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in partnership with:

URBANICS
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HERITAGE RESEARCHER

Repurposing City Lands

City of Winnipeg Request for Proposal No. 716-2020
Supplementary Report: John Blumberg Golf Course

Submitted to

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Submitted by

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1. Site Inventory

Introduction

The following comments on course conditions are based on the playing conditions at the time of the site visits. It is important to acknowledge that conditions can vary season to season and within a given golf season. Certain precipitating factors may also have come into play such as the extended wet conditions experienced during the spring and early summer of 2022. Condition assessment is not meant to be a characterization of course quality and represents a snapshot of conditions at that time.

Also note that trees marked as in decline on the inventory and analysis maps are not meant to be a comprehensive assessment, but are based on conditions observed at the time of the site visits.

John Blumberg Golf Course

Date Opened/Constructed: 1969

Land Ownership: City of Winnipeg

Location: 27 Holes on 200 acres total. 18 hole Emerald course and 9 hole Gold course

Number of Holes & Area: 9 Holes on 200 acres

Course Type: Public, with memberships available

Zoning: Parks & Recreational, open space recreation

Lease Agreement: Lease in place until Dec. 31, 2022

Maintenance: John Blumberg Golf Course staff, 10 total, 8 full time, 2 part time

Course visited: July 15/22, 9:00am

Pre-Meeting Attendance:

Brian Campbell, Course Operator/Manager
Tanner Schkawritka, Superintendent
Bruce Dixon, HTFC Brendan Dawe, Urbanics

Course Tour Attendance:

Brian Campbell, Course Operator/Manager
Tanner Schkawritka, Superintendent
Bruce Dixon, HTFC Brendan Dawe, Urbanics

Features:

- Emerald Course, 18 Holes, Par 72/73, course length 5844-6496 yards, three sets of tee markers
- Gold Course, 9 Holes, Par 34, course length 2560-2739 yards, two sets of tee markers
- Full practice range, with 13 stations/mats
- Grass greens, bunkers
- Practice putting green
- Power and pull cart rentals
- Starter building
- Meant to have two nursery greens but previous operator let them grow in
- Fully manual irrigation system





Condition Assessment:

Feature	Condition	Notes
Greens	Poor-Fair-Good	Wide range of conditions, re-expanding to original sizes is underway
Tees	Poor-Fair-Good	Wide range from good to well worn, shade issues on some holes
Bunkers	Good	Very few bunkers overall
Fairways	Poor-Fair-Good	Conditions vary by hole/area of the course. Some drainage issues, expansion to original widths is being undertaken on some holes. Irrigation limitations are evident.
Rough	Fair-Good	Very little height variation
Cart paths	Fair-Good	Some overgrown, not very extensive. Particularly on the 9 hole Gold course
Additional notes: • Wood bridges crossing creek/drainage way in fair condition • Asphalt paths around the clubhouse are in poor condition with potholes and tree root damage • Parking lot is in poor condition		

Property and Surrounding Land Use:

- Irregular, flag shaped property with narrower portion of the course on a slight peninsula of the Assiniboine River. Eighteen-Hole course is routed around the outside of the property and the 9 hole course sits at its core/interior
- North: Trans-Canada Highway, Agricultural, some industrial, commercial highway
- East: Softball/Soccer Complex
- South: Bound by the Assiniboine River with residential on the opposite side
- West: Swan Lake First Nations land, Agricultural

General Landscape Character:

- Mostly open green space on the northern portions of the site, with some forested areas and tree lined holes along the river in the south portion of the site
- Generally flat terrain within the northern portions of the site. But overall 13m in elevation change across the course down to the river's edge at the south

Trees and Forested Areas:

- No tree planting plan or replacement program. They focus on removing trees that are dead
- Some root encroachment challenges on some greens and tees
- Many of the mature poplar trees are struggling with signs of crown die off
- 6.0% Tree coverage as a percentage of land area. Lowest of all eleven courses studied. Next lowest was Canoe Club at 13.5%

Water Features (Natural and Constructed):

- An un-named creek/drainage way passes under the Trans-Canada highway and works its way

south across the course. The creek widens in certain spots and comes into play on holes 1 and 3 of the Emerald course and holes 6, 7, 8 & 9 on the Gold Course

- Constructed pond surrounded by holes 2, 3, 4 and 5 of the Gold course
- Constructed pond surrounded by holes 8, 10, 17 and 18 of the Emerald course
- The pond situated between holes 17 & 18 is used as a settling pond for irrigation water drawn from the Assiniboine River
- Hole #4 has two naturalized low areas on the right side of the hole
- A creek/drainage way is situated at the southwest corner of the site coming into play on holes 6, 7, 12, 15 & 17

Naturalized Areas:

- The course currently has three larger un-maintained/naturalized berm areas. These are located #15 tee, beside #18 tee and behind the green on #9 of the Gold course
- All creeks, drainage ways and ponds on the course are naturalized

Recent or Planned Improvements:

- Newer pump station equipment and building (2011)
- Numerous irrigation repairs – ongoing.
- Numerous drainage improvements planned
- Plan to improve water conveyance between ponds is also being considered
- Green and fairway expansion to original sizes and widths is ongoing
- Bridge on hole #1 Emerald requires replacement
- They restored the clubhouse/proshop interior to original design
- Locker rooms and washrooms are in poor condition and future renovations are being considered

Golf Course Play/Utilization:

- Rounds were as low as 7,000 per year under previous management group (2016)
- Rounds peaked in 2003 when there were 87,000 rounds played (47k on the nine hole course and 40k on the 18 hole course)
- 28,000 rounds were played in 2021 (total for both courses)
- Rounds played are typically 50/50 split between courses since new managers became involved (used to be more on the 9 hole course)
- Minimal tournaments are played/hosted at the course
- They cater to an older clientele and beginners. They are seeing more kids coming out and playing with grandparents

Other Golf Facilities in the Area:

- Glendale Golf & Country Club (Private), 5.0km to the east
- St. Charles Country Club (Private), 8.1km to the east
- Tuxedo Golf Course (Public), 12.0km to the east
- Breezy Bend Country Club (Private) 7.3km to the south

Other Recreation Facilities in the Area (less than 6km):

- John Blumberg Soccer Fields
- John Blumberg Softball Complex
- Headingley Community Centre and splash pad, ball diamonds
- St. James-Assiniboia Centennial Indoor Pool & Fitness Facility
- Kirkfield-Westwood Community Centre
- Keith Bodley Arena
- Kinsman Allard Arena
- Westdale Outdoor Pool
- Thunder Rapids – go carts, batting cages, miniature golf

Assets:

- Good connectivity to the adjacent John Blumberg softball complex
- Some areas are naturalized already on the course including all water features. Some additional opportunities for naturalization
- Green re-expansion is underway; expanding mowing areas to recapture green surface area lost under previous course management. Improves interest and playability
- Popular course with decent length that is attractive to seniors, beginners as well as more experienced players
- 27 Hole offering in unique in the Winnipeg market (public courses)
- At its peak, was one of the busiest municipally owned courses in the region.
- Holes down near the river are the most scenic and challenging

Issues/Challenges:

- The north portion of the site is quite open and proximity to the Trans Canada Highway results in heavy traffic noise
- Parking and access at the golf course is impacted when larger scale softball and soccer tournaments are hosted at the adjacent John Blumberg facility
- Residential development in the region has increased demands for area residents looking for spaces to walk their dogs, go for runs, etc.
- Location is not accessible by public transportation
- The routing is quite tight in some locations, with tees and greens in close proximity to each other posing potential safety concerns
- Orientation and wayfinding is difficult it the north and central portions of the courses as the two courses converge in these areas. It is difficult to determine which hole/green you are playing to and making your way between holes can be challenging. Greater definition of fairways from rough would assist with player orientation and alignment
- Fairly open in certain areas, presents challenges with winter protection and desiccation of the greens. They used to tarp and snow fence the greens; now they just heavily topdress them with sand for winter protection
- Safety fencing between hole 17 tee and 12 green is in poor condition, leaning
- Some drainage issues on some holes, often in front of greens at approaches. Collapsed drainage is a major problem. It is suspected previously installed drains no longer functioning
- Poor drainage, particularly in the area of #2 Gold green approach/fairway. They have to pump from the #2 Gold pond to get the water off. The current operator believes this resulted when the previous operator built a new back tee for hole #9 of the Emerald course that blocks the overland outflow to the south
- The green on #2 Gold is not visible from the back tee because of the height of the reeds around the pond
- Greens shrank as much as 80% on some holes under previous management group. This severely impacts playability and interest, and negatively concentrates traffic
- River bank erosion issues/concerns along the right side of hole #14 before and close to the green
- Many poplar trees on the property are in decline and struggling
- Irrigation system is fully manual. Coverage is generally good. Major problem is the main lines are constructed with an asbestos/concrete pipe that is very prone to breaking. They do all the repairs themselves. Lack of isolation valves places large areas without irrigation when breaks occur
- The golf cart fleet is about six years old and needs replacement. Major challenge is supply chain of golf carts. All current carts are gas-powered. They do not currently have the infrastructure to convert to electric
- Some challenges with geese feeding/digging up greens
- They do experience some issues with people

riding snowmobiles on the course in the winter as they come up from the river

- No sanctioned winter use of the facilities

Opportunities:

The Winnipeg Recreation Strategy does not identify any gaps in service for recreation facilities (recreation/community centre buildings, arenas, outdoor pools, spray pads, etc.) for the Headingley/John Blumberg area as it is outside of City limits. The area is generally served by RM of Headingley facilities (Headingley Community Centre and splash pad) and by City of Winnipeg recreation facilities in the west part of the city, including St. James-Assiniboia Centennial Pool, Keith Bodley Arena, Kinsmen Allard Arena and Westdale Outdoor Pool.

The Winnipeg Parks Strategy identifies the John Blumberg site as a regional park/regional sports park. There are a number of prioritized amenities identified for these 'destination' parks that could be developed at the John Blumberg site to meet service targets, including:

- additional parking to support existing athletic fields and any new recreation developments
- playground
- picnic & gathering spaces
- multi-use greenspaces
- off-leash dog area (fenced)
- park trails and multi-use paths
- natural features, including naturalization areas
- cricket pitch(es)
- pickleball courts
- river access – non-motorized boat launch (canoes & kayaks)
- cross country skiing & toboggan slides
- support facilities including washrooms, seasonal warm up space
- additional parking to support any/all of the above

Other opportunities on the property, Scenarios 1 to 4:

Scenario 1 – Remain as 27 Hole Course, Add Naturalized Areas

- The course in its current configuration has approximately 2.95 acres of naturalized grasslands area, not including the wetland fringes around the ponds, creeks and swales. Eight new opportunity areas for naturalization (grasslands) are identified on the 27 hole plan, ranging from 0.35 to 2 acres in size. The total area for new naturalization would be 5.75 acres if implemented. The naturalized areas would decrease maintenance inputs and labour, while aiding with course/hole definition.

Scenario 2 – Reduce to 18 Hole Course, Add Naturalized Areas and New Recreation

- In order to potentially accommodate components of the new recreation facilities above, reduce the course from 27 to 18 holes. This would free up valuable space on the east side of the property with good adjacency to the softball and soccer complex to develop new recreation amenities. Course routing reconfiguration would be required, while still maintaining the courses visibility to the highway. Holes 1 (shortened to a par 4) and hole 6 from the Gold course would be incorporated into the 18 hole layout and the other holes would be repurposed for other uses. Should the course reduce to 18 holes, this would also free up space at the north central core for additional naturalization. The total area for new naturalization would be 17.63 acres if implemented.

Scenario 3 – Naturalize Entire Site

- In keeping with the *OurWinnipeg 2045* direction to 'increase the quantity of parks and natural areas by 1000 acres', there is opportunity to restore the entire 200 acre golf course to a natural habitat and passive recreation area. This would reduce ongoing maintenance and carbon inputs, contribute to enhanced biodiversity and ecological function and retain the land as a publicly available amenity.

Scenario 4 – Sell or Lease to the RM of Headingley

- If the City of Winnipeg no longer requires the site for golf course or alternate recreation purposes to meet service needs, there may be opportunity to sell or lease the property to the RM of Headingley. As Council has previously rejected the sale of this land for development purchases, any sale or lease could include conditions/caveat that restricts development to public recreation/natural habitat use only.

Other Opportunities - All Scenarios

- Review of the facility included a consultation with Monte Miller, manager of the Blumberg softball complex. A demand for additional parking was identified as a need as during larger scale soccer and softball events, and parking does tend to spill into the golf course parking lot and affecting that facility. In both opportunity scenarios, a small parking expansion is identified that would add approximately 150-180 stalls.
- Opportunity for pedestrian/cycling trail development along the south side of the golf course parking lot, parallel to the riverbank through some or all of the overall golf/park property. This provides a new recreation amenity for site users and residents of the developments to the east and west. Development of the trail will need to closely consider the impacts on the continued operation of the golf course and softball complex, including the potential removal of the most scenic golf holes closest to the river, site safety and vandalism, fencing requirements, long-term bank stability and impact on habitat.
- Given the large, open area of the course and the current tree issues the course is experiencing, it presents a good opportunity for extensive tree planting as part of the City of Winnipeg's 1 Million Tree Challenge. Given the shallow, poor quality soils anticipated throughout the site, additional excavation and large scale amendment of soils maybe required.

Other Considerations:

- The RM of Headingley has provided a draft concept plan indicating a desired 'riverfront drive' roadway through the John Blumberg golf and softball and soccer sites, providing a vehicular, pedestrian and cycling connection between the two residential developments to the east and west. If this proposal is to be considered, further investigation on the impacts on the golf course and park site is recommended because it includes removal of the most scenic golf holes, requires geotechnical verification, setbacks or fencing, and presents potential CPTED concerns by creating a fenced corridor along the river (no escape routes). The development of a riverbank roadway through this public park setting may also have negative impacts on natural habitat and species movement and result in vehicular-wildlife collisions.

Photos:



Practice green with range tee in background



Hole #1 looking back towards the fairway



Poplar tree in decline, #2 Green/#3 tee



Hole #3 from back tee



Fairway bunker hole #5, one of few on the course



Hole #6 from the back tee

Photos:



Significant Poplar decline right side of hole #6



Hole #6 pond from green looking back to fairway



Grown in cart path #7 tee



Hole #7 from white tee



Hole #8 green



Irrigation break repair – hole #9 on front of tees



#10 from the forward tee



Hole #12 from the back tee



Hole #13 from the back tee



Healthy, mature American Elm left side of #13 fairway



Hole #14 from white tee, Assiniboine River on right



Riverbank beside #14 green



Hole #14 looking back toward fairway from green



Naturalized berms behind #15 tee



Hole #16 from white tee



#17 tee with leaning safety fence



#17 green looking southeast



Hole #18 from the white tee



Newer pumphouse building beside #18 fairway



#18 with fairway expansion underway



Clubhouse building and cart staging area



Tree root damage to asphalt paths at clubhouse



Asphalt paths at entrance to parking lot



Asphalt path conditions near clubhouse



Starter building



Irrigation main line repair. #1 Gold in front of green



#2 Gold green



#2 Gold poorly drained area in front of green



Green #8 Gold Course



View from #9 Gold with tree decline and naturalized berm in background to right of green



Grassed bank along Assiniboine River south of parking lot.



Large pothole in parking lot



Maintenance shop and yard

2. Indigenous Heritage

Introduction

The following section provides an overview of Anne Lindsay's comprehensive heritage research findings, which are presented in their entirety under a separate cover, titled, *Repurposing City Lands: Indigenous Heritage Report: John Blumberg.*

Connected by the Assiniboine River to many other places including "The Passage," the land that is today known as John Blumberg, is a site of Indigenous histories and stories that extends back thousands of years to time before memory. Through the examination of archaeological investigations and oral histories of the site, this study begins to reveal the complex and diverse Indigenous connections which characterize the area.

Cultural & Ceremonial Landscapes

Archaeological sites in Headingley, including what is today John Blumberg and the surrounding land, served as a pre-contact camping area due to the proximity of the Assiniboine River and its interconnections to trails, rivers, and ecological spaces.

Kuypers Site

- One of the most famous archaeological sites of the Headingley area is Kuypers Site, an area that was periodically occupied by bison hunters.
- The thin distribution of stone tools recovered over a large area of the site suggests that it was re-occupied on multiple occasions, although not exhaustively.
- Archaeological evidence also points to the site having been used for bison processing due to its proximity to water, firewood, and the plains.

John Blumberg and Inglenook Road

- During the twentieth century, archaeological surveys uncovered pre-contact occupation at John Blumberg complex and Inglenook Road.
- Both are near other pre-contact archaeological sites, valuable resources, and transportation infrastructure.
- The networks of trails and rivers that run through John Blumberg allowed for the connection to important sites, including Netley Creek, Frog Plain, Point Douglas, the Forks, the confluence of Omand's Creek with the Assiniboine River, and Couteau des Festins.

Land Use & Occupancy

The name, "Assiniboine" takes its name from the Assiniboine peoples, extending literally and conceptually to the Indigenous histories of the land. Its confluence to the land and other rivers as it flows through what is today John Blumberg, offered connection from the site to many other places and established intersections of people and peoples.

The Passage

- Indigenous peoples outfitted at Fort Garry and moved westward along the north bank of the Assiniboine River for the Spring Hunt, gathering with other groups at the Assiniboine River near "The Passage". There they would remain encamped for days to make pemmican.
- Governor Miles Macdonell wrote of a river crossing on the Assiniboine River between the two Winnipeg suburbs of St. James and St. Charles. Macdonell expressed that the path represented a significant crossroad, water access, and meeting place.
- "The Passage" established the connection from the Red River at the Forks out to the plains, passing through what is today John Blumberg, creating a major route south for the first 60 years of Red River cart travel.
- A ferry operated at the site of "The Passage," during the 1800s and was replaced by the St. Charles ferry which operated until 1959.
- In later years, crossings like these provided work for Métis ferrymen and a way for Métis labourers to cross from Lot 73, Parish of St. Charles, known as the "Weak City," providing seasonal labour to

the homes and farmland of what is today John Blumberg.

River Lots in the Parishes of St. Charles and Headingley

- During the 1830s, the George Taylor plan of the Red River Settlement established a pattern of river lots in the Headingley area, although it was not until the 1850s that the Hudson's Bay Company began recording lot owners in the area under the Land Register "B."
- Many of these families previously resided in settlements closer to the Forks, bringing with them their Indigenous connections.
- The Hudson's Bay Company's Register "B" does not provide an extensive or exhaustive exploration of all Indigenous histories connected with John Blumberg, but they do suggest the river lots currently occupied by the complex are the sites of Indigenous histories which extended well past the settlement period. The records also suggest the web of Métis relationships which frame the present-day community.
- Jeremiah Cook and his son George Cook lived on part of the land which comprises John Blumberg. Jeremiah was the child of fur trader William Hemmings Cook, and one of his wives Kahnapawanakan/ Ke-che-cho-wick. Jeremiah Cook married Ellen Spence, the daughter of James Spence and his Indigenous partner Mary. David Spence, the Métis politician and representative for Poplar Point, had owned one of Jeremiah Cook's lots previously.
- The Gowlers were major land holders in the Headingley area. One of their daughters, Mary Gowler, married one of the first Indigenous Anglican clergy in the region, Henry Cochrane. Mary's brother, Oliver Gowler, who married Monique Belanger, the Métis daughter of Pierre and Julie Belanger, and her brother William who married Ann Setter, daughter of Robert Miller (Millar) and Elizabeth Setter.
- George H. Young, another land holder, served as an escort for Louis Riel to bring him to Regina for trial. Young is also credited with being the person who saved a few strands of what is believed to be the rope responsible for Riel's death.

2. Assessment & Opportunities

General Assessment

John Blumberg Golf Course

Pros/Positives	Cons/Issues/Challenges
• Good connectivity to the adjacent softball complex • Some areas are naturalized already on the course including all water features. Some additional opportunities for naturalization • Green re-expansion is underway; expanding mowing areas to recapture green surface area lost under previous course management. Improves interest and playability • Popular course with decent length that is attractive to seniors, beginners as well as more experienced players • 27 Hole offering in unique in the Winnipeg market (public courses) • At its peak, was one of the busiest municipally owned courses in the region • Holes down near the river are the most scenic and challenging	• The north portion of the site is quite open and proximity to the Trans Canada Highway results in heavy traffic noise • Parking and access at the golf course is impacted when larger scale softball and soccer tournaments are hosted at the adjacent John Blumberg facility • Increased residential development in the region has increased demands for area residents looking for spaces to walk their dogs, go for runs, etc. • Location is not accessible by public transportation • The routing is quite tight in some locations, with tees and greens in close proximity to each other posing potential safety concerns • Orientation and wayfinding is difficult it the north and central portions of the courses as the two courses converge in these areas. It is difficult to determine which hole/green you are playing to and making your way between holes can be challenging. Greater definition of fairways from rough would assist with player orientation and alignment • Fairly open in certain areas, presents challenges with winter protection and desiccation of the greens • Safety fencing between hole 17 tee and 12 green is in poor condition, leaning • Some drainage issues on some holes, often in front of greens at approaches. Collapsed drainage is a major problem, with suspected previously installed drains no longer functioning • Poor drainage, particularly in the area of #2 Gold green approach/fairway. They have to pump from the #2 Gold pond to get the water off. The current operator believes this resulted when the previous operator built a new back tee for hole #9 of the Emerald course that blocks the overland outflow to the south • The green on #2 Gold is not visible from the back tee because of the height of the reeds around the pond • Greens shrank as much as 80% on some holes under previous management group. This severely impacts playability, interest and negatively concentrates traffic • River bank erosion issues/concerns along the right side of hole #14 before and close to the green • Many Poplar trees on the property are in decline and struggling

Pros/Positives	Cons/Issues/Challenges
	• Irrigation system is fully manual, nothing is automated. Coverage is generally good. Major problem is the main lines are constructed with an asbestos/concrete pipe that is very prone to breaking. They do all the repairs themselves. Lack of isolation valves places large areas without irrigation when breaks occur • The golf cart fleet is about six years old and need replacement. Major challenge is supply chain of golf carts. All current carts are gas. They do not currently have the infrastructure to convert to electric • Some challenges with geese feeding/digging up greens • They do experience some issues with people riding snowmobiles on the course in the winter as they come up from the river • No winter use of the facilities

Course-Specific Opportunities

John Blumberg Golf Course

(1) Remain as 27 Hole Course, add naturalized areas

Pros	Cons
• Increased biodiversity • Habitat & food source creation: Mammals, birds, pollinators • Decreased labour and maintenance inputs in these areas in long term • Carbon sequestration • Interpretive potential • More than doubles the existing naturalized area on the course	• Potential to slow down play • Habitat can be compromised if golfers trample the area on foot or drive power carts into the area • Potential litter accumulation

(2) Reduce to 18 Hole Course, add naturalized areas and new recreation

Pros	Cons
• Increased biodiversity • Habitat & food source creation: Mammals, birds, pollinators • Vastly decreased labour and maintenance inputs in these areas in long term and 9 less holes to maintain • Carbon sequestration • Naturalized area is more that tripled than 27 hole scenario • Larger, contiguous area of naturalization • Reducing to 18 holes frees up land to add additional recreation amenities well suited to a destination type park • New amenities enhance the facilities offerings and address differing needs	• Potential to slow down play • Habitat can be compromised if golfers trample the area on foot or drive power carts into the area • Potential litter accumulation • Reduced golf offering. Largely eliminates popular 9 hole course

(3) Expand parking at the John Blumberg softball facility (approx. 150-180 stalls)

Pros	Cons
• Demand for parking at the softball and soccer complex is high • Less impact on golf course parking lot during big events/tournaments	• Parking lot development comes at the cost of soccer area used for younger kids, but not a full sized field • Cost to the City to construct and maintain

4 Add pedestrian/cycling trail parallel to riverbank along both facilities

Pros	Cons
• High demand for walking and cycling paths in the area • Adds a new amenity to the area • Connects two newly developed areas	• Would potentially negatively impact the golf courses most scenic and challenging holes near the river • Fencing requirements, safety concerns • Long term stability of the river bank

5 Add riverfront drive per RM of Headingley Conceptual Plan along both facilities

Pros	Cons
• Connects two newly developed areas via vehicular link	• Would negatively impact the golf course most scenic and challenging hole near the river • Greater set-back and fencing requirements, safety concerns • Greater geotechnical requirements to maintain stability of the river bank

COMMERCIAL

ROAD NOISE

ROAD NOISE

PORTAGE AVENUE (HWY #1)

INDUSTRIAL

COMMERCIAL

POND

POND

POND

POND

POND

POND

BUILDING

EXPAND PARKING

SOCCER FIELDS

PARKING

JOHN BLUMBERG SOFTBALL COMPLEX

OPPORTUNITY FOR NATURALIZATION

RANGE FENCE

PRACTICE RANGE

PRACTICE GREEN

SUN/WIND SHELTER

STARTER BUILDING

SUN/WIND SHELTER

PORTA POTTY

MAINTENANCE SHOP/YARD

PARKING

CLUBHOUSE/ PROSHOP

PUMP STATION

BANK EROSION ISSUES/CONCERNS

RESIDENTIAL

RESIDENTIAL

AGRICULTURAL

ASSINIBOINE RIVER

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

EXISTING CREEK OR SWALE

NATURALIZATION OPPORTUNITY AREA

EXISTING NATURALIZED AREA

TREE DECLINE AREAS

OPPORTUNITY AREA

CITY OF WINNIPEG GOLF LANDS REPURPOSING STUDY

JOHN BLUMBERG GOLF COURSE Fig. 11A

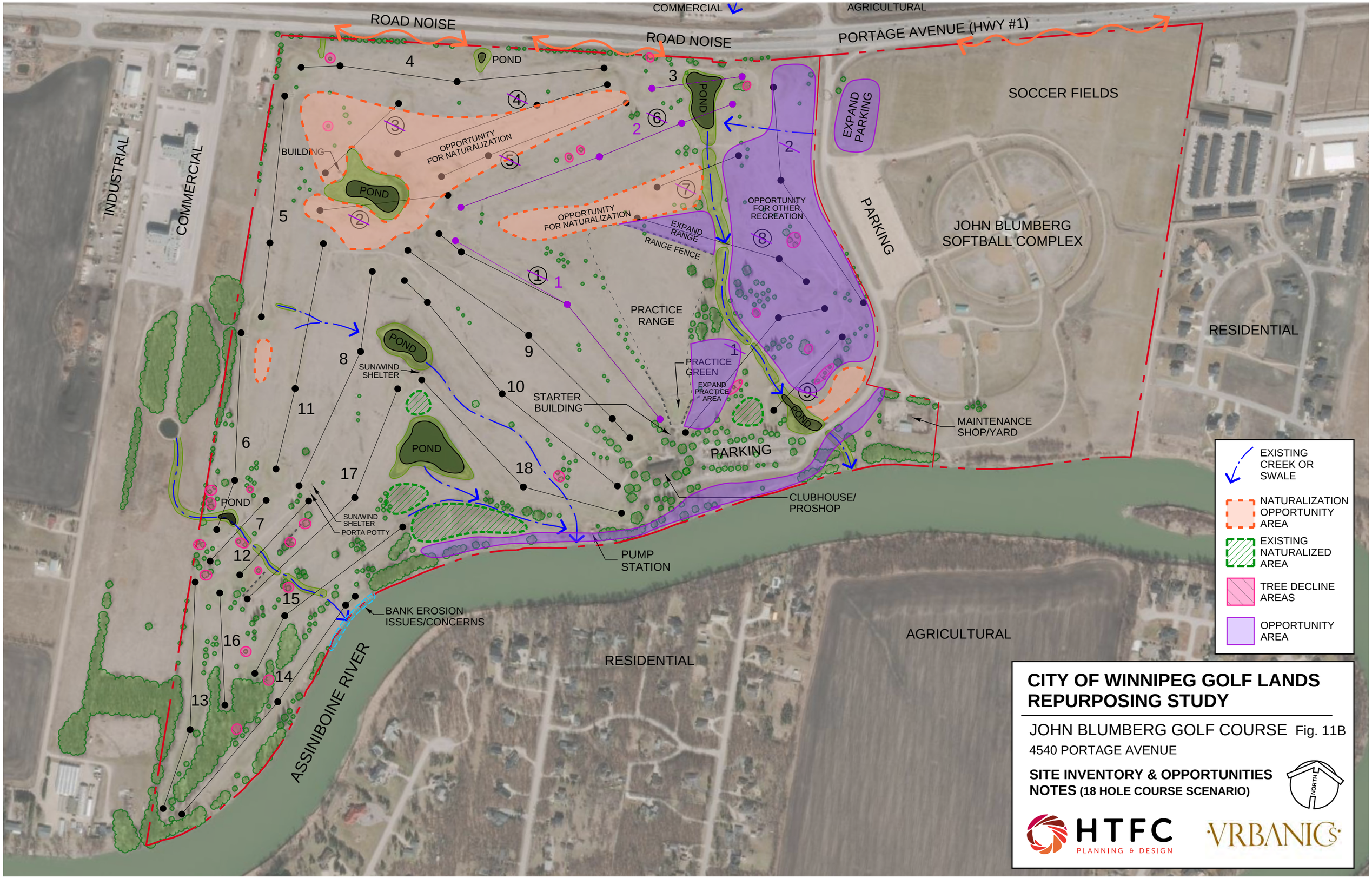
4540 PORTAGE AVENUE

SITE INVENTORY & OPPORTUNITIES NOTES (27 HOLE COURSE SCENARIO)

NORTH

HTFC PLANNING & DESIGN

VRBANICS



CITY OF WINNIPEG GOLF LANDS REPURPOSING STUDY

JOHN BLUMBERG GOLF COURSE Fig. 11B

4540 PORTAGE AVENUE

SITE INVENTORY & OPPORTUNITIES NOTES (18 HOLE COURSE SCENARIO)

HTFC PLANNING & DESIGN

VRBANICS