Winnipeg

COMMUNITY INCENTIVE GRANT PROGRAM
APPLICATION EVALUATION

Applicant: Bumper Crop Day Care Inc.

Project Description: McDermot Park Revitalization

Date of Application: June 22, 2004

Total Project Cost: $139,551.00

Grant Requested: **$ 7,500.00**

Maximum Allowed: $ 69,775.50

% of Total Project Cost: 5%

Funding Sources:	**Amount**	**Confirmed**
Manitoba Community Places	$47,240.00	YES
Canadian Wheat Board	$60,000.00	YES
Bumper Crop Day Care	$24,811.00	YES
Total	$132.051.00	

	Meets Program Eligibility and Selection Criteria	**Yes**	**No**
1a)	Organization is a **non-profit community organization offering sport or recreation services** or is a non-profit community organization that **contributes to the health and well-being of the community**;	X	
b)	through the development of a **sport or recreation capital project**;	X	
c)	that is **accessible to the community**.	X	
2	Makes a significant contribution to the **long-term benefit** of the community at large in terms of **improved facilities.**	X	
3	Does not compete with or duplicate other community facilities.	X	
4	**Benefits the community at large** and remains **accessible to all members of the community.**	X	
5	Includes confirmation of sufficient resources to maintain and operate completed projects.	X	
6	Clearly articulates a plan of activities including projected work schedules, material, labour, equipment and other project requirements. Project leads to the completion of a substantial physical product.	X	
7	Is feasible within the project management capabilities of the applicant.	X	
8	Total project funding is confirmed.	X	
9	**Does not include any funds from the City.**	X	

Criteria Exceptions:

Department Financial Implications:

Departmental Recommendations:
That this application be approved subject to the following conditions:
1. Confirmation of other funding sources
2. Approval of final plans and specifications for the project by the City of Winnipeg
3. The applicant entering into a formal agreement with the City of Winnipeg

Prepared by: Community Services Department
Date: **June 22, 2004**

THE CITY OF WINNIPEG
COMMUNITY INCENTIVE GRANT PROGRAM
APPLICATION

Please refer to the "Guide to Applicants" for assistance completing this form.

1. Name of Organization: Bumper Crop Day Care Inc.
2. Mailing Address: P.O. Box 816, 423 Main St.
   Postal Code: R3C 2P5 Phone No.: 983-1252
   Fax No: 993-1869 Email: lisa-kazmerik@cwb.ca
3. Name of designated officials to be contacted about this application:
   Name: Lisa Kazmerik Phone (Res.): -
   Position: Director, Bumper Crop Phone (Bus.): 983-1252
   Name: Rick Steinke Phone (Res.): -
   Position: Director, Chair. Park Committee Phone (Bus.): 983-1029
4. How long has the organization been in operation? 13½ years
5. **CIGP Requested Amount** $ 7,500.00 (Max. 50% of Total Project Cost)

LIST OTHER SOURCES OF FUNDING	**AMOUNT**	**CONFIRMED**
SOURCE # 1. Community Places	$ 47,240.-	YES ☑ NO ☐
SOURCE # 2. Canadian Wheat Board	$ 60,000.-	YES ☑ NO ☐
SOURCE # 3. Bumper Crop Day Care	$ 24,811.	YES ☑ NO ☐
SOURCE # 4.	$	YES ☐ NO ☐
Total Project Cost	$ 139,551.-	

Has this project received prior funding under the Community Incentive Grant Program? YES ☐ NO ☑

6. Name of Project: McDERMOT PARK REVITALIZATION
7. Location of Project: Lot 314 McDermot & Bannatyne
   Preferred Start Date: August/September 04 End Date: Spring 2005
8. **Detailed Project Description: Attach on separate sheets or use the reverse side of this application.**

APPLICANT SIGNATURES

I/We hereby certify that I/we am/are the authorized signing officer(s) of the applying organization and this application is accurate to the best of my/our knowledge.

SIGNATURE	TITLE/POSITION	DATE
L. Kazmerik	Director, Bumper Crop Day Care	June 16/04
SIGNATURE	TITLE/POSITION	DATE
[signature]	Director, BCDC	June 16/04

Bumper Crop Day Care, Inc.

P.O. Box 816 Winnipeg, Manitoba R3C 2P5

June 16, 2004

Community Incentive Grant Program
Community Services Department
8th Floor - 395 Main Street
Winnipeg, Manitoba
R3B 3N8

Dear Sir/Madame,

I am pleased to enclose Bumper Crop Day Care's application for the City of Winnipeg's Community Incentive Grant Program.

McDermot Tot Lot was developed in cooperation with the City in 1990/91 for use mainly by children from Bumper Crop Day Care (children of employees of the Canadian Wheat Board). Today, the centre's enrollment has expanded to include children from the surrounding community. We have also seen park use grow with the addition of Ashdown Warehouse and families searching for playgrounds in the downtown area. Rupertsland Day Care Centre and summer day camps in the downtown also use the park.

The redevelopment of McDermot Tot Lot into a safe child-friendly haven for all children and families who use the park is our top priority.

The main play structure has hiding spaces encouraging inappropriate use, break fall surfacing no longer meets current safety standards. The sand area hides disposal of broken bottles, cigarette butts and garbage. The fence height needs to be raised to prevent these outside the park from interfering with the children. The enhancements to existing lighting would ensure proper visibility in the evening.

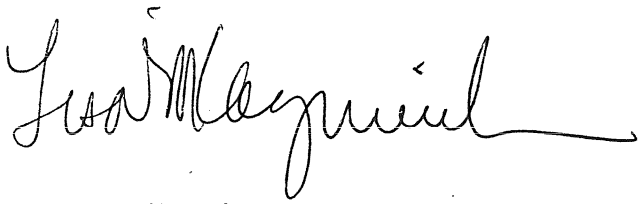
The community seating area outside of the park is of great concern as there are improper facilities for cigarette and garbage disposal. New non-smoking bylaws have forced employees from surrounding businesses to smoke in the seating area compounding the problem.

I have included the following background to our application:

- Proposed Conceptual and Lighting Plans and cost estimate from Hilderman Thomas Frank Cram, Landscape Architects.
- Letters of support from business in the surrounding community, Superintendent of Parks Services, North Area, and Downtown Parent-Child Coalition.
- Safety Audit prepared in January of 2003 by Constable Dave Tyndale

If you require further information, please contact Lisa Kazmerik at 983-1252 or Rick Steinke at 983-1029.

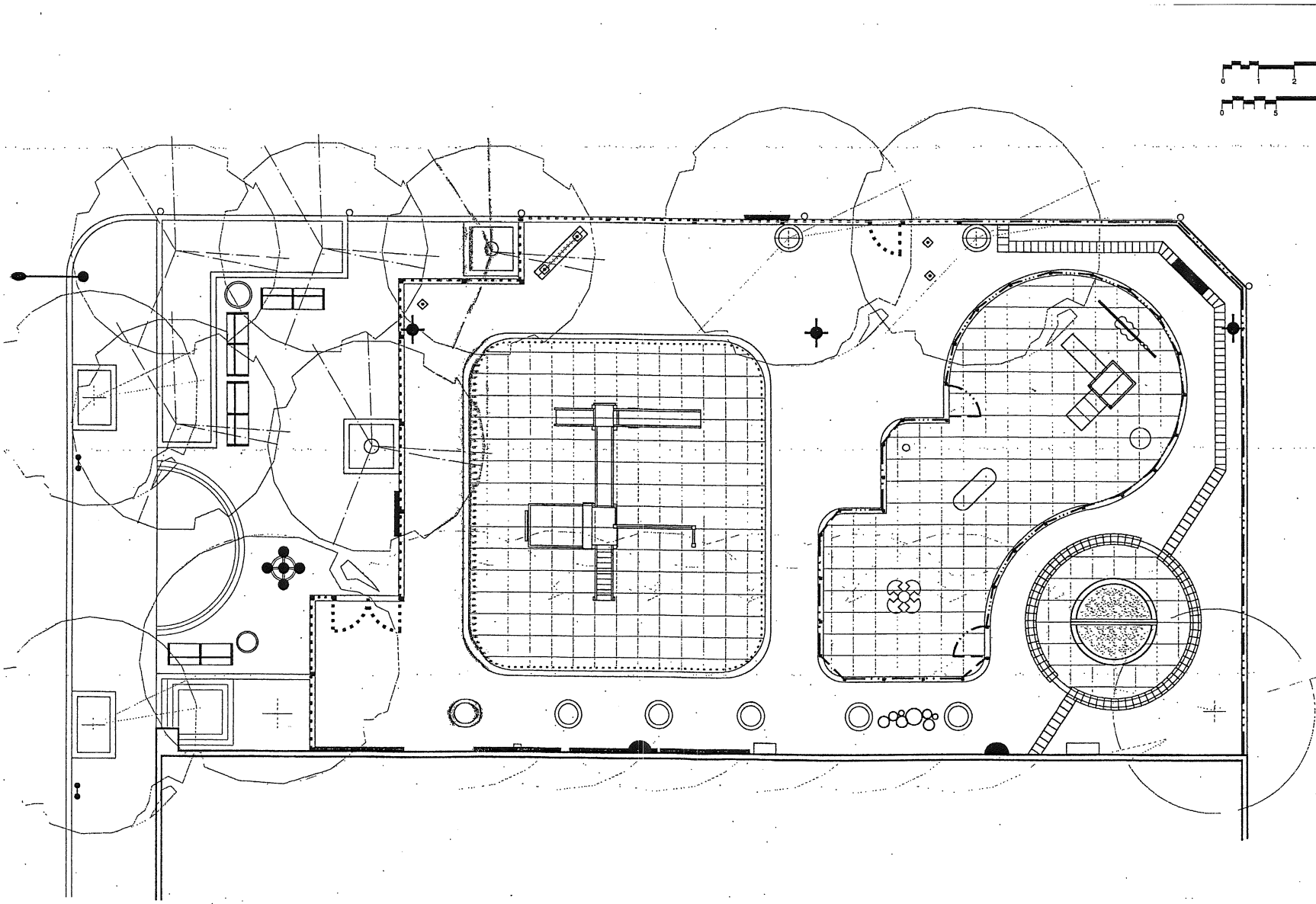
Yours for the children,



Lisa Kazmerik, Director
Bumper Crop Day Care Inc.

Enclosed:

CC: Mike Pagtakhan, City Councillor
Dan Prokopchek, Downtown Community Services
Community Resource Coordinator's Section
Community Services
219 Provencher Blvd
Winnipeg, Manitoba R2H 0G4
Bumper Crop Park Committee



No.	Revision	Date

THIS DRAWING MUST NOT BE SCALED.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.

ALL ALTERATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL BE CARRIED OUT ONLY WITH WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

THIS DRAWING & THE EXCLUSIVE PROPERTY OF THE LANDSCAPE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE LANDSCAPE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THE NAME OF LANDSCAPE ARCHITECTS.

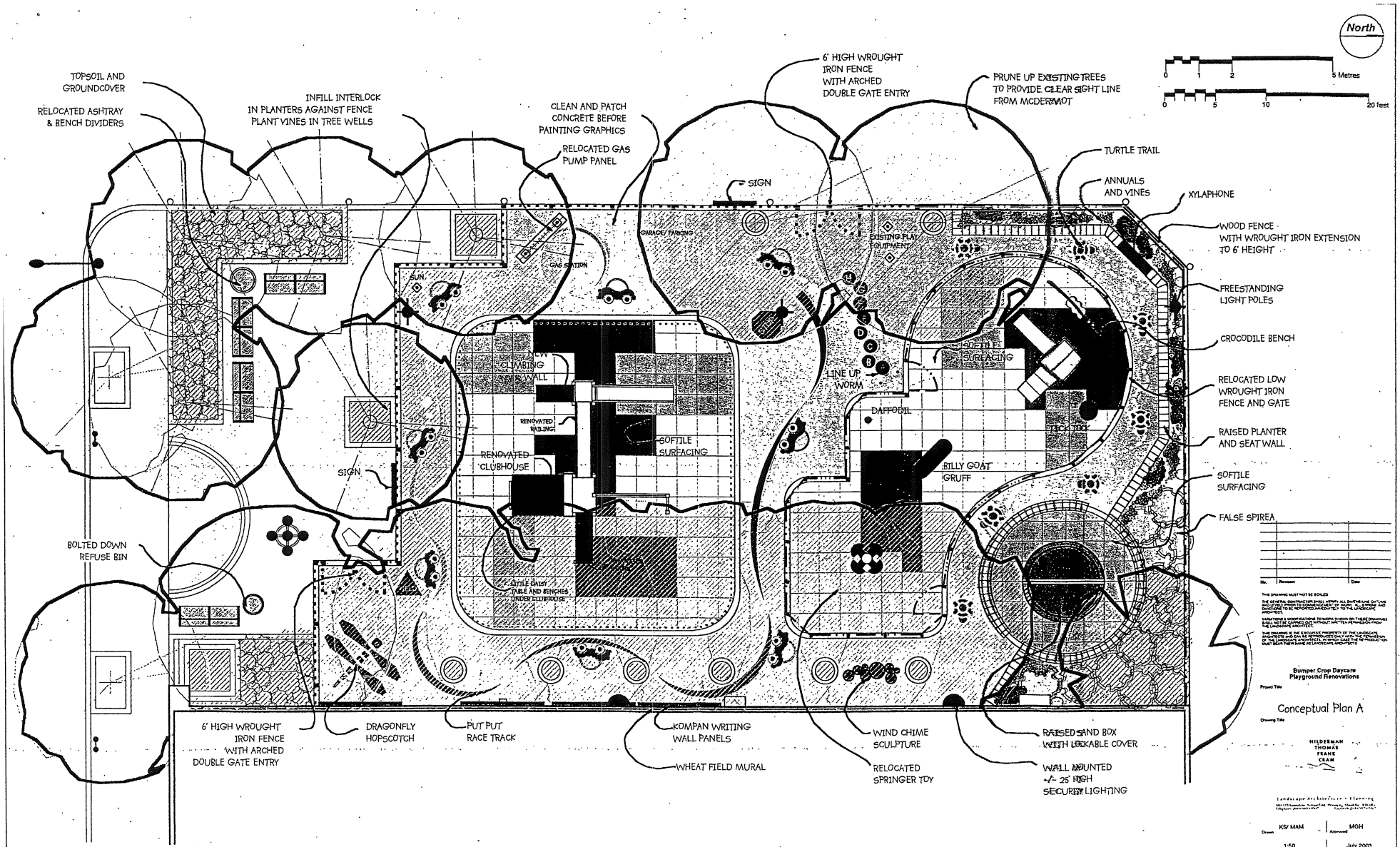
Project Title: **Bumper Crop Daycare Playground Renovations**

Drawing Title: **Lighting Plan**

HILDERMAN THOMAS FRANK CRAM

Landscape Architecture + Planning

Drawn	KS/ MAM	Approved	MGH
Scale	1:50	Date	July 2003
Job	03 | 054	Drawing	B
			Rev.


North
0 1 2 5 Metres
0 5 10 20 feet
TOPSOIL AND GROUNDCOVER
RELOCATED ASHTRAY & BENCH DIVIDERS
INFILL INTERLOCK IN PLANTERS AGAINST FENCE PLANT VINES IN TREE WELLS
CLEAN AND PATCH CONCRETE BEFORE PAINTING GRAPHICS
RELOCATED GAS PUMP PANEL
6' HIGH WROUGHT IRON FENCE WITH ARCHED DOUBLE GATE ENTRY
PRUNE UP EXISTING TREES TO PROVIDE CLEAR SIGHT LINE FROM MCDERMOT
TURTLE TRAIL
ANNUALS AND VINES
XYLAPHONE
WOOD FENCE WITH WROUGHT IRON EXTENSION TO 6' HEIGHT
FREESTANDING LIGHT POLES
CROCODILE BENCH
RELOCATED LOW WROUGHT IRON FENCE AND GATE
RAISED PLANTER AND SEAT WALL
SOFTFILE SURFACING
FALSE SPIREA
SIGN
GARAGE/ PARKING
GAS STATION
SUN
EXISTING PLAY EQUIPMENT
IVY CLIMBING WALL
RENOVATED RAILING
RENOVATED CLUBHOUSE
SOFTFILE SURFACING
LINE UP WORM
DAFFODIL
TICK TOCK
BILLY GOAT GRUFF
LITTLE DAISY TABLE AND BENCHES UNDER CLUBHOUSE
BOLTED DOWN REFUSE BIN
6' HIGH WROUGHT IRON FENCE WITH ARCHED DOUBLE GATE ENTRY
DRAGONFLY HOPSCOTCH
PUT PUT RACE TRACK
KOMPAN WRITING WALL PANELS
WHEAT FIELD MURAL
WIND CHIME SCULPTURE
RELOCATED SPRINGER TOY
RAISED SAND BOX WITH LOCKABLE COVER
WALL MOUNTED +/- 25' HIGH SECURITY LIGHTING
Bumper Crop Daycare Playground Renovations
Conceptual Plan A
HILDERMAN THOMAS FRANE CRAM
KS/ MAM
MGH
1:50
July 2003
03 054
A

HILDERMAN
THOMAS
FRANK
CRAM

Attention:
Lisa Kazmerik
Director
Bumper Crop Day Care
Phone (204) 983-1252
Fax (204) 983-1869

RE: COMMUNITY PLACES GRANT APPLICATION COST ESTIMATE

To whom it may concern:

Please find attached, a Class C cost estimate for the proposed revitalization of the Bumper Crop Daycare Playground and Park. These prices have been compiled by our firm based on other playground construction costs that have been submitted by various contractors for similar projects our firm has undertaken in the past 2 years. Prices for the replacement or addition of new play-structure components have been sourced from the anticipated supplier/installer.

If you have any questions or concerns regarding this estimate please do not hesitate to call Monica Macra, project designer, Hilderman Thomas Frank Cram Landscape Architects and Planners. at 1-204944-9907.

Sincerely

Monica Macra

Monica Macra
Hilderman Thomas Frank Cram
Landscape Architecture - Planning
Phone 944-9907 Fax 957-1467

Bumper Crop Daycare - Park Revitalization

May 6 - 2004

Class C Cost Estimate

		QTY.	UNIT	COST	EXT.	
A - Retrofit Playstructures						
1	Retrofit existing bridge with infill pickets	1	l.s.	$2,500.00	$2,500.00	
2	Retrofit existing stairs with new panels	1	l.s	$2,000.00	$2,000.00	
3	Remove and retrofit house area	1	l.s.	$4,000.00	$3,500.00	
						$8,000.00
B - Lighting						
1	Prune existing trees	1	allow	$1,000.00	$1,000.00	
2	Wall mounted light fixtures c/w conduit from CWB building	2	each	$2,500.00	$5,000.00	
3	Freestanding light fixtures c/w piles, conduit & bases	2	each	$3,500.00	$7,000.00	
						$13,000.00
C - Paving & Fencing						
1	Demolish and remove existing rubber and sand surfaces	138	sq.m.	$15.00	$2,070.00	
2	Wrought iron fence 6'	31	l.m.	$230.00	$7,130.00	
3	Wrought iron gates 6'	3	each	$1,500.00	$4,500.00	
4	Dynoflex surfacing junior play area	75	sq.m.	$180.00	$13,500.00	
5	Dynoflex surfacing toddler play area	63	sq.m.	$180.00	$11,340.00	
6	Relocate & paint 3' fence to toddler play area c/w surface mount on existing header	32	l.m.	$85.00	$2,720.00	
						$41,260.00
D - New Play Equipment						
1	Demolish and remove unused equipment	1	l.s.	$1,500.00	$1,500.00	
3	Kompan You & Me Spring Rider	1	each	$4,000.00	$4,000.00	
4	Kompan Daffodil	1	each	$2,000.00	$2,000.00	
5	Kompan Billy Goat Gruff	1	each	$4,000.00	$4,000.00	
7	Remove picnic table and paving in circle	1	l.s.	$500.00	$500.00	
8	Dynoflex surfacing sand box area	16	sq.m.	$180.00	$2,880.00	
9	Sandbox c/w concrete walls and sand fill	3	cu.m.	$1,000.00	$3,000.00	
10	Sandbox cover c/w locking device	1	each	$1,500.00	$1,500.00	
						$19,380.00

Bumper Crop Daycare - Park Revitalization

May 6 - 2004

Class C Cost Estimate Continued

	QTY.	UNIT	COST	EXT.	
E- Pavement Graphics and Wall Art					
1 Relocate sun and gas station play panels	1	l.s.	$1,500.00	$1,500.00	
2 Wind Sculpture	1	each	$1,000.00	$1,000.00	
3 Xylaphone	1	each	$1,000.00	$1,000.00	
4 Powerwash and patch concrete	1	l.s.	$2,000.00	$2,000.00	
5 Box out wall vents	1	allow	$1,500.00	$1,500.00	
6 Install pavement graphics	1	allow	$5,000.00	$5,000.00	
					$12,000.00
F - Soft Landscape Play Area					
1 Remove existing plantings as indicated	1	l.s.	$750.00	$750.00	
2 Wood seat wall to match existing	10	l.m.	$250.00	$2,500.00	
3 Shrub bed c/w filter fabric and lining	23	sq.m.	$12.00	$276.00	
4 Shrubs and vines (annulas by owner)	23	sq.m.	$20.00	$460.00	
					$3,986.00
G- Public Seating Area					
1 Infill and pave unneccessary shrub beds	6	sq.m.	$75.00	$450.00	
2 Retrofit benches with centre divider	4	each	$250.00	$1,000.00	
3 Park signage	2	each	$1,000.00	$2,000.00	
4 Waste receptacel c/w ashtray	1	each	$600.00	$600.00	
5 Relocate existing waste receptacle	1	each	$100.00	$100.00	
6 Ammend shrub beds, plant groundcover	14	sq.m.	$25.00	$350.00	
7 Design & install wall mural	1	allow	$10,000.00	$10,000.00	
					$14,500.00

Total Project Costs

Subtotalotal Construction Costs	$112,126.00
Construction Contingency (10%)	$11,212.60
Design Development and Promotion Fee	$5,000.00
Detailed Design, Construction Documents & Contract Administration (10%)	$11,212.60
Subtotal	**$139,551.20**
7% GST	$9,768.58
Total Fundraising Target	**$149,319.78**

Lorraine Crierie, Community Places Program
Manitoba Culture, Heritage and Tourism
3rd Floor, 213 Notre Dame Ave.
Winnipeg, Manitoba
R3B 1N3

Re: Bumper Crop Day Care Grant Application

Ms. Crierie,

Regarding the above mentioned application for upgrades to the climbing structure in McDermot Park. I was the author of the Safety Audit dated January, 2003. In the Safety Audit I detail Implementations which I feel would make the park safer for all legitimate users.

I would recommend that an architectural plan be developed which incorporates Implementations of the January 2003 Safety Audit.

If you require further information, please don't hesitate to contact me at 931-8858.

Sincerely,

Tyndale

Constable Dave Tyndale
City of Winnipeg Police Service

Winnipeg

PUBLIC WORKS DEPARTMENT • SERVICE DES TRAVAUX PUBLICS

Parks & Open Space Division • Division des parcs et des espaces ouverts

FILE NO:

2004 05 05

Lisa Kazmerik
Bumper Crop Day Care
P.O. Box 816
Winnipeg, Manitoba
R3C 2P5

Dear Ms. Kazmerik:

This letter is to confirm that the Parks and Open Space Division of the Public Works Department and the Planning and Land Use Division of Planning Property & Development Department are aware of the plans being proposed for redevelopment of the McDermot Street Park. This letter serves to confirm our support of your initiatives toward fundraising for upgrades to the playground and associated park amenities. As you are aware there is an agreement governing the use and development of this site. So long as the development plans conform with the specifics of this agreement (or subsequent amendments), including being reviewed and approved by representatives of the above mentioned divisions, the Parks and Open Space Division will continue to fulfill its responsibilities as outlined in the agreement.

Should you have any questions with respect to this letter please contact the writer at 986-3116. Good luck in your fundraising efforts!

Sincerely,

Jack Lubinski, Superintendent
Park Services – North Area

CC: Dave Domke, City Forester
Curt Borley, Superintendent of Landscape Development Services

DGB/db

Downtown Parent-Child Coalition

Mailing address:
70 Portage Ave.
Winnipeg, MB
R3G 0P1

Voice mail:
775-5755

Website:
http://parentchild.cimnet.ca

E-mail:
pccoalition@shaw.ca

Coordinators:
Jenny Funk-Unrau
Ingrid Peters Derry

May 4, 2004

Ms. Lisa M. Kazmerik
Director
Bumper Crop Day Care, Inc.
P.O. Box 816
Winnipeg, Manitoba
R3C 2P5

Dear Lisa;

Thank you for the information you provided to the Downtown Parent-Child Coalition regarding your work and dreams for McDermot Lane Park. As a Coalition concerned with the welfare of children and their families, we share your concern for a safe place to play. We applaud your desire to work towards creating a usable and beautiful space for your children, the children of the neighbourhood, and the general public. We write this letter in support of your endeavor to make McDermot Lane Park such a place. Good luck in your working towards that goal.

A concern was expressed in our discussion about the use of the term "illegitimate users" in your safety audit. We recognize that there may be illegal activities that are not welcomed in the park, but we encourage you to create a space in which all segments of the community are welcome and safe.

Sincerely,

Sharon Taylor
On behalf of the Management Committee
Downtown Parent-Child Coalition

CWB
The Canadian Wheat Board
La Commission canadienne du blé

May 5, 2004

To Whom It May Concern,

As employees of The Canadian Wheat Board, we are quite concerned about the appearance and upkeep of McDermot Lane Park. Our company has recently gone smoke-free and many of our staff use the benches around the park to have their coffee/cigarette breaks. Unfortunately, vagrants frequent the park to collect the cigarette butts from the receptacles. Revitalization of the seating area to include proper cigarette receptacles would help prohibit this practice and reduce the amount of waste that blows into the park.

We use McDermot Lane Park as a venue for various special events throughout the warmer months. We have held hot dog days, picnics in the park and stretch sessions for the employees who take part in our fitness program. We truly appreciate having this park to relax and take a break from our busy days and would benefit greatly from any positive changes that could be made to it.

On behalf of the 400 employees of The Canadian Wheat Board thank you for your consideration in making this McDermot Lane Park an attractive and safe place for all who use it. We support Bumper Crop Day Care's proposal to revitalize the park through a Community Places Grant.

Sincerely,

Kerri Chase

Kerri Chase

Health and Wellness Consultant
The Canadian Wheat Board

423 Main Street
P.O. Box 816, Stn. Main
Winnipeg, Manitoba
Canada R3C 2P5

Phone (204) 983-0239
Fax (204) 983-3841
Telex 07-57801
Internet: www.cwb.ca

423, rue Main
C.P. 816, succ. Main
Winnipeg (Manitoba)
Canada R3C 2P5

Tél. : (204) 983-0239
Téléc. : (204) 983-3841
Télex. : 07-57801
Internet : www.cwb.ca

ASHDOWN
WAREHOUSE

March 16, 2004

TO WHOM IT MAY CONCERN:

Re: McDermot Lane Park Redevelopment

We understand that Bumper Crop Day Care is seeking to secure funding to redevelop McDermot Lane Park. The Ashdown Warehouse supports this initiative, which will be a great benefit to our community.

The Ashdown Warehouse is the largest residential complex within the Exchange District, consisting of 100 residential condominium units and over 150 residents. An increasing number of those residents are young families with small children.

The development and continued support of safe, family-friendly environments is an important element of creating a vibrant residential component within the Exchange District. On behalf of the Ashdown Warehouse, we once again extend our full support for the redevelopment of McDermot Lane Park.

Yours truly,

WINNIPEG CONDOMINIUM
CORPORATION NO. 271
Per:

ROGER D. GRIPP,
President

RDG/dem

L:\Gripp, R\101229 0011 Wpg Condo Corp General Matters 2004\to whom it may concern mcdermot park mar16 04.doc

PAGE 3/3 * RCVD AT 3/16/2004 2:32:05 PM [Central Standard Time] * SVR:WPGFX/3 * DNIS:526 * CSID:+2049811542 * DURATION (mm-ss):01-08

The Canadian Wheat Board
La Commission canadienne du blé

May 7, 2004

To Whom It May Concern;

I understand that there is a request, for a Grant to the Manitoba Community Places, to upgrade the park situated behind the Canadian Wheat Board (CWB) at 423 Main Street.

I would like to express my concern to upgrade the park as requested.

As the President of the CWB Employee Social Club, I would like to see the park cleaner, safer and more appealing for our uses. The CWB Social Club holds an annual barbeque for all CWB employees in the CWB loading dock and park area. At this function, we rent a barbeque from the City of Winnipeg and we cook and eat and have entertainment, in this area. Our event would be more of an attraction, if the area were cleaner, safer and more appealing. Some of our employees have addressed concerns in attending our event, due to the park's uncleanness.

If the park were safer and more appealing, it would prompt us to use more often, for events we currently offer indoors.

Please consider this request on behalf of the CWB Social Club Council.

Thank you.

Yours truly,

Lois Kosowan
President,
CWB Social Club Council.

423 Main Street
P.O. Box 816, Stn. Main
Winnipeg, Manitoba
Canada R3C 2P5

Phone (204) 983-0239
Fax (204) 983-3841
Telex 07-57801
Internet: www.cwb.ca

423, rue Main
C.P. 816, succ. Main
Winnipeg (Manitoba)
Canada R3C 2P5

Tél. : (204) 983-0239
Téléc. : (204) 983-3841
Télex. : 07-57801
Internet : www.cwb.ca

MY ZAIDA INC., FRANTIC ZAIDA INC.

700 Assiniboine Park Drive, Winnipeg, MB R3P 2N9
Tel: 204 940 6565 Fax: 204 832 0032

Lisa Kazmerik, LeeAnne, Carolynne, Sarah, Jen x 2 and Brooke
Bumper Crop Daycare
Canadian Wheat Board
423 Main Street
PO Box 816
Winnipeg, MB
R3C 2P5

August 25, 2003

Dear Ladies,

On behalf of the Producers, Cast, and Crew of *"Zeyda And The Hitman"*, I would like to thank you all for your kind support during production of our movie in Winnipeg.

Filming at McDermot Lane Playground went very well and everyone is thrilled with the footage shot there. We greatly appreciated the opportunity to film at your play structures and really appreciated the kind flexibility you offered with respect to our filming hours and your schedule with the kids.

Filming was completed yesterday, August 21st, and we anticipate broadcast on CTV in the fall of 2004. Zeyda And The Hitman is also due for release as a feature film in the United States shortly after it's television premier.

Thanks again for helping make our shoot such a great success.

Kind regards,

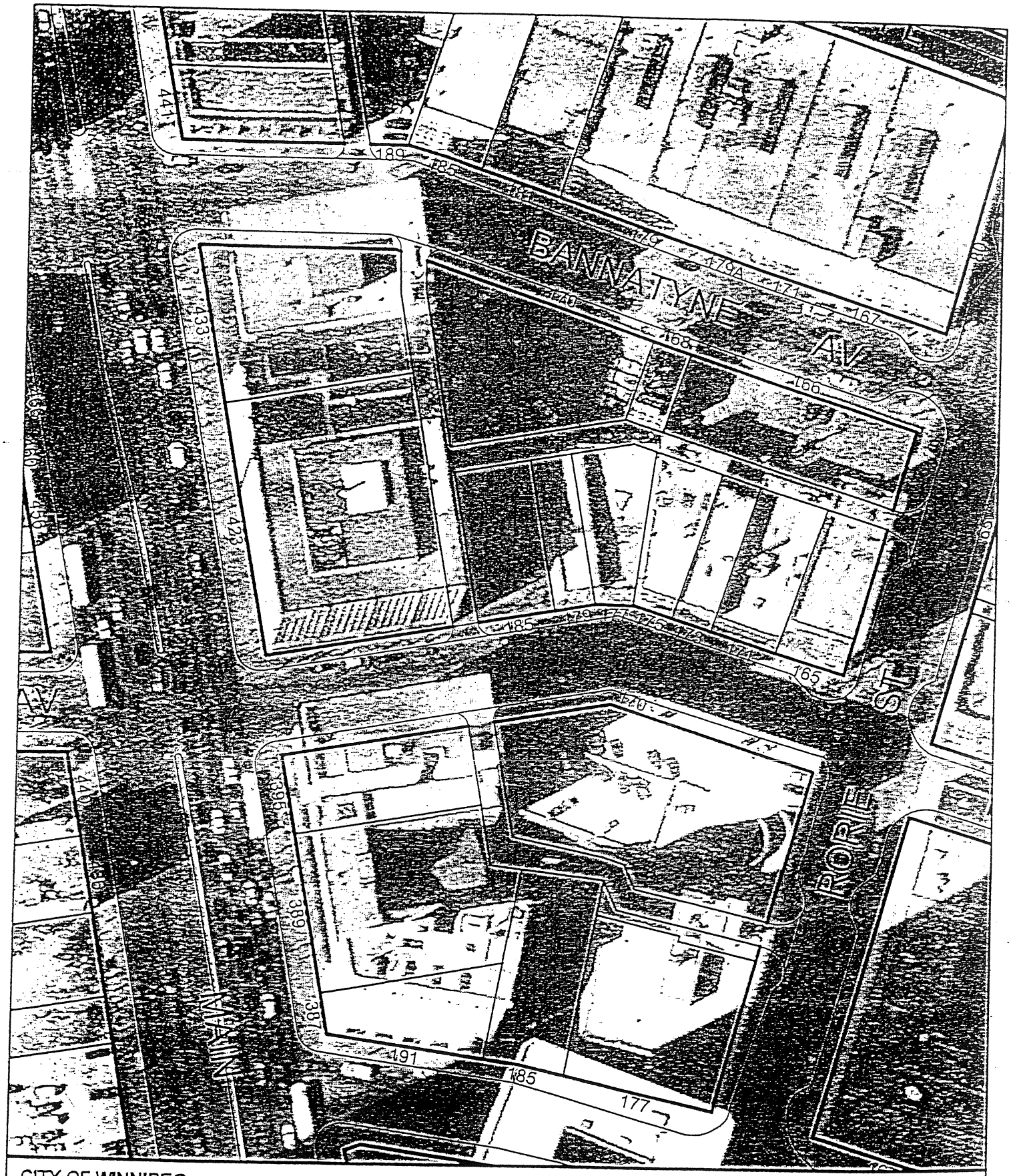
Sarah Jane Cundell
Location Manager

Safety Audit
McDermot Lane Park
185 McDermot Avenue

"We play in this park, please keep it clean."
Bumper Crop Day Care

A Safety Audit

Cst David Tyndale
January, 2003

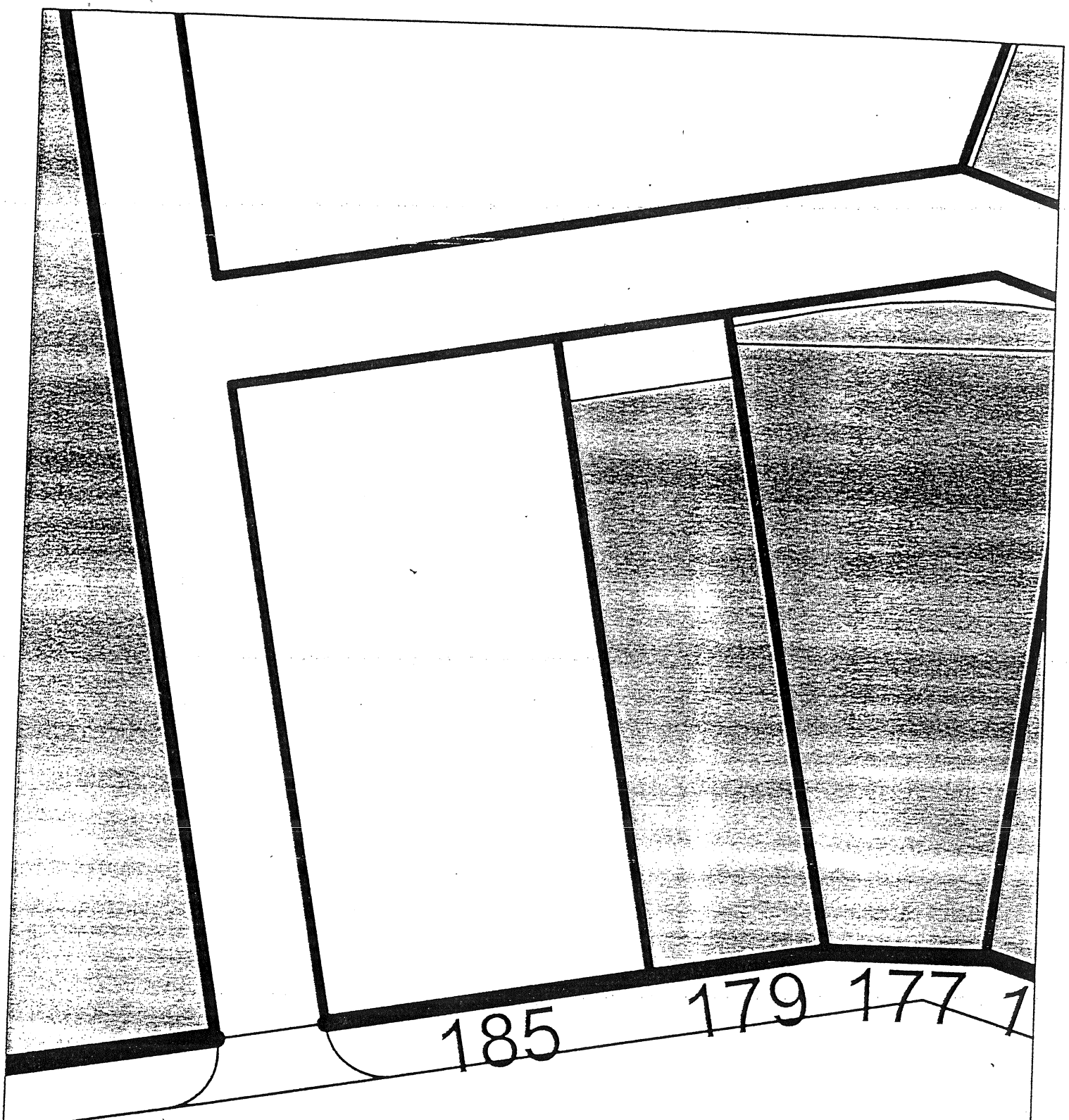


CITY OF WINNIPEG
PLANNING, PROPERTY & DEVELOPMENT DEPT.
LAND INFORMATION SERVICES

NOTE:
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N

Winnipeg

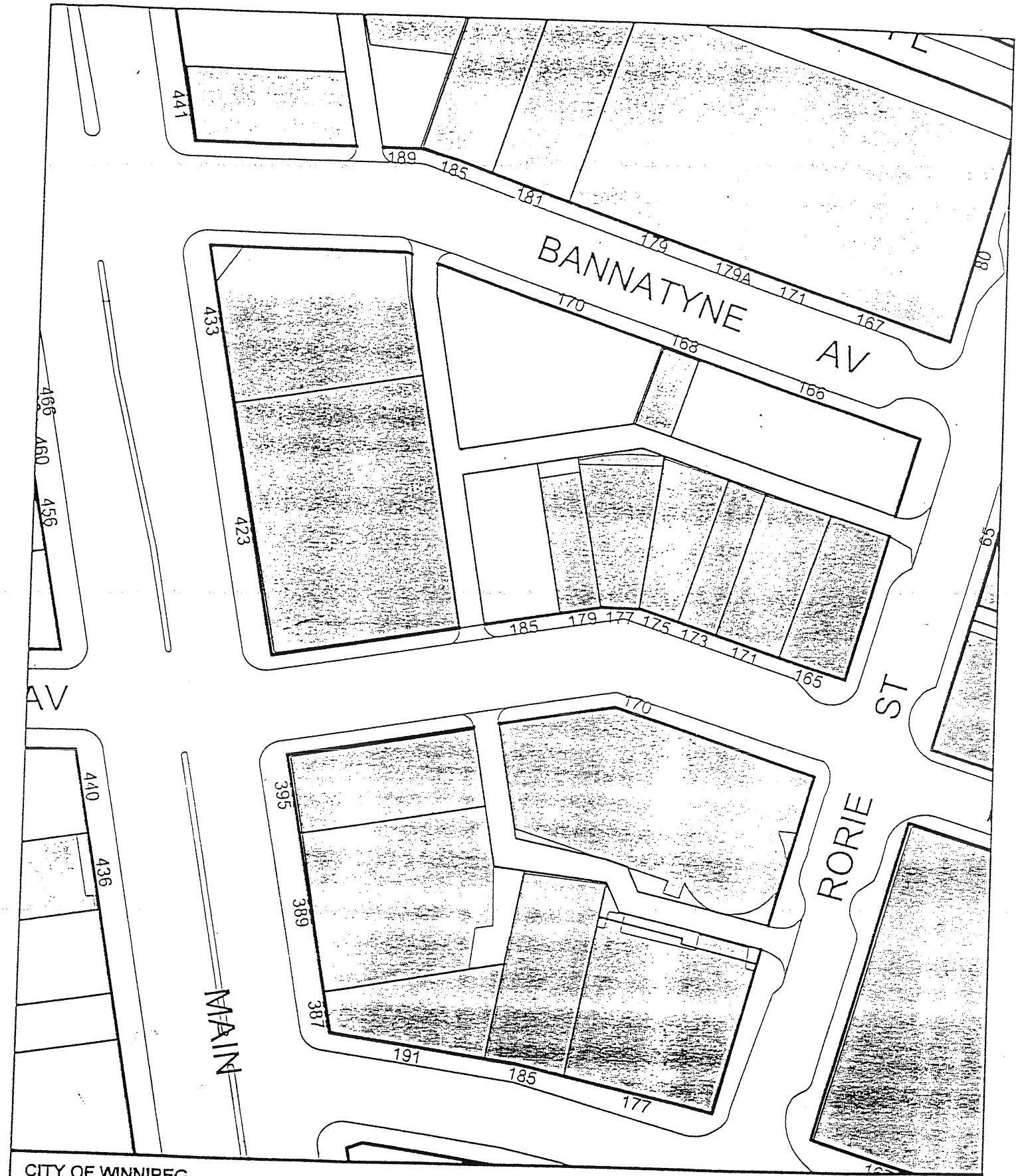


CITY OF WINNIPEG
PLANNING, PROPERTY & DEVELOPMENT DEPT.
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N

Winnipeg



CITY OF WINNIPEG
PLANNING, PROPERTY & DEVELOPMENT DEPT.
LAND INFORMATION SERVICES

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N

Winnipeg

LOCATION

McDermot Lane Park is located on McDermot Avenue, one block east of Main Street and consists of two small play structures with slides, an eating area and a sand box surrounded by two fences. Once fence is cast iron, about 3.5 feet tall. This fence surrounds about ¾ of the park. The second fence is wooden, about 5 feet high with no gaps between the boards and surrounds the remainder of the park. The park has several mature trees inside its border. The area around the park is primarily office district by day and theatre/cabaret/restaurant district by night. There are two signs on the park fence, one stating park hours from 7 a.m. to 11 p.m., and the other stating no dogs. There are three park benches just outside the fence near McDermot. The park and surrounding areas is lit by one five bulb light standard pole. There is one garbage can outside the park near the benches.

USERS

Legitimate

The park is used primarily by Bumper Crop Day Care during the week throughout the year, weather permitting. It is also used periodically by residents of Ashdown Warehouse and school age spring break and summer camps. The play structure is designed primarily for preschool children.

The benches outside the park are used during breaks as a lunch area on weekdays however, these benches often become smoking areas during office hours.

Illegitimate Users

The illegitimate users of the park are the vagrants and street people who sleep in the park after hours during the summer. They sleep on the benches at all times of the day, and in several cases used the play structure as sleeping quarters. There have also been instances of where the park has been used after dark to consume liquor.

CONCERNS

Safety concerns have arises after weekends in the summer, specifically with the state of cleanliness in the park.

- Instances of broken beer and glass bottles about the area, including the sandbox.
- Cases of vagrants using the play structure as a temporary shelter. There have been cases of fecal matter smeared in the main enclosure of the play structure. Cardboard boxes, newspapers and food can typically be found in the house portion of the structure.
- Instances of hypodermic needles in the play area.
- The park benches are often used as beds by the street people, creating an unhealthy perception for the neighborhood. This occurs any time of the day.
- The east wall of the park is frequently covered with graffiti.
- A general perception of disorder is prevalent when items such as bikes, wheelchairs and shopping carts are disposed of within the park.
- At night in the summer the trees are limiting the effectiveness of the present lighting. This combined with the lack of sufficient lighting make the area a convenient location to engage in unlawful activity, such as drinking liquor or sleeping in the park.
- The area round the park benches is littered with cigarette buts.
- The fencing in general is lacking in function. The cast iron fence is aesthetically pleasing however, it is so low that people on the outside can reach in, and conceivably grab a small person. The park has two gates that are accessible 24 hours a day. The wooden portion of the fence has no spaces in between the pickets. This is a five-foot high fence that runs along the north side of the park and separates it from the lane/parking lot. There are no spaces between the boards of this fence, which reduce sight lines, and keep light from entering the park space that is available from the parking lot. This type of fencing also creates a flat mural for graffiti, or a great place to hide or conceal a crime.

IMPLEMENTATIONS

The Exchange District is the fastest developing part of downtown Winnipeg. With the recent development of Steven Juba Park walkway, and future development in the area the need to change people's perception about safety is greater now than ever.

The greatest concern with the park is the level of light during the nighttime and especially in the summertime. Several simple low cost implementations can be carried out that will help move the illegitimate users out of the park after hours and reduce crime from occurring.

1. Trimming the trees significantly will open the park up in the summertime, let in more light and clear sight lines. This will allow passers by see into the park.
2. The park needs its own lighting, and a large amount of it. The lighting should be mounted onto the east wall illuminating the entire park. Halogen lighting is preferred, making the area bright enough and therefore uncomfortable for sleeping and concealing themselves from the general public. This type of lighting will also be great at illuminating a mural on the east wall.
3. The main house of the play structure is too enclosed. There are no sight lines through this portion and it provides too much shade. The play structure needs to be altered such that there are no solid pieces, and only slots that are spaced as wide as possible without exceeding safety regulations. There should be space between the roof and the walls of the house portion of the structure, opening up the entire area. The same design should be implemented on the other portions of the play structure throughout the park.
4. Approximately 65% of the park is covered with an all weather rubber surface. The surface should be used to cover the sand box area. The rubber surface will make the park easier to maintain and ensure glass and other objects are not hidden.
5. At night the park looks abandoned and to the average person wouldn't realize that during the day the park is being used. A method to personalize the space would deter many people littering in the park or

breaking glass. The east wall of the park is blank and very visible to traffic diving eastbound on McDermot Avenue. This wall would be a great location for a wall mural. It can also be used to advertise the East Exchange, the new river walk and let people know what the space is used for. IE:

"We play in this park, please keep it clean"
Bumper Crop Day Care

6. Ideally the entire fencing around the park should be removed, and a 5 – 6 food friendly neighbor fence put up in its place. This could be a plexi-glass fence similar to the one used around the Line-Up restaurant on Albert Street or a higher cast iron fence. Under no circumstances should a solid fence be erected in this space. An inexpensive alteration to the fence would be to spread the boards apart on the wood fence, creating sight lines from Bannatyne to McDermot. It wold make it difficult for someone to conceal themselves from people on Bannatyne or the parking lot which is just north of the park.
7. The park benches are used frequently, however, to prevent them form being used as beds, bench dividers can be attached. These dividers made the bench virtually impossible to sleep on. In the area a butt out box could also be hung. The devices put cigarette butts out of the reach of street people who might attend the area just for the purpose of picking up cigarette butts.