
SAVING JOHN BLUMBERG
Shelley Sweeney
On behalf of OURS-Winnipeg
January 19, 2022

What is John Blumberg?

- John Blumberg is a 280 acre property on the edge of the Assiniboine River
- historic Oliver and Mary Gowler farm originally purchased in the mid 1800s
- Purchased by Metro Winnipeg in 1964
- Part of push to add 1,000 acres to the City before prices went “sky high”

John Blumberg

- Two sections:
  - soccer pitches and baseball diamonds
  - Two golf courses, one 18 hole and one 9 hole and 40 acres of wilderness
- The City wants to sell only the golf courses and wilderness area to a private developer

John Blumberg

- Blumberg was meant to be a park with one 18 hole golf course
- Also intended to add a toboggan hill
- City changed course and had 2 golf courses professionally designed because they wanted to attract professional golf competitions
- For years they also provided a warm space in the clubhouse for Nordic skiers

Three Parks

- Part of three properties purchased outside the City limits in the 1960s
- John Blumberg, RM of Headingley – 1964
- Little Mountain, RM of Rosser – 1965
- La Barriere, RM of Richot – 1969

- Headingley was part of Greater Winnipeg until it split off in 1992 because of concerns about high tax rates

Parkland

- All three intended as parks and recreational spaces
- But Blumberg was neglected for many years
- Under new management 3 years ago the courses were improved and golfers started returning
- There has been a sharp increase in the numbers

“Outside the City”

- Our beloved Assiniboine Park was added when it was “outside the City”
- Same with Kildonan
- Blumberg is literally just 1 kilometre from the city border!
- Buses run to Little Mountain in the RM of Rosser
- Buses already run to both Assiniboia Downs and the Red River Ex

Complete Communities 2.0

- Points to west of the city as one of the major areas of growth
- Charleswood and St. James

Green Infrastructure

- John Blumberg is valuable as green infrastructure
- Helps mitigate flooding
- Diverts run-off to Assiniboine
- Provides habitat for animals and birds
- Provides good air exchange
- Aids soil nutrient cycling
- Sequesters carbon!

Many heritage trees

- Many old oaks and other species of trees exist on Blumberg
- City added additional 3,000 trees, shrubs and evergreens to the property
- Mature property with lush vegetation

The Elephant in the Room

- The Price
- Appraiser conducted appraisal of land Feb 2020
- Just over $9 million
- Land values have skyrocketed since the Pandemic began
- City wants to sell 200 acres for $13.68 million
- This equates to $68,000/acre
- Not going rate


This 60 acre unimproved farmland is being sold for $148,000/acre
200 acres of improved land of John Blumberg is being sold for $68,000/acre
Please say that again
Marmon Keystone Canada
Every Way Truck Wash
Routledge Ave
King's Services
AMC Foam
Coffee Roastery
Fedoruk's Used Cars & Trucks
Motel 6 Headingley, MB - Winnipeg West
ESSO
Portage Ave
Swan Lake First Nation Gaming Centre
Alpine Way
Thunder Rapids Amusement Park
Temporarily closed
Blumberg Trail
Dreamcatcher Promotions
SWAN LAKE 8A
John Blumberg Golf Course
Astoria Wealth Management
Inglenook Rd
Assiniboine
Strathboine Crescent
Leclerc M Greenhouses
Assiniboine River
Assiniboine River
Roblin Blvd
Shelmerdine Garden Centre
Crampton's
Google
Grange St
Empire St
RBM Gardens

5022 Portage Avenue

Directions Print Share



$8,900,000

5022 Portage Avenue
Headingley, Manitoba R4H1C8

Please say that again

MLS® Number: 202122321

Favourite

0 Bathrooms

Symon Honeyborne

204-297-6388
204-615-2777

Email

Book showing

Highlights | Neighbourhood | Statistics | Calculators

Description

5W//Headingley/Amazing opportunity to purchase 60+/- acres of land that is designated for future commercial (highway Commercial and just beside/east of McMunn & Yates) and residential use (just east of Qualico's Taylor Farm housing development - maybe a future phase?). Approx

Keller Williams Real Estate Services
15 Scurfield Boulevard
Winnipeg, Manitoba R3Y1G3
204-615-7333

Save John Blumberg!

- John Blumberg is extremely valuable green space and a robust recreation area
- Much can be added to enhance its use for little cost
- It can return to being a 4 season facility again
- Paths can be added by the banks of the river
- Snowshoers and cross country skiers can once again traverse the courses