunities
- Dock for summer and winter river access
- Future water bus stop
- Tour boat
- Gateway to the East Exchange

Rail Line A.T. Crossing



- Active transportation path connected to existing rail structure

Marina + New Development Opportunity



- Mixed-use infill development
- Small marina

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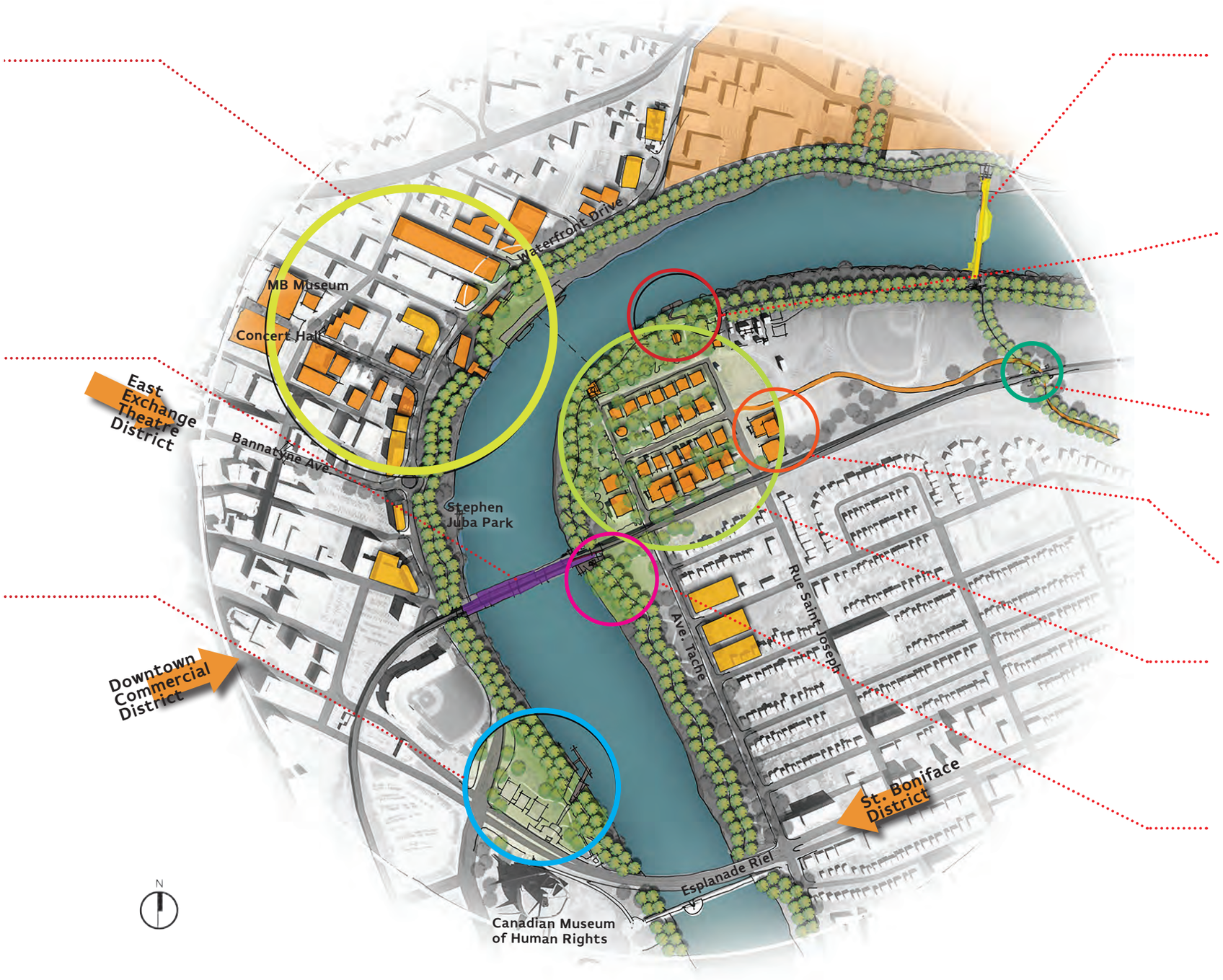


Future Pedestrian Bridge / Winter Crossing



- Linking South Point Douglas and Whittier Park

Fort Gibraltar Landing

**See Artist Rendering*

- Dock for summer and winter river access
- Canoe/ kayak storage lockers
- Small vendor opportunities
- Year-round programming by Festival du Voyageur + Fort Gibraltar
- Toboggan structure

Park Drive



- One-way park drive through WhittierPark
- Re-open rail track underpass to open up park activity opportunities

Infill Residential

- New infill developement

Pointe Hebert Infill Residential + Waterfront Park

- New residential infill development with waterfront park + all season trails

Voyageur Themed Park Improvements



- Historical interpretive elements
- Upper bank beach
- All season trails

Connectivity:

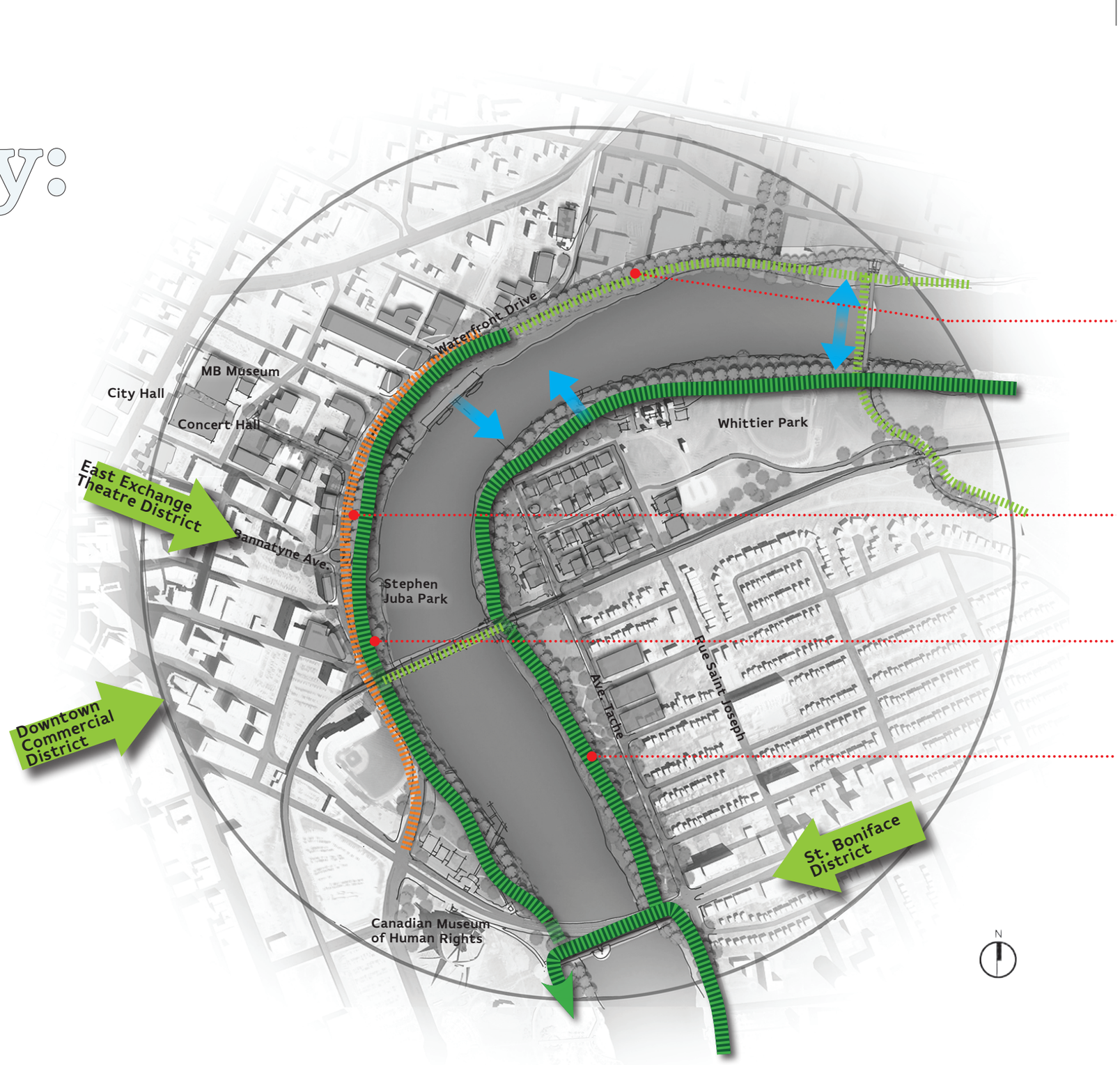
The Forks Trail +
Winter Crossings
+ Scenic Drive

The Forks Trail Phase I

The Forks Trail Phase II

Winter Access Points + Crossings

Scenic Drive



Exchange District & North Saint Boniface

The Forks Trail Phase II
Point Douglas Linear Provincial Park

- Upper bank trail and greenspace surrounding 'The Point'
- A.T. bridge

Waterfront Drive
Scenic Drive

The Forks Trail Phase I
Waterfront Drive

The Forks Trail Phase I
Voyageur Trail

"Festival du Voyageur is thrilled that plans are being developed to help shape our city's riverbanks and is happy to contribute to those plans. Our rivers were important to our ancestors during the fur trade which we celebrate and are still important today. We look forward to seeing the banks by Whittier Park transformed so that Winnipeggers and visitors alike can enjoy the site even more."

Ginette Lavack Walters, Executive Director, Festival du Voyageur

Point Douglas
Archibald & Elmwood

Point Douglas, Elmwood and Archibald represent three diverse neighbourhoods, all connected by the common thread of the Red River. South Point Douglas is widely recognized as a major transformative opportunitys for higher density, mixed-use infill development. The catalyst for such transformation lies in attractive urban design and quality public spaces.

Point Douglas has a strong sense of history on its streets, one that helped form the City of Winnipeg. From the starting point of the 1919 strike, to Barber House, to the original homes, this is a place rich in heritage. Today, the Point Douglas neighbourhood is a tight knit enclave of residents including artists and artisans who see potential in connecting to the river once again.

South Point Douglas represents one of the most transformative opportunities for the city. The area along the Red River, currently populated by industry, represents a large scale opportunity to enhance the city's urban fabric by transforming vacant and underutilized lands into new uses. A mixed use approach to renewal of the South Point Douglas area has the capacity to provide a significant boost to the city's tax base.

Building on the strength of a small and vital existing residential community, a new South Point Douglas will emerge. With a new Provincial Park along the waterfront envisaged as a stimulus, South Point Douglas will be transformed into a sustainable mixed-use community along the waterfront.

New residential infill development will welcome a diverse population and encourage commercial opportunities to service their needs. A mix of complementary uses could include cultural, educational and a significant recreational facility through the adaptive reuse of existing buildings in the area.

The linear river side park will provide green space and connect the area to the downtown and Elmwood. Utilizing an existing but abandoned boat launch area, a Point Douglas Quay will be created as a marina for the neighbourhood. A canoe and kayak launch at the mouth of the Seine will be well utilized. While this is a small addition to the river, there are many active groups looking at additional plans for its future.

A pedestrian friendly Louise Bridge and the Disraeli Active Transportation bridge will move people across the Red River. Connectivity will be strengthened on land by a series of Forks Trails connecting Whittier Park to Ernie O'Dowda Park and from Waterfront Drive through Point Douglas to the Norquay Community Centre. Winter connections would be formed from Point Douglas across to Whittier Park. In Elmwood, a revitalized Ernie O'Dowda Park will offer more to the community with canoe and kayak storage lockers, boat launch and picnic facilities and an upper bank "beach" to increase the use of the park.

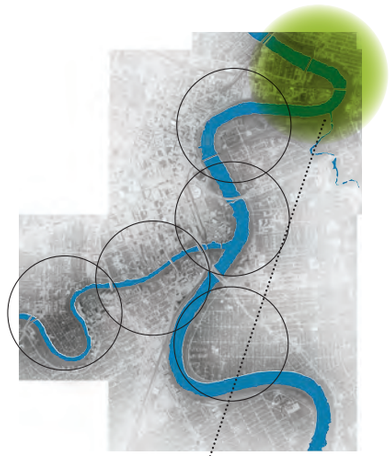
Commercial development opportunities exist along Nairn and Archibald. On Nairn, adding a public plaza behind the existing La Salle Hotel along with additional retail and cafes and a connection under the Louise Bridge will connect people to Ernie O'Dowda Park. At Archibald, a possible transportation hub could exist with mixed use development, greenspace and a connection to the North East Pioneers Greenway.

Point Douglas



Point Douglas
Archibald & Elmwood

New residential infill development will welcome a diverse population and encourage commercial opportunities to service their needs.



Point Douglas,
Archibald & Elmwood

Norquay Community Centre Launch

- Canoe launch for summer and winter river access
- Canoe / kayak storage lockers
- Picnic areas with BBQ pits and tables

Future Infill Development over +/- 25 years

**See Artist Rendering*



- Multi-family residential
- Possible transportation hub
- Commercial amenities (grocery)
- Cultural / educational institutions

Point Douglas Linear Provincial Park



- Riverside greenspace
- Lookout to mouth of the Seine River + Lagimodière-Gaboury homestead

Whittier Park Enhancements

- Urban camping / cross country ski course / dog sledding / BMX biking
- Picnic and BBQ
- Lagimodière-Gaboury Homestead

Park Drive

- One-way park drive through Whittier Park
- Re-open rail track underpass to open up park activity opportunities

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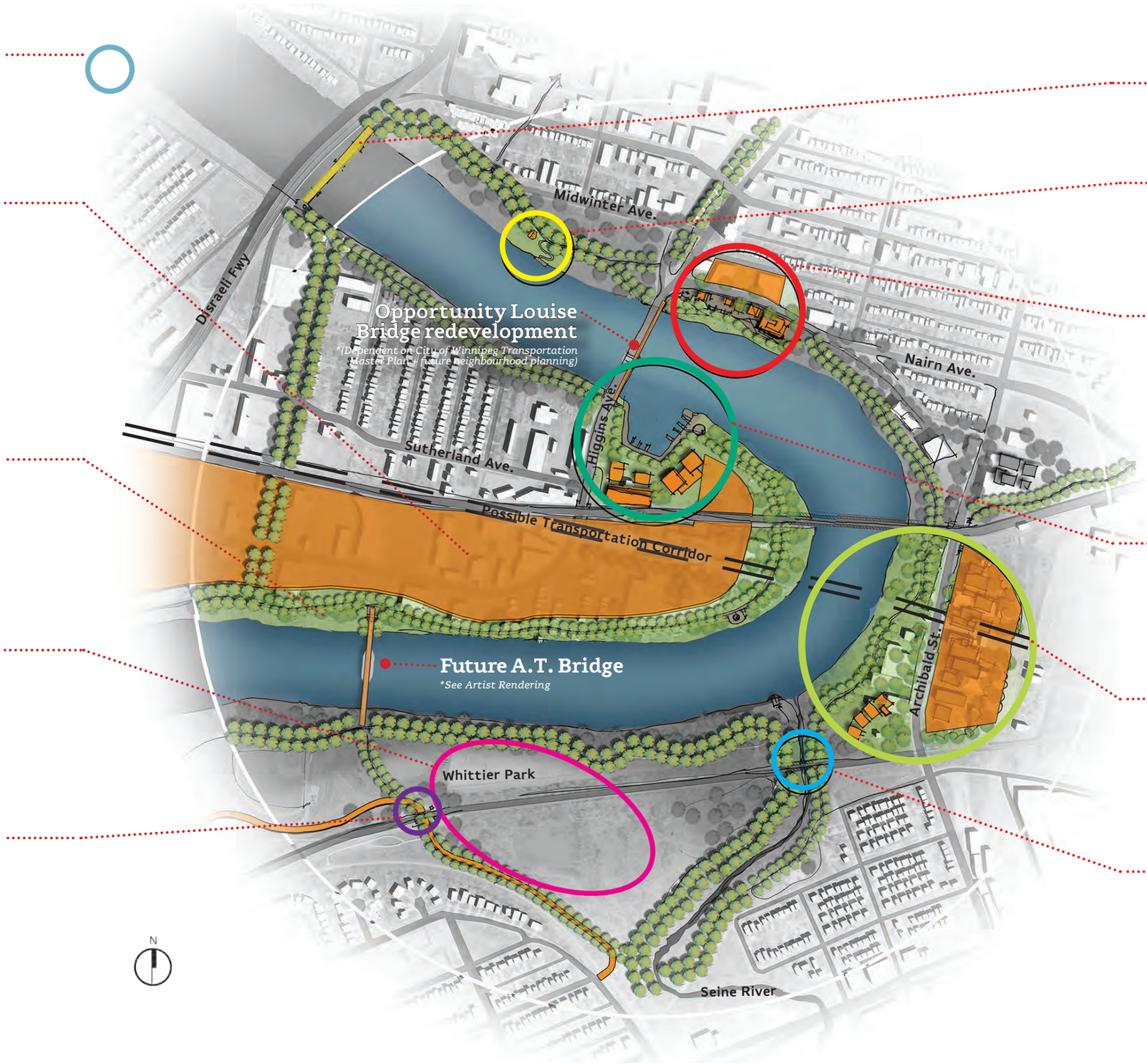


Disraeli Active Transportation Bridge

O'Dowda Launch + Park Enhancements

- Canoe launch
- Canoe / kayak storage lockers
- Upper bank beach



Nairn Commercial Development Opportunity

- Public plaza / patio behind La Salle Hotel
- Commercial development opportunities - retail and cafes to enliven the Nairn streetscape
- Under bridge connection to Ernie O'Dowda Park

Point Douglas Quay

- Marina + over winter storage for large tour boats
- Infill mixed-use development



Opportunity For Archibald Station

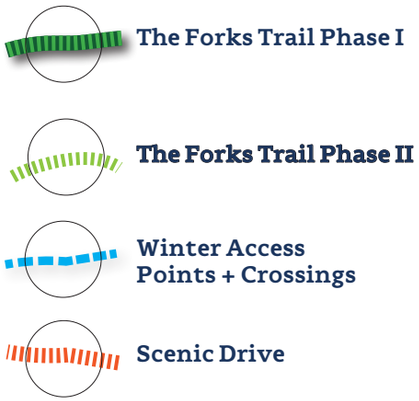
- Possible transportation hub
- Mixed-use development
- Riverside greenspace with active transportation trail
- Active transportation connection to North East Pioneers Greenway

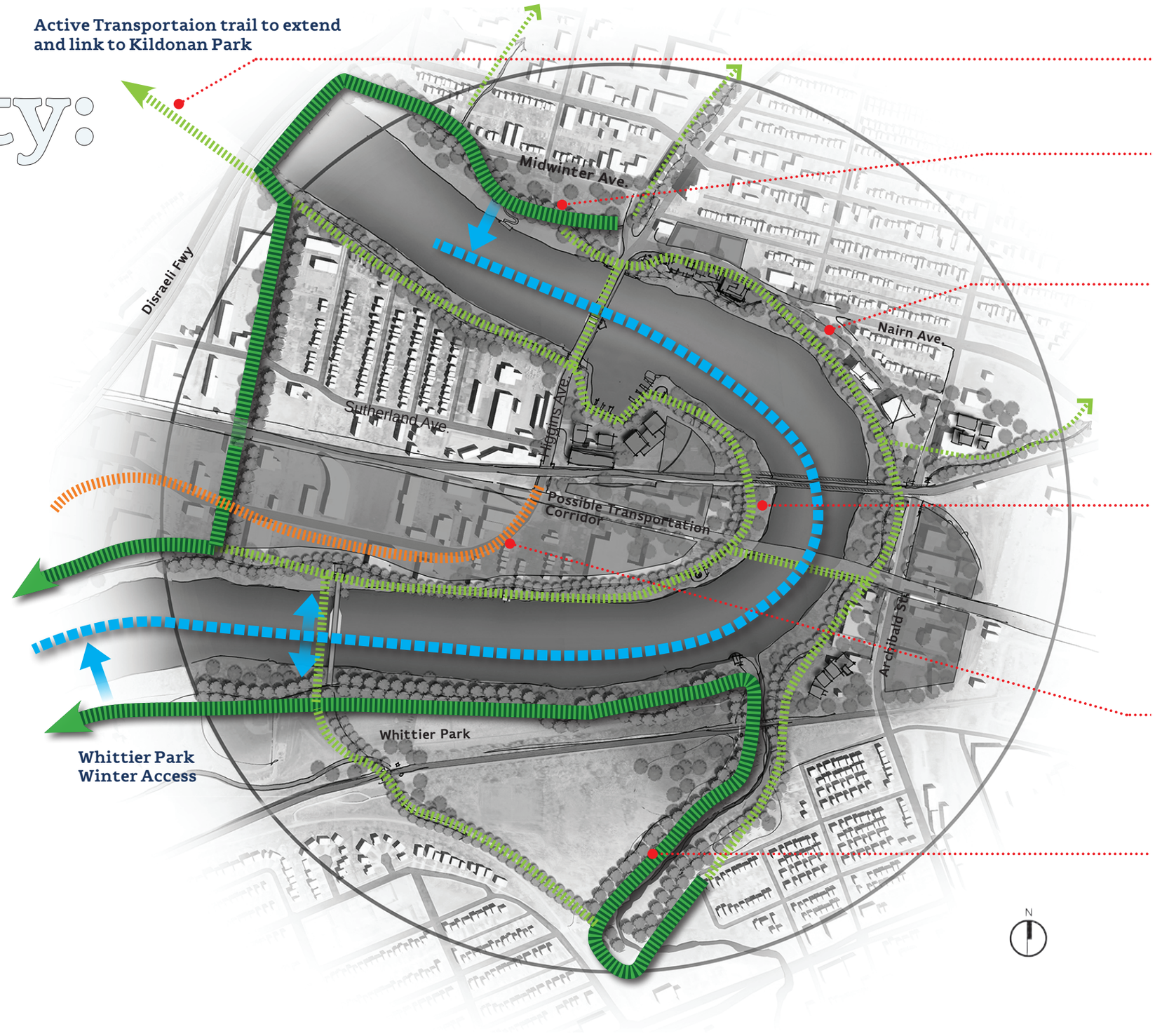
Seine River Canoe / Kayak Launch

- Small launch + all season river access

Connectivity:

The Forks Trail +
Winter Crossings
+ Scenic Drive





The Forks Trail Phase II Rover Path
- Connection to Norquay Community Centre

The Forks Trail Phase I
- Disraeli A.T. Bridge
- Annabella A.T. route to The Forks

The Forks Trail Phase II
Elmwood River Trail
- Upper bank trail Ernie O'Dowda Park to the Seine River
- Connections into community and to Northeast Pioneers Greenway

The Forks Trail Phase II
Point Douglas Linear Provincial Park
- Upper bank trail and greenspace surrounding 'The Point'

Point Douglas **Scenic Drive**

The Forks Trail Phase I - Voyageur Trail

Point Douglas Archibald & Elmwood

"Water is such an elemental part of all life! Through care of the rivers we are connected as peoples, linked to our cultures, our histories and our communities, for one another and for our future generations. "

Elaine Bishop, Executive Director,
North Point Douglas Women's Centre

Return on Investment

The 20 year vision proposes the development of a natural asset that supports economic development and tourism by promoting the city's urban image.

Governments at all levels are dealing with infrastructure challenges when it comes to maintaining, upgrading or investing in new infrastructure such as parks, roads, pathways, bridges, or riverbank stabilization.

While remaining to be quantified, a return on investment for "quality of life" infrastructure along the city's riverfront will be realized through the inclusion of economic development opportunities in the riverfront vision.

Strategic locations have been identified to promote the development of small businesses and infill residential, commercial and mixed use projects. Beyond the immediate economic benefits from construction and development, investing in public spaces at these locations to be connected to other complementary amenities and points of interest, will create more vibrant places and business opportunities.

Working in collaboration with the private sector the vision promotes the design of public spaces in the design of private developments, leveraging private sector resources to create well designed public access along the riverfront.

In addition to the direct economic impact that comes with development such as tax revenue and the higher property values for properties close to quality park space, the intangible economic value of the riverfront vision will be reflected in our quality of life and healthy active lifestyle.

Plan, Partner, Proceed



"Foster new and ongoing partnerships with third parties to promote extended hour safety, vibrancy and enjoyment by enhancing maintenance, programming and complementary commercial..." Quote from Our Winnipeg

Timing is everything and the vision is a road map to the possibilities that exist today, really a way to avoid "lost opportunities". In other words, implementing projects and reserving lands for future use that support the vision are both legitimate strategies.

The vision can assist in the development of public policy and provide a "big picture" for decision making regarding appropriate projects along the riverfront. This in turn will promote a common understanding between governments, the private sector, neighbourhoods and the broader community with respect to the city's goals for riverfront development.

A number of governance and organizational models in the US and Canada have been established to drive waterfront initiatives. These include non-profit corporations or foundations, municipal corporations, provincial crown corporations and tri-level government partnerships with prime examples being The Forks and Waterfront Toronto.

An administrative task team should be considered to determine the form of governance model that would work best for planning, coordinating or implementing projects within the framework of the vision.

The key to success is strategic alliances with partners including business, environment, heritage, health and recreational groups; public consultations as proposals come forward; and a review process that emphasizes design excellence in all developments.

The Forks

Winnipeg



to the
Waterfront