HTFC
PLANNING & DESIGN

June 24, 2022

in partnership with:

URBANICS
CONSULTANTS LTD.

ANNE LINDSAY
HERITAGE RESEARCHER

Repurposing City Lands

City of Winnipeg Request for Proposal No. 716-2020

Submitted to

Gordon Chappelle
Project Manager, Real Estate Administrator
Planning, Property and Development City of Winnipeg
Real Estate and Land Development
City of Winnipeg

Submitted by

HTFC Planning & Design
500-115 Bannatyne Avenue East
Winnipeg, Manitoba R3B 0R3

Table of Contents

1. Introduction

Acknowledgment 5
Purpose and Scope 5
Study Process 5

2. Executive Summary

System-wide Observations and Opportunities 8
Course Specific Observations and Opportunities 8

3. Policy Context

Applicable Policies and Plans 11

4. Indigenous Heritage

Introduction 12
Specific Histories 12
- Assiniboine and Tuxedo Golf Courses 12
- Along the Red River: Above the Forks 13
- Transcona Golf Course 17
- Harbour View Golf Club 17
- Kildonan Golf Course 18

5. Market Analysis

Economic Context 21
- Provincial Economy 21
- Winnipeg's Economy 22
- Economic Trends in Recreation 24

Community Value 28
Natural Value 30

6. Site Inventory

Introduction 31
Assiniboine Golf Club 31
Canoe Club Golf Course 37
Crescent Drive Golf Course 47
Harbour View Golf Course 53
Kildonan Park Golf Course 60
St. Boniface Golf Club 67
Transcona Golf Club 74
Tuxedo Golf Course 82
Wildewood Golf Course 89
Windsor Park Golf Course 98

7. Golf Industry Consultations

National Golf Course Owners Association (NGCOA) 106
Manitoba Golf Superintendents Association (MGSA) 107
Golf Manitoba 108
Golf Canada 108

8. Opportunities

System Wide Opportunities 110
Course-Specific Opportunities 118

9. Conclusion

Next Steps 138

1. Introduction

The City of Winnipeg's municipal golf courses are major placeholders of greenspace within the city. Any transformation represents an opportunity to retain and enhance the intrinsic natural qualities of the land while creating public spaces that foster equitable access to leisure and recreational amenities and activities.

Acknowledgement

This report was researched and written in Treaty One Territory, on land located on the original lands of Anishinaabeg, Inninuwak, OjiCree, Dakota, and Dene peoples, and on the traditional homeland of the Métis Nation.

Purpose and Scope

This study investigates the potential for renovation and/or repurposing of lands within ten City-owned golf courses, to maximize community benefit from these public resources. Work includes site inventories, market analysis, interviews with tenants and stakeholders, and a scan of precedents from other jurisdictions. The study also includes an extensive review of historic records to determine the Indigenous heritage for each of the sites.

Amendments made to *OurWinnipeg 2045* and *Complete Communities 2.0* in the summer of 2021 limit repurposing options to "compatible park, recreation, open space and City operations-related uses...". Within these parameters, beneficial repurposing could entail more equitable access to greenspace, creating better connectivity and synergies between City-owned facilities, better food security, or simply increasing the extent of natural areas and all the ecological services they provide. The study also considers layering on secondary uses and assets, and improving the experience and playability of the courses, which would thereby increase usage.

Because the scope of the study does not include detailed operations and fiscal review or public engagement, the findings are presented as opportunities, not recommendations. It is intended that these opportunities will spur dialogue at City Council level and provide the basis for further investigation within the forthcoming *Master Greenspace and Natural Corridors Plan*.

Study Process

Overview of City-Owned Golf Courses Included in Study

Leased Golf Courses:

Assiniboine Golf Club (9 holes)
St. Boniface Golf Club (18 holes)
Transcona Golf Club (18 holes)
Wildewood Golf Course (9 holes)

Leased Courses (For-Profit):

Canoe Club Golf Course (9 holes)
Tuxedo Golf Course (18 holes)

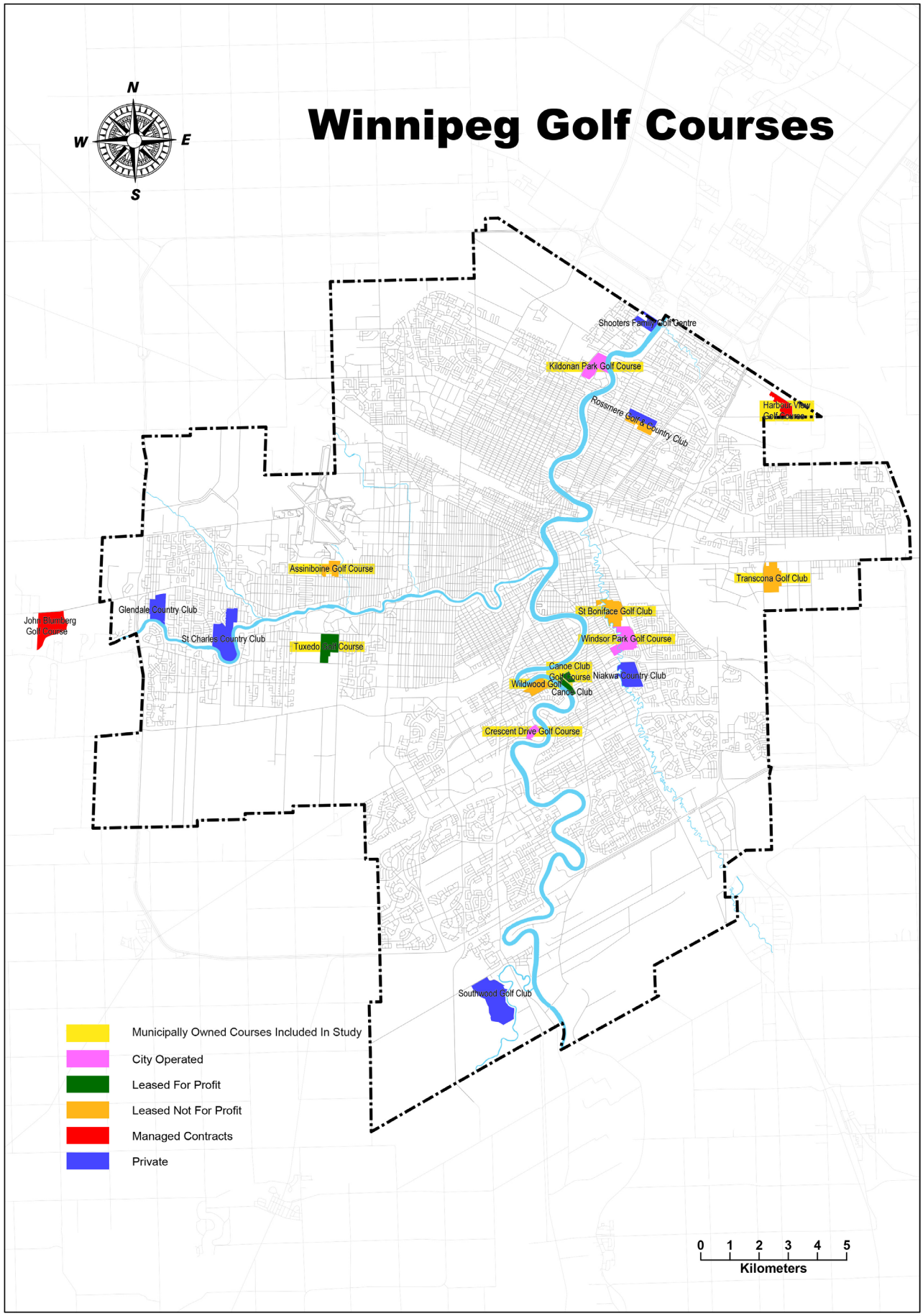
Management Agreements (Pro Shop Operations):

Harbour View Golf Course (City Maintained, 9 holes)

City Run Golf Courses:

Crescent Drive Golf Course (9 holes)
Kildonan Park Golf Course (18 holes)
Windsor Park Golf Course (18 holes)

Refer to page 6 for the *Winnipeg Golf Courses* map.


Winnipeg Golf Courses
N
W
E
S
Shooters Family Golf Centre
Kildonan Park Golf Course
Rossmere Golf & Country Club
Harbour View Golf Course
Assiniboine Golf Course
Transcona Golf Club
John Blumberg Golf Course
Glendale Country Club
St Charles Country Club
Tuxedo Golf Course
St Boniface Golf Club
Windsor Park Golf Course
Canoe Club
Golf Course
Wildwood Golf
Canoe Club
Niakwa Country Club
Crescent Drive Golf Course
Southwood Golf Club
Municipally Owned Courses Included In Study
City Operated
Leased For Profit
Leased Not For Profit
Managed Contracts
Private
0 1 2 3 4 5
Kilometers

Site Inventory and Analysis

Between September 20 and 24, 2021, HTFC and their market analyst subconsultants Urbanics conducted site visits to each of the ten courses with representatives from Golf Services and each club in attendance. The team focused on land-based assessment of the courses – tree conditions, circulation, course condition, water bodies, surrounding uses, etc. but also noted operational aspects such as lease status, rounds played, irrigation infrastructure and recent investments.

Analysis also included a review of the draft *City of Winnipeg Parks Strategy* (pending) and *City of Winnipeg Recreation Strategy* (pending), specifically the 'heat maps' illustrating service gaps across the City, to determine how they might align with opportunities presented on the courses. Demographic information, including a calculated 'equity deserving index' was also compiled for the neighbourhoods surrounding each course.

The findings were presented to the City's technical steering committee consisting of representatives from Real Estate, Community Services, Parks, Planning, Naturalist Services, Golf Services, and Transportation departments, and captured in a series of summary sheets assembled in Section 6 of this report.

Historic Research

HTFC's researcher Anne Lindsay completed a review of available historic records and compiled a comprehensive report that outlines the history of Indigenous people and peoples related to lands currently occupied by each of the ten courses in the repurposing study. Ms. Lindsay's findings are contained in a separate volume entitled *Repurposing City Lands: Indigenous Heritage Report*. A summary of key points is included in Section 4, and a process to realize opportunities related to these findings, recommended by the City's Indigenous Relations Division, can be found in Section 8.

Market Analysis

Urbanics' market analysis, conducted bteween fall 2021 to winter 2022, provides a snapshot of economic conditions at the provincial and municipal level with a focus on recreational spending and trends, and includes qualifiers related to pandemic effects on the data. This section also identifies the impact of proximity to golf courses on Winnipeg land values, and summarized the 'hard and soft' values related to natural areas.

Golf Industry Consultations

Bruce Dixon interviewed representatives from the National Golf Course Owners Association, Manitoba Golf Superintendents Association (MGSA), Golf Manitoba, and Golf Canada to gain their perspective and discuss the future of the golf industry as we emerge from the pandemic. Golf Canada also identified successful programs to increase participation and access. Notes from these meetings are presented in Section 7.

Precedent Research

In addition to local and national consultations, site analysis, economic and historic research, the team scanned other jurisdictions for innovative approaches to the use of municipal golf lands, from both a programming and facilities perspective. These findings are incorporated into the system-wide opportunities listed in Section 8.

Opportunities

The consultant team applied the findings to prepare a short list of draft opportunities for each of the ten courses, as well as some ideas that would apply generally to all. The team also generated a list of pros and cons for each opportunity intended to help those consulting the study in future to sort and establish priorities.

The opportunities and pros and cons presented to the technical steering committee, and were refined based on their feedback. The revised opportunities were then shared with the leaseholder representatives, who were generally supportive of the ideas presented. This work is presented in Section 8.

2. Executive Summary

System-wide Observations and Opportunities

Common Themes

While each course has its own unique strengths and challenges, the inventory and research did uncover some common themes among these facilities:

- Canopy decline – tree canopy loss associated with the emerald ash borer, oak decline and Dutch elm disease was observed at many of the courses;
- Access to water – high demand and limited reservoirs/access at some courses;
- Water quality – Assiniboine and Transcona reported problems with salinity;
- Drainage – both Transcona and Canoe Clue are struggling with significant drainage problems affecting the quality of play;
- Spatial constraints – most courses are compact and there is not a lot of room to introduce new naturalized areas;
- Encroaching infrastructure projects – both Assiniboine and Transcona are potentially losing land to proposed roadway expansion;
- Major planning projects – most courses were planning to make significant investments, such as new clubhouses or irrigation system upgrades;
- Year-round use – lots of interest and support from courses and MGSA for any post season uses that will provide year round employment for staff;
- Shorter rounds - demand for 9 hole play is on the rise to fit within people's busy schedules. Anecdotally, we heard demand for 9 hole play is on the rise, and there is some evidence reported by the National Golf Foundation that this is the case. However, the NGF goes on to say the quality of the golf experience is likely to be as important as the length of the course in determining success;
- The heritage research component of the project found significant evidence of Indigenous/ Métis use and occupation throughout the study courses, particularly those in proximity to the rivers.

Another major theme was the impact of COVID-19. Most courses saw significant increases in rounds played, new golfers, and the number of returning golfers through the pandemic, leading to record revenues in 2020 and 2021. Indications are that this upswing in use may continue.

Eight broad areas of opportunity were identified for the municipally owned golf course lands:

1. Indigenous heritage commemoration and placekeeping
2. Redevelopment to increase alternate recreation opportunities
3. Expanding the operating season to include broader recreation activities
4. Reduction from 18 holes to 9 holes
5. Winter homeless shelters
6. Admitting dogs on the course
7. Community gardening
8. Integrating trails and pathways

Course Specific Observations and Opportunities

The chart on pages 9 and 10 represents a summary of the key research and inventory findings, as well as the course-specific opportunities derived from that investigation.

Course	Rounds Played (Rounded to nearest 100)	Tree Canopy Extent	Trail Connectivity	Recreation Gaps	Senior Population (%)	Youth Population (%)	Equity-Deserving Index	Heritage Significance	Assets	Issues	Opportunities
Assiniboine	24,000 (2021) 22,000 (2020) 18,000 (2019)	13.7%	Yellow Ribbon Greenway (5.5 km) – connects into the Sturgeon Creek Greenway Trail system	Outdoor pools	15%	12%	Medium (41%)	High James McKay's racetrack; Metis freighters; biodiverse river lot system	Popular with seniors; some available course space; good AT connection	Maintenance issues; traffic noise; fairways uneven; patio is not accessible; proximity to airport	Naturalized areas; introduce new water hazard; community garden; interpretive content; off-season recreational use
Canoe Club	10,900 (2021) 13,000 (2020) 8,000 (2019)	13.5%	Boni-Vital Parkway	Multi-use greenspaces	21%	12%	Medium (59%)	High Selkirk Treaty; connection to water; women's traditional place in land tenure; Riel family	Central location; good surrounding recreational facilities	Divided by major road; design flaws; safety concerns; vandalism; poor playing conditions; low rounds played	Pedestrian/ cycle bridge; recreational facilities; park space/dog park; interpretive content; off-season recreational use; active transportation; athletic fields
Crescent Drive	26,100 (2021) 24,600 (2020) 13,500 (2019)	45.6%	South Winnipeg Parkway	Indoor pools; basketball courts; tennis and pickleball courts	17%	15%	Medium (60%)	Medium Selkirk Treaty; connection to water	Well-supported by community; no major drainage issues; well established off-season use	Using municipal water; tee areas in poor condition; small parking lot; sharing equipment	Interpretive content; continued off-season recreational use; urban forest
Harbour View	14,600 (2021) 13,800 (2020) 9,700 (2019)	16.2%	Kilcona Park Loop (4.2 km)	Basketball courts	11%	14%	Medium (40%)	High Outer two miles; hay privilege; rich biodiversity	Within largest recreational park; quiet/ remote location; suitable for other recreation	High water consumption, manual irrigation system; wind exposed; no transit access (remote)	Alternative recreation; interpretive content; off-season recreational use; urban forest; canoe/kayak/ Dragonboat
Kildonan Park	38,900 (2021) 33,800 (2020) 27,300 (2019)	16.1%	Kildonan Park Golf Course Trail – Trans Canada Trail connects to a river trail, leading to the Kildonan Park Loop	Tennis and pickleball courts	15%	13%	Medium (59%)	High Frog Plain/ Seven Oaks; gathering place; rich biodiversity; 17th tee - Miss Bannerman's childhood home	Popular/high rounds played; opportunities for naturalization; open areas	At-risk tree species on site; traffic noise; non-functional shelters; vandalism; some poorly drained areas	Naturalized areas; interpretive content; off-season recreational use; urban forest

Course	Rounds Played (Rounded to nearest 100)	Tree Canopy Extent	Trail Connectivity	Recreation Gaps	Senior Population (%)	Youth Population (%)	Equity-Deserving Index	Heritage Significance	Assets	Issues	Opportunities
St. Boniface	40,000 (2021) 35,000 (2020) 31,000 (2019)	35.0%		Multi-use greenspaces; tennis and pickleball courts	18%	12%	Medium (49%)	High St. Boniface Common; Selkirk Treaty; riverfront settlements, hunting grounds; connection to water	Well-supported by community; well-maintained; relatively new clubhouse; intact habitat	Issues with irrigation supply; proximity to residential impacting maintenance; road noise; not high-quality road access; no off-season use	AT trail connection and river crossing; practice range; interpretive content; reconfiguration with Windsor Park GC
Transcona	48,000 (2021) 36,000 (2020) 31,000 (2019)	14.7%	Interrupts South Transcona Community Pathway (4.2 km)	Multi-use greenspaces; tennis and pickleball courts	11%	12%	Medium (49%)	High St. Boniface Mission Lands; biodiverse ecosystem; important gathering place	Largest property; abundant wildlife; open greenspaces; variety of tee boxes; popular restaurant	Drainage issues; trees are struggling; animal damage on greens; poor turf condition; road noise	Naturalized areas (grasslands & pond margins); interpretive content; off-season recreational use
Tuxedo	29,200 (2021) 22,700 (2020) 24,100 (2019)	26.7%	Interrupts Assiniboine Forest Trails		19%	12%	Low (22%)	High Biodiverse river lot system; seasonal hunting/ harvesting	Large investment into course; large practice range; good mix of trees; good location	Issues with wayfinding; gap with younger golfers; road noise; lots of geese; no off-season use	Naturalized areas; winter use of lands; interpretive content
Wildewood	Not available	38.6%	South Winnipeg Parkway	Multi-use greenspaces	16%	14%	Medium (42%)	Medium Treed land; river lot system; Selkirk Treaty; connection to water	Well-supported by community; mature forested areas; newer intake system; good off-season use	No clubhouse; traffic noise; some tree challenges; manual irrigation	Enhanced utilization of space; interpretive content; off-season recreational use
Windsor Park	35,200 (2021) 32,000 (2020) 24,000 (2019)	39.2%	Windsor Nordic Centre Loop (2.7 km) and Niakwa Trail (4.1 km)	Basketball courts; multi-use greenspaces; tennis and pickleball courts	18%	13%	Medium (49%)	High Selkirk Treaty; connection to water; women's traditional place in land tenure; Riel family	Second largest property; lots of wildlife; bridges are well-used off-season; popular cross-country skiing program; rolling terrain	Heavily used by dog walkers; older pumphouse; smaller tee boxes; river bank slumping; some road noise	AT connection and river crossing; outdoor patio space; interpretive content, reduce to 9 holes with secondary 6 hole loop

3. Policy Context

Applicable Policies and Plans

Golf courses fall under the jurisdiction of Golf Services, which is a special operating agency (SOA) within the Planning, Property and Development Department. This status grants the organization greater autonomy and flexibility in managing the City's golf assets in a 'business-like and transparent manner,"[1] with the intent that it should generate a financial return to the City.

Beyond direct management and operations, golf course lands overlap into multiple City departments and branches, and are governed by a host of policies and planning documents. Key among the policies, strategies and plans that were considered in this repurposing study are *OurWinnipeg*, *Complete Communities Direction Strategy, Winnipeg Climate Action Plan*, *Winnipeg Pedestrian and Cycling Strategies, City of Winnipeg Recreation Strategy* (pending), *City of Winnipeg Parks Strategy* (pending), *Golf Services SOA Business Plan 2020*, and *Operational Review of Winnipeg Golf Services 2010*. Other relevant policies and strategies include *Welcoming Winnipeg, Athletic Field Review, Comprehensive Urban Forest Strategy*, *Ecologically Significant Natural Lands Strategy*, *Off-Leash Dog Areas Master Plan*, and the *Park By-law*.

Specific areas of policy alignment are described for each opportunity presented in Section 8.

Endnotes

[1] City of Winnipeg Golf Service SOA, Business Plan 2020

4. Indigenous Heritage

Introduction

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

Through research that includes published archaeological and historical literature and a review of primary sources available during an ongoing public health event, this study has identified an Indigenous history of based in and on the land, including the land where the ten City of Winnipeg-owned golf courses covered in this project are now located, that reaches back thousands of years. This history includes, and is rooted in, interdependent interactions with diverse environments and resources that have characterized Indigenous life in the area that would become Winnipeg, and with the diverse intellectual, cultural, and trade traditions that have spread and been shared through the interconnected networks of rivers and trails that have always characterized the area.

Together, these dynamic interactions have been informed by traditional understandings of relationships with land, environment, and community. Based in practices that include diverse and balanced land and resource use located in values that include the importance of community and in respectful relationships between people and their environment. These histories also reveal the challenges that Indigenous people living in what would become the City of Winnipeg faced following contact with non-Indigenous newcomers, and some of the strategies they employed in response to these changes. At the time of writing, requested reports from the Government of Manitoba, Department of Sport, Culture, and Heritage, Historic Resources Branch on the land occupied by each of the golf courses listed above are outstanding.

While it has been beyond the scope of this project to produce an exhaustive study of all of the Indigenous individuals, families, communities, and nations whose lives have touched and been touched by the lands the ten golf courses in this project occupy, in addition to their connections with Indigenous histories that reach back thousands of years, the histories of the specific golf courses identified in this study can be viewed through the lenses of post-contact Indigenous history in the region. These histories include Indigenous diplomacy and fur trade and post-contact histories, Métis ethnogenesis, community formation and survivance, and Indigenous dispersal in the later nineteenth and twentieth centuries. The histories of all of the golf courses covered in this research connect to the agreement often referred to as the "Selkirk Treaty." The golf courses in this study that are located along waterways, including the Red, Assiniboine, and Seine rivers, all represent the complex relationships between the natural and built environments that the river lots system that characterized the pattern of land occupancy along the rivers. The slender river lots, extending out from the river provided occupants with a diverse ecological slice of land that included access to the river and to water, to rich river bank land, and to some portion of prairie and often to wood. Homes, located near the river, were also near each other, supporting social and cultural, as well as economic life.

Indigenous Heritage

Assiniboine and Tuxedo Golf Courses

Located across the Assiniboine River from each other, these two golf courses share a history of rich seasonal hunting and fishing resources.

Assiniboine Golf Club

- The name "Assiniboine" itself refers to an Indigenous nation.
- The land to the north of the Assiniboine River was crossed by trails that connected several river crossing and gathering places, including one near the present-day St. James Anglican Church, and a famous one known as "the Crossing," located in Charleswood. This last crossing place connected to a trail that led south to what is today the United States.
- River lot development and occupancy in the area dates for the most part to the mid-1800s and later.
- Family connections can be seen in relationships and marriages.

- With connections by rivers and trails, people in the area engaged in seasonal fishing, large game hunting and other forms, and trading activities, as well as mixed farming on their lots. The biodiversity diversity of the land on the lots facilitated this.
- One lot owner, James Bruce, had a Red River cart on his property for many years. Hay from his river lot would have been an important source of fodder for his animals.
- With access to American markets, local lot owners introduced innovations in farming and farming implements, and built a modern mill near the river.
- The famous James McKay built Deer Lodge on one of the lots in this study.
- McKay's home was known for its hospitality, and McKay was known for his horses. It is no surprise, then, that he built and operated a racetrack to the north of his home, on or near part of the Assiniboine Golf Course land. This racetrack was important in many ways, see report for more detail.
- The transition from Hudson's Bay Company control to Federal government land tenure impacted lot holders in this area much as it did elsewhere. Long delays in gaining patent, an unfamiliar land tenure system that included dower rights and the division of property of people who died without a will equally among all heirs meant that some lots became all but useless to the families who had owned them before the transfer.

Tuxedo Golf Club

- Quite swampy in places, some of the land the Tuxedo golf course is on today was less popular for mixed farming than the land to the north of the river, but valuable for the harvest of natural resources it offered.
- The story of one of the families living on one of these lots highlights the pressure, after 1870, that forced First Nations people away from the city and onto reserves.

Along the Red River: Above the Forks

Five of the ten golf courses in this project, the Windsor Park, Canoe Club, Wildewood, Crescent Drive, and St. Boniface clubs, are all located on or near the Red and Seine rivers on land that runs along these two rivers and south of the Forks. The name "Red River" comes from the Cree, from "Miscousipi," or "red water river." The land where this group of golf courses lie is a part of, and shares in, the Indigenous histories of the Red River corridor. These golf courses are all connected through the trails that touch on and connect land and people, the rivers, the water, and the rich biodiversity of the region to a wider area of intellectual, cultural, and trade interchange.

- All of the lots that make up these golf courses fall within the limits described in the written "Selkirk Treaty" document.
- Some of the land where these five courses sit is on a grant of land made to the Roman Catholic mission of St. Boniface, commonly known as the "Mission Lands."
- Some of the land where these five courses sit is on river lots that were surveyed after the Selkirk agreement, although there may have been families living along the river in this area before this time.
- What is known as the "mission lands" was part of a grant given by Lord Selkirk to the St. Boniface Roman Catholic mission. Referred to as the "Catholic Mission Lands," or just "Mission Lands," this area falls within a six-mile radius around Fort Douglas that is mentioned in the Selkirk Treaty document, an area that Nathan Hasselstrom argues may not have been part of the verbal agreement connected with this document.[1]
- In the early 1820s, when the Hudson's Bay Company employed William Kempt to resurvey the settlement, Kempt discovered that some of the land granted to the mission actually fell outside of even the six-mile limit.[2]
- The HBC placed the onus on the Mission to negotiate a solution to this problem. As a result of the issues Kempt raised, writes Hasselstrom,

from 1824 on, the mission avoided using the land that extended beyond the six-mile-limit until after Treaty One was negotiated.[3]

- Concerns about the boundaries of the settlement, combined with the fact that the mission did not use some of its reserve land, and that it particularly avoided some of the land in the most easterly part of the mission reserve may have influenced Indigenous use of the area; Indigenous people may have continued to use the open mission land as they had since time before memory long after the settlement was established."[4]

Canoe Club and Windsor Park Golf Clubs

- The Canoe Club and Windsor Park golf courses share some of the river lot land discussed here.
- As with all of the river lots in this study, these river lots represented a biodiverse slice of land that provided access to water and to the river, to the riverbank ecology, to farm land, plains, and to wood, as well as access to travel through networks of rivers and trails.
- The histories of these lots move from a history of family and community-based land tenure that had successfully followed local custom for generations, to the disruption and delay of patent that transition to Canadian land tenure produced.
- The story of this land, and particularly the story of Madeleine Poitras and her family's fight to hold onto their land highlights a number of patterns of Métis dispersal and displacement, including the fact that people who were identified by land surveyors as being on the land at the time of transfer tended to have a much higher success rate in gaining patent than those whose names were not noted by the surveyors.
- Madeleine Poitras' story also highlights differences in women's (and particularly widows') rights, including their to land, before and after transfer, as well as other aspects of the system of land tenure that functioned successfully before 1870 in the area.
- The Poitras family also had strong personal and family connections to the larger Métis community and to the Riel family that continued through and after the disruptions that surrounded the events of 1870.
- While some of the lot holders in this area remained in the area even after leaving their lots, others moved west, part of the Métis diaspora.
- Although much of the land that would become the Canoe Club and part of the Windsor Park golf courses had already passed out of the hands of local Indigenous families by the time the Canoe Club golf course was being planned, palimpsests of the land's former life remained. "The deep furrows of the farm land, along with a ditch or two, added to the perils encountered by our early golfers," writes J. Allan Hackett.[5]
- The Windsor Park Golf Club also shares in the history of the mission lands.

Wildewood Golf Club

- Located immediately across the Red River from the Canoe Club Golf Course, the Wildewood Golf Course shares much of its history, and even some of its landholders, with its neighbour on the other bank.
- Both courses are located on land and beside water that have been part of Indigenous histories in the area since time before memory, part of an extensive infrastructure of water and land transportation routes that connect shield, lakes, plains and prairie, and offered opportunities for the exchange of ideas, the harvesting of resources, and the creation of value-added goods.
- The golf courses lying to both the east and west of the Red River were on land that is located within easy reach of the Forks both by the river and, at least by the 1840s, by trail. From there, trails and river corridors connect with the plains and with trails leading to American trading opportunities.

- By the 1850s, and probably before, the land along the west side of the Red River where the Wildewood Golf Club now lies was skirted by a trail that would, in time become what is today Pembina Highway, while trails off of this main track crossed into the point of land itself.
- As with other spaces in this study, the long river lots that would become part of the Wildewood course supported family and community. The Blondeau and Martel family relationships that were recorded in the HBC's Register B went beyond land sales. Louis Blondeau Junior's wife Marie was the daughter of Joseph Martel and his partner Marie Ritchot.[6]
- Métis historian Lawrence Barkwell identifies Louis Blondeau Jr. as one of the men who rode with Louis Riel to stop Canadian surveyors who had entered the region in 1869, before the transfer of the land to Canada had been negotiated.[7]
- The story of the patenting of Lot 9, Parish of St. Boniface reveals information about how land tenure had worked prior to 1870. "You are not without knowing that it was not the custom, to make any will, but that the one, who was to keep his father & mother in their old age was the only sole heir," Joseph Martel told the Land Commissioners in December of 1875.[8]
- Maps of the area at the time of transfer show a heavily forested area.
- Developers and speculators were already buying up land on the point by the 1890s.
- "In the last decades of the 19th century the river lots began to be acquired by land developers and speculators (who saw the extensive and mature woodlands as a potential timber harvest), and by 1905 there were no traces remaining of the Métis," writes Michael David Martin.[9]
- The mature trees along the edges of the Wildewood Golf Course reflect the character of the lots before transfer, begging the question of whether they are the descendants of those earlier stands of timber.

Crescent Drive

Located on the west side of the Red River, nestled in a turn of the river just south of the Wildewood course, Crescent Drive Golf Club's Indigenous histories are in many ways similar to those of the Wildewood, and the Canoe Club and Windsor Park courses.

- The histories of complex family and community dynamics that played out on the lots that would become the Crescent Drive Golf Club, the issues that arose when individuals applied for patent under the Canadian Government's system of land tenure, and of delayed patents that can be seen in the records relating to the land that became part of other golf courses in this study can also be found in the stories of this land.
- As with the history of Madeleine Poitras' lot across the river, the story of the history of Lot 26, Parish of St. Vital highlights the histories of family and community, of disputes and delayed patents that dogged Métis land holders after 1870.
- The history of these lots also touches on the late nineteenth century Métis diaspora that formed part of the experiences of many of the Métis who had previously lived in what is today Winnipeg.
- At issue in the case of Lot 26, Parish of St. Vital was the fact that both Monique Hamelin Ferguson [Farquharson] and Bazil Ritchot claimed to be owners of the land.
- Where the two families had lived together on the lot before 1870, the requirement to patent land under the new system created a problem that had not existed before, as both Monique Hamelin Ferguson and Bazil Ritchot wanted a patent for the land on which they had their homes.[10]
- Records from the adjudication that followed show both how common, and how problematic the process of translating traditional land tenure into the Canadian system turned out to be.
- "This is another of those family arrangements with which we constantly meet up here," wrote Chief Justice Wood, acting for the Land Commission

adjudicating the case.

- Although there were a few differences in various witness testimonies, there was, overall, a general agreement about the history of what became Lot 26, Parish of St. Vital in 1870. The issues that arose were not rooted in disputes about fact, but rather in how to translate practices.
- The story of the Crescent Drive lots also illustrates other aspects of Indigenous history in the area, as members of the community that lived on the land that is today the Crescent Drive Golf Club moved west, part of the diaspora that grew after 1870 in the area.

St. Boniface Golf Club

Located near the Forks of the Red and Assiniboine rivers, the land the St. Boniface Golf course now occupies shares in a great deal of the area's Indigenous histories. In his article "Towards a Model of Aboriginal Land Use in the Red-Assiniboine Rivers Junction," archaeologist Michael E. Kelly has identified the pre-contact landscape around the Forks, on both sides of the Red and Assiniboine rivers, as potential hunting grounds, with possible camping sites located in areas near the Red, Assiniboine, and Seine rivers. Following the arrival of the Selkirk Settlers, and particularly the arrival of Catholic Missionaries in 1818, the land the St. Boniface golf course now occupies fell within the bounds described in the written Selkirk Treaty document. A significant part of the property that the course currently occupies shares the history of the St. Boniface mission lands already mentioned, while part of the course today sits on Lots 81 and 82, Parish of St. Boniface. These two lots have their own story to tell.

- Lots 81 and 82, Parish of St. Boniface were both carved out of what had been lot 754 in the Hudson's Bay Company's Register B. When Canadian Government surveyors came through the area in the 1870s, they found Francois Carriere living on part of this lot, a section they defined as Lot 81 in their survey.
- Lot 82 was the St. Boniface Common.
- The St. Boniface Common was an area of prairie grasses set aside for local occupants to use for haying and grazing. These commons were one part of the common lands that existed in various forms throughout the west, land that could be collectively used and managed, in the period before 1870.
- Two areas within the colony, both close to the Forks, were held in common and to these a number of settlers had equal right," writes Barry Kaye, referring to the Point Douglas and St. Boniface commons. "This right, probably first granted by Lord Selkirk in 1817 and later confirmed by the Council of Assiniboia, was given to the residents with small holdings on Point Douglas and in St. Boniface, on the narrow neck of land at the junction of the Seine and the Red."[13]
- In addition to its valuable contribution to the community's hay resources, the commons may have had a social function, "the commons also may have functioned to some extent as market and social centres," Kaye writes.[14]
- Following 1870, the Canadian Government was not, at first, anxious to get into the history of the Point Douglas and St. Boniface commons, nor to address how the lands were to be handled under their land tenure system.
- In May of 1877, Privy Council authorized a plan for the settlement of claims to these lands. Under this plan, the St. Boniface Common was divided into twenty equal shares, one for each claim, the patent for the lot to be issued to Archbishop Tache. Complications relating to the plan set out for the settlement of claims to the Point Douglas commons delayed the settlement of both commons claims.[15]
- In the end, the list of people who received shares in the St. Boniface Common, based on their interest in the shared resource prior to 1870 suggests the connections the extended Métis community had with this shared land.[16]
- Irene Spry has described the loss of commons

and common land across Western Canada in the later nineteenth century as a tragedy. "Traditional hay commons were to be a recurring problem as the frontier of private property moved westward," she writes.[17]

- "The Red River Settlement's haying economy did not long survive the creation of the Province of Manitoba in 1870 and the disintegration of the old order that followed the commencement of permanent agricultural colonization on the prairies beyond the Red and the Assiniboine riverfront settlements, the commons of Point Douglas and St. Boniface were destroyed by the expansion of the new urban centre of Winnipeg," states Kaye.[18]

Transcona Golf Course

Located on the St. Boniface Mission Lands, the Transcona Golf Course shares a history with the other golf courses in this project that sit on the Mission Lands, and with the Mission Lands themselves, that has already been discussed.

- Located on open plains covered in prairie grasses and native plants, the area where the Transcona Golf Club now lies was part of a biodiverse ecosystem that supported Indigenous people and peoples physically, culturally, and spiritually.[19]
- Because the St. Boniface Roman Catholic Mission did not make many, if any, changes to the land it had been granted in the area the golf course now occupies until after Treaty One was negotiated, the land continued to remain a resource for Indigenous people after 1817, and perhaps even into the twentieth century.
- Raymonde Loudfoot's recollections, already noted, show that, even in the late 1800s Indigenous people would holding gatherings in the area where the Transcona golf course is now located.[20]

Harbour View Golf Course

The land that the Harbour View golf course now sits on shares much of the Indigenous histories of land along the Red River.

• The land falls in an area that fell outside of the "inner two miles" of the Red River settlement, an area that fell within the Selkirk agreement, and is located on what came to be known as the "outer two miles," or the "hay privilege."

• Although this area fell outside of the area agreed in the Selkirk negotiations, Indigenous tolerance of limited use of the land for haying suggests a flexibility that may have been extended by local Indigenous people as part of the larger picture of relationship building.

• The land, characterized by its covering of diverse prairie grasses and plants, is an example of the rich biodiversity in the area.

• The lot holders connected with the hay privileges the Kilcona/Harbourview golf course sits on were predominantly non-Indigenous settlers, however, Indigenous people were not absent from the area following the Selkirk Treaty.[21]

• William Bunn, one of the lot holders, was the son of Thomas Bunn and Phoebe Sinclair. Phoebe Sinclair Bunn was one of the children of William Sinclair and Nahoway. "Nahoway Sinclair," who came from the area around Fort Churchill, Susan Berry writes, "appears to have raised her children in accordance with Cree values and practices," suggesting that the Bunn family may have honoured these practices even while farming in a predominantly settler part of the Red River Settlement. Thomas and Phoebe Bunn had two other children, John and Thomas, who became well-known in Red River history. The name Bunn's Creek, and the parks and trails associated with it reflect the connections the Bunn family had with this area.

Kildonan Golf Course

Sitting on the bank of the Red River, on the edge of la Grenouillère, the Frog Plain, the land the Kildonan Golf Club now occupies shares many of the rich Indigenous histories discussed in this report. Although the golf course is located on land that was occupied by non-Indigenous settlers from the earliest days of the Selkirk Settlement, its Indigenous histories reach back to time before memory, running through the nineteenth and twentieth centuries, and into today.

- Archaeological evidence hints at the importance of the area where the golf course now sits to Indigenous people and peoples.
- To the north, a meeting and ceremonial site, la Grenouillère, the Frog Plain occupied an important social and cultural place in the area at least until the 1850s.
- With its easy water access the area had long served as a gathering and ceremonial site. "The church is to be erected on a piece of land long desecrated by the idolatrous revels of Indians,'" the Reverend John Black wrote as he and his congregation prepared to build a church on what is today known as Lot 26, Parish of Kildonan in the early 1850s, "and by the Sabbath evenings sports of some who bore a better name.'"[25]
- "The municipal golf links of Winnipeg extend now to within a few hundred yards of 'John Black's church,'" wrote William Healy in the early 1920s. At "John Black's Church," today the historic Kildonan Presbyterian Church at 201 John Black Avenue, Healy noted that "Miss Bannerman," referring to Janet Bannerman, "remembers hearing her father tell, the Indians used to have an encampment every summer, on account to the easy access to the river. There, before the breaking up of their encampment they had their annual Dog Feasts in an enclosure fenced in with branches of trees. The rites conducted by the 'medicine men' at that festival were the most important in the pagan calendar before the coming of the whites," noted Healy.[26] The seventeenth tee of the Kildonan golf course sits where Miss Bannerman's childhood home once stood.[27]
- The area of Frog Plain gained prominence in western writing in the years 1815 and 1816, as it was the site of an Indigenous camp of largely Métis who were involved in the disturbances that surrounded the early years of the Selkirk Settlement.
- La Viktwayr di Bataille dann la Plenn di Goornouyayr, La Victoire de la Grenouillère, or Victory at Frog Plain, often referred to in English as the Battle of or Incident at, Seven Oaks occurred between la Grenouillère, Frog Plain and Fort Douglas.[28] In the lead up to and aftermath of this event, Indigenous and non-Indigenous people moved back and forth over the plain and along the trail that cut through all of the lots that are now part of the Kildonan golf course.[29]
- At least some of the land known as the Frog Plain which touched along the Red River would remain an open space until the early 1850s when the first Presbyterian church in the settlement was erected on the lot next to the spot Donald Murray identified as the 1816 Métis campsite.
- In his "Index to plan of Red River Settlement by William Kempt, including the country of origin and religion of the settlers, and the acreage of pasture land and woodland for each lot," HBC surveyor William Kempt noted in 1824 that lot 95 in his plan (unfortunately, the associated plan has not survived) was "Frog Plain Reserved for a Common."
- As a Common, the Plain continued as a social space.
- It is unlikely that, before the establishment of fields and homes along the river, Indigenous people gathering at la Grenouillère, the Frog Plain would have limited themselves to Lot 26, Parish of Kildonan.
- Archaeological sites and archival records suggest that the entire area, including the land where the Kildonan golf course now sits, exists as part of the webs of Indigenous histories that speak to rich traditions, to the biodiversity and cultural importance of the area; to the importance of the rivers and trails and the lands that connected the land with other areas, and of the interconnected

relationships that the webs of these histories represent.

- Water and rivers, fishing, and travel infrastructure, and proximity to other gathering sites, including Netley Creek and the Forks, meant that the area surrounding the Kildonan Golf Course is connected, both literally and conceptually, with the Indigenous histories that spread out along the rivers in what is today Winnipeg.

Endnotes

[1] Library and Archives Canada, Selkirk Papers, William Kempt to Andrew Colvile, 2 August 1823, f. 7964. Available at https://heritage.canadiana.ca/view/oocihm.lac_reel_c8/376?r=0&s=1 Accessed on 1 November 2021.

[2] Library and Archives Canada, Selkirk Papers, William Kempt to Andrew Colvile, 2 August 1823, f. 7964. Available at https://heritage.canadiana.ca/view/oocihm.lac_reel_c8/376?r=0&s=1 Accessed on 1 November 2021.

[3] Library and Archives Canada, Selkirk Papers, Andrew Colvile to William Kempt, 11 March, 1824, f. 8158. Available at https://heritage.canadiana.ca/view/oocihm.lac_reel_c8/376?r=0&s=1, accessed on 1 November 2021; Hasselstrom, "An Exploration of the Selkirk Treaty," 132-133. See also Joseph Norbert Provencher, *Lettres de Monseigneur Joseph-Norrert [sic] Provencher, premier evêque de Saint-Boniface* (Saint-Boniface: Imprimerie du "Manitoba", 1913), 96.

[4] Raymonde Loudfoot, "The Nuyttens of Belgian Town," *Manitoba Pageant*, 19: 3, (Spring 1974). Available at http://www.mhs.mb.ca/docs/pageant/19/belgiantown.shtml, accessed on 1 November 2021.

[5] J. Alan Hackett, Manitoba Links: *A Kaleidoscopic History of Golf* (Winnipeg: Gold Quill Pub, 1998), 49.

[6] Scrip affidavit for Martel, Marie; wife of Louis Blondeau Jr.; born: 15 December 1849; father: Joseph Martel; mother: Marie Ritchot = Demande de certificat pour Martel, Marie; épouse de Louis Blondeau Jr.; né(e): le 15 décembre 1849; père: Joseph Martel; mère: Marie Ritchot,RG15-D-II-8-a. Volume/box number: 1322, item 1502359.

[7] Lawrence Barkwell, "Riel's Supporters, 1869-70," Metis Museum, 2015. Available at https://www.metismuseum.ca/resource.php/15064, accessed on 02 November 2021.

[8] Application for patent for Lot 9, Parish of St. Boniface - Mortel, Joseph, RG15-D-II-2, volume 169, item 1505540, letter, Joseph Martel, St. Boniface, 14th December 1875.

[9] Scarth, "409 North Drive"; Michael David Martin, (2001). The Landscapes of Winnipeg's Wildwood Park. Urban History Review / Revue d'histoire urbaine, 30(1), 22–39, 24. https://doi.org/10.7202/1015940ar.

[10] Archives of Manitoba, Parish Land Files, NR 0217, GR1604, G 392, Lot 26, St. Vital.

[11] Manitoba Historical Society, Memorable Manitobans: Edmund Burke Wood (1820-1882). Available at http://www.mhs.mb.ca/docs/people/wood_eb.shtml, accessed on 03 November 2021.

[12] Michael E. Kelly, "Towards a Model of Aboriginal Land Use," 23- 37.

[13] Barry Kaye, "'The Settlers' Grand Difficulty': Haying in the Economy of the Red River Settlement," in Agricultural History, ed. Gregory P. Marchildon (Regina: University of Regina Press, 2011), 81-94, 86.

[14] Barry Kaye, "'The Settlers' Grand Difficulty'," 81-94, 86.

[15] H. Douglas Kemp, "Land Grants Under the Manitoba Act, *MHS Transactions*, Series 3, Number 9, 1952-53 season. Available at http://www.mhs.mb.ca/docs/transactions/3/landgrants.shtml, accessed on 05 November 2021.

[16] St. Boniface Common - report of Mr. Heber Archibald resp'g [respecting] claims with plan of subdivision prepared by R. Bourne, D.L.S. [Dominion Lands Surveyor] submitted for approval - Min. Int. [Minister of the Interior] 1900/09/27, RG2, Privy Council Office, Series A-1-a, item 167424. accessed on 05 November 2021; Lawrence Barkwell, "Goulet, Roger Norbert Alexis (b. 1834)." Available at https://www.scribd.com/document/32378822/Goulet-Roger-Norbert-Alexis-b-1834, accessed on 05 November 2021.

[17] "The Tragedy of the Loss of the Commons in Western Canada," in Ian L. Getty and Antoine S Lussier, *As Long as the Sun Shines and Water Flows: A Reader in Canadian Native Studies* (Vancouver: UBC Press, 1983), 203 – 228, 216.

[18] Barry Kaye, "'The Settlers' Grand Difficulty'," 81-94, 91-92.

[19] The Cultural Landscape of the Fort Garry Campus: Landform, Use, and Occupancy Prior to 1900," (Winnipeg: The University of Manitoba, Campus Planning Office, 2017), 20-21.

[20] Raymonde Loudfoot, "The Nuyttens of Belgian Town," *Manitoba Pageant*, 19: 3, (Spring 1974). Available at http://www.mhs.mb.ca/docs/pageant/19/belgiantown.shtml, accessed on 1 November 2021.

[21] M.E. Kelly, "An Inventory of Pre-1880 Historical Resources in the City of Winnipeg," (Winnipeg: Paleo-Sciences Integrated, for the Winnipeg Development Plan Review, 1980)," 59; *Winnipeg Free Press*, 05 September 1931, [53].

[22] Hudson's Bay Company Archives, Extracts from registers of baptisms, marriages and burials in Rupert's Land sent to the Governor and Committee, E.4/1a folio 27.

[23] Susan Berry, "Recovered Identities: Four Metis Artists in Nineteenth-Century Rupert's Land," in *Recollection: Lives of Aboriginal Women of the Canadian Northwest and Borderlands*, ed. Sarah Carter and Patricia McCormack (Athabasca: Athabasca University Press, 2011), 48.

[24] Lord Selkirk Association, Thomas Bunn, (6414). Available at http://www.lordselkirk.ca/project/thomas-bunn-6414/, accessed on 05 November 2021.

[25] Quoted in W. J. Healy and Daniel J. Healy. *Women of Red River: Being a Book Written from the Recollections of Women Surviving the Red River Era* (Winnipeg: Women's Canadian Club, 1923), 24.

[26] Healy and Healy, *Women of Red River*, 24; Historic Sites of Manitoba: Kildonan Presbyterian Church and Cemetery (201 John Black Avenue, Winnipeg). Available at http://www.mhs.mb.ca/docs/sites/kildonanpresbyteriancemetery.shtml, accessed on 07 November 2021.

[27] Kelly, "An Inventory of Pre-1880 Historical Resources in the City of Winnipeg," 66.

[28] For a discussion about the naming of this event, and the meanings conveyed in that naming, see Lyle Dick, "The Seven Oaks Incident and the Construction of a Historical Tradition, 1816 to 1970". *Journal of the Canadian Historical Association / Revue de la Société historique du Canada* 2, no. 1 (1991) : 91–113. https://doi.org/10.7202/031029ar.

[29] See maps following by and copied from Peter Fidler that show some of these paths and routes.

5. Market Analysis

Economic Context

Many of the economic indicators in Canada suggest economic growth, although the Global Pandemic is an ongoing concern. The available releases from Statistics Canada for August 2021, highlight that gross domestic product, employment, retail sales, hours worked, aircraft movements, and restaurant sales, have all returned to growth, following disruptions in early 2021 attributable to the Delta Variant of COVID-19. The economy will experience substantial economic growth in the coming year, both as a rebound from losses during Pandemic-Recession, with growth forecasts in the range of 4 to 5 percent for 2021-2022 in inflation-adjusted terms. However, there remains elevated inflation, as supply bottlenecks, pandemic disruptions, and increases in demand have driven up prices in much of the economy.

Provincial Economy

Manitoba's economy, with its strong base in the natural resource industries, has proven less exposed to a pandemic-related downturn than other provinces. According to the RBC Provincial Outlook for September 2021, Manitoba saw a typical loss of -4.8 percent of real GDP in 2020, comparing favourably with Canada which saw a -5.3 percent decline in real GDP, and when compared to neighbouring Ontario (-5 percent) and Saskatchewan (-5.2 percent). Employment only fell by 3.7 percent, compared to 5.2 percent in Canada as a whole. Manitoba was among the fewer provinces that experienced a rise in retail sales in 2020, increasing by 0.1 percent, compared to a national decline of -1.7 percent.

By the same forecast, Manitoba is expected to see an increase in inflation-adjusted output (GDP) of 4.8 percent for 2021 and 3.7 percent for 2022. These are less than the expected levels of growth for the nation at-large (5.1 percent and 4.3 percent, respectively), but they reflect the extent to which Manitoba saw less economic damage in 2020. Employment is projected to increase by 4.1 percent in 2021 and 1.6 percent in 2022, with the unemployment rate settling down to 6.8 percent for 2021 and 5.9 percent for 2022, both below the national average. Manitoba Housing Starts are expected to increase from 7,300 in 2020 to 8,100 in 2021 and reduce to 7,100 in 2022. Both figures are higher than the 6,500 average from 2015-2019 and reflect a province that is growing at a faster rate than seen in recent years.

According to Statistics Canada's latest release, as of October 2021 the median hourly wage in Manitoba had reached $23.00 per hour. This is lower than the hourly rate in Ontario ($26.50/hour) and Saskatchewan ($26.00/hour) or the national average ($26.00/hour), however represents a 6.3 percent increase over February 2020, and is faster rate of wage gains than the 4 percent national average, as well as that seen in Ontario (6 percent) or Saskatchewan (4 percent).

Table 1: RBC Economic Outlook for Manitoba (Sep. 2021)

Manitoba

	2015	2016	2017	2018	2019	2020F	2021F	2022F
Real GDP	1.2	1.4	3.3	1.5	0.6	-4.8	4.8	3.7
Nominal GDP	2.5	2.1	5.9	2.5	1.0	-3.0	9.0	5.7
Employment	1.5	-0.3	1.7	1.1	1.0	-3.7	4.1	1.6
Unemployment Rate (%)	5.6	6.2	5.4	6.0	5.3	8.0	6.8	5.9
Retail Sales	1.3	3.7	7.8	2.2	0.8	0.1	9.9	1.2
Housing Starts (Thousands of Units)	5.5	5.3	7.5	7.4	6.9	7.3	8.1	7.1
Consumer Price Index	1.2	1.3	1.6	2.5	2.3	0.5	2.8	2.5

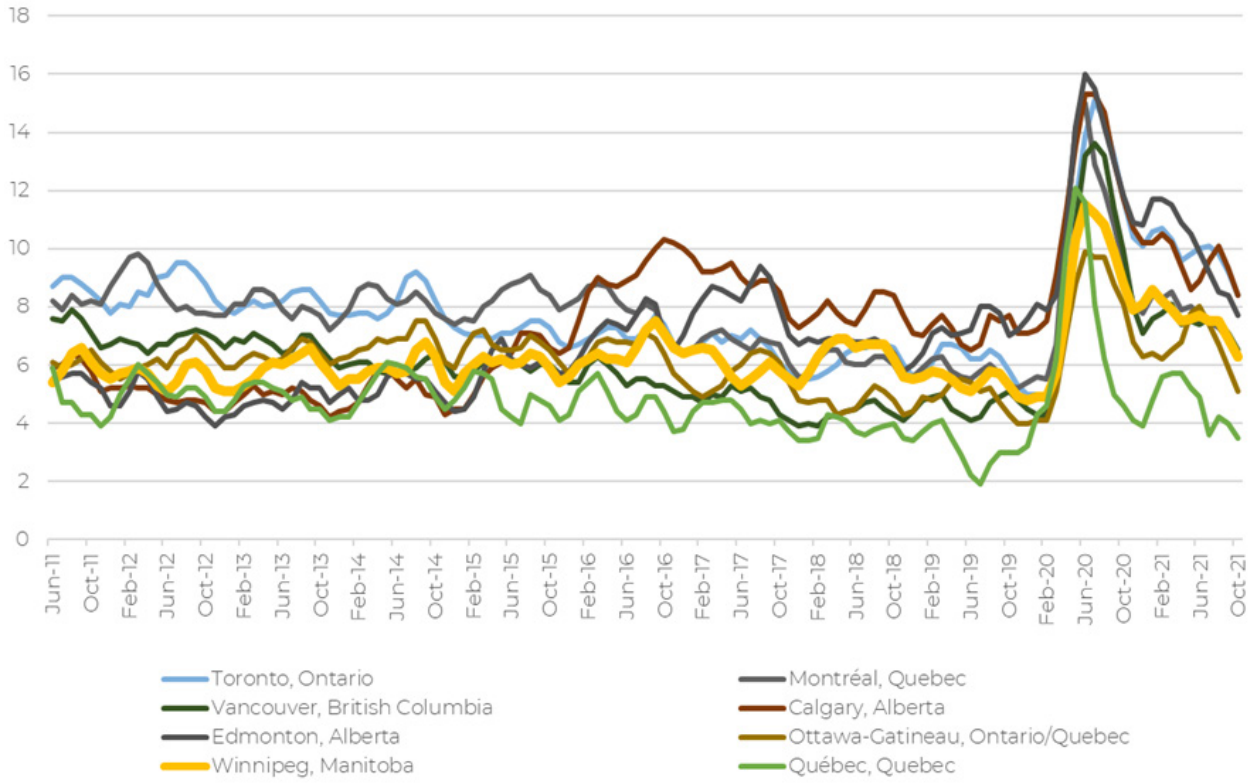
Winnipeg's Economy

All major Canadian routes, including roads and railways, moving either east or west flow through Winnipeg, making it a prime economic hub at the centre of Canada.

Among Canada's top Census Metropolitan Areas, only Quebec City and Ottawa saw lower unemployment as of October 2021, and among these city economies, Winnipeg has not seen unusually high unemployment in the last 10 years compared to peer cities, however unemployment remains above 2019's pre-pandemic levels.

According to CMHC Data, housing starts have been on an upward trajectory since 2016, reflecting an increased economic growth and activeness of the local economy in Manitoba, leading to a rise of 6,108 starts in the twelve months prior to September 2021. This trend aligns with population growth per Statistics Canada's annual estimates, which found that Winnipeg's population growth had increased from 1.2 to 1.5 percent before 2016 and increased in the sequential years from 1.5 to 2.1 percent (excluding 2019 and 2020, which saw low growth across the country due to the COVID-19 pandemic). From 2019 to 2020, the growth rate of 0.7% was the lowest among Canada's major metropolitan areas and lower than the Census Metropolitan Area's overall figure of 1.2%.

Table 2: Unemployment: Top 8 Canadian Metropolitan Areas



According to SiteWise, a commercial database, as of 2021, Winnipeg's economy saw a total expenditure of $27,337,906,517 or $89,211 per household. This amounted to $19,665,043,938 of current consumption expenditures, or $64,172 per household. Of this, $1,291,091,265 was expended on recreation, or $4,213 per household, approximately 5% of household consumer spending. That spending breaks down in the relevant following ways:

Table 3: Winnipeg's Expenditure Breakdown from SiteWise

	Total Expenditure	**Expenditure per Household**	**Percent of Total**
Recreation	$1,291,091,265	$4,213	100%
Recreation equipment and related services	**$325,350,199**	**$1,062**	**25%**
Sports, athletic and recreation equipment and related services	$40,365,283	$132	3%
Outdoor play equipment and accessories	$4,568,072	$15	0%
Recreation services	**$714,645,008**	**$2,332**	**55%**
Entertainment	$286,732,421	$936	22%
Live sporting and performing arts events	$35,597,516	$116	3%
Admission fees to museums, zoos and other sites	$20,846,603	$68	2%
Use of recreation facilities	$147,547,056	$481	11%
Dues and fees for sports and recreation facilities	$127,932,094	$417	10%
Children's camps	$19,614,962	$64	2%
Package trips	$272,310,370	$889	21%
Other recreational activities and services	$8,055,161	$26	1%
Recreational vehicles and associated services	**$184,632,161**	**$603**	**14%**
Bicycles (purchase), parts and accessories	$22,189,683	$72	2%
Parking, hangar and airport fees, mooring and boat storage and harbour dues	$8,121,496	$27	1%

Most recreational spending is for recreational services, including golf course membership and green fees. Of this, $481 per household goes towards the use of recreational facilities, and $417 goes towards dues and fees for sports and recreation facilities. This amounts to more than a quarter-billion dollars in local economic activity annually, which includes the city's golf courses and other recreational facilities.

Golf courses engage in capital spending, which has spillover benefits for the local economy. Annually they invest in the maintenance of greens, tees, fairways, bunkers, water features, pathways, and clubhouse facilities – all labour intensive. In the longer term, golf courses are likely to invest in improvements to their physical plans, such as enhanced irrigation, green and tee enhancements, improved drainage, expanded clubhouse facilities, or additional parking.

Many golf courses were designed under different standards from today, which invested in modernization to enhance the play and attractiveness of the lands. These past capital investments are extensive and will take years to pay off. Several golf courses have reported that they lack a clubhouse and would like to build one, whereas others are dealing with challenges related to the maintenance of aging irrigation systems that could be upgraded to improve operational savings. Various operators reported that they have a substantial vision for improvements, but feel constrained due to their upcoming lease expiration. For lease-holding golf courses, it is difficult to justify this investment without a long-term lease agreement.

Without sufficiently accommodating lease agreements, banks will be unwilling to make loans for improvements. The sensible move for operators is to avoid large and long investments, which may result in a decline in the quality of the city's golf offerings and subsequent value to the public, as well as reduced potential economic spill over. For example, an improvement financed for $500,000, such as a clubhouse renovation, will have to generate at least $5,000 per month in additional net revenue at 3.5% interest rate on a 10-year loan for the golf course to see a return. If it is desired that golf courses should continue to operate, and that the benefits of capital investment will be considered, then it is necessary to see stable, long term tenure established for lease-hold courses.

Economic Trends in Recreation

The Coronavirus Pandemic has changed the trajectory of outdoor recreation. By closing off indoor activities and reducing their perceived safety, the pandemic appears to have induced a considerable upsurge in demand for outdoor activities, as a means of exercise, socialization, and recreation, which has generated crowded parks, busy trails, and scarce tee times. The question remains, however, the extent to which this expansion in demand will continue as COVID-19 restrictions and suspicions of indoor activity wind down. What is likely, however, is that at least a subset of new or returning participants to outdoor activities (including golf) will remain, bringing outdoor activities to a higher level of participation than was seen before 2020

Among the golf courses visited, staff and management indicated that the rounds of golf played has increased 20-40% since the beginning of the Pandemic. Consistently, 2020 was a record year, despite part of the playing season being lost to closures, and 2021 was on track to meet or exceed 2020 rounds played, despite an increased availability of other indoor activities.

According to Statistics Canada's retail sales data, quarterly retail sales of golf equipment have been trending modestly upwards since at least 2014, showing a strong seasonal variation. The Second Quarter is the strongest for golf equipment, and each succeeding quarter is generally weaker. Golf equipment sales in the Second Quarter are approximately triple sales in the First Quarter in a typical year. Unfortunately, Statistics Canada did not feel that their samples for the years 2019 and 2020 were reliable enough to be published, however they have published their Q1 2021 figures, and found that sales were $128 million, roughly 2.4 times the Q1 2018 figure, and comparable with high season sales in previous years despite being the weakest quarter of the year historically. This suggests the golf equipment market has expanded considerably over the course of the pandemic and implies an increase in interest and demand for golf.

Table 4: Golf Equipment at Retail: Canada, Statistics Canada Table 20-10-0016-01

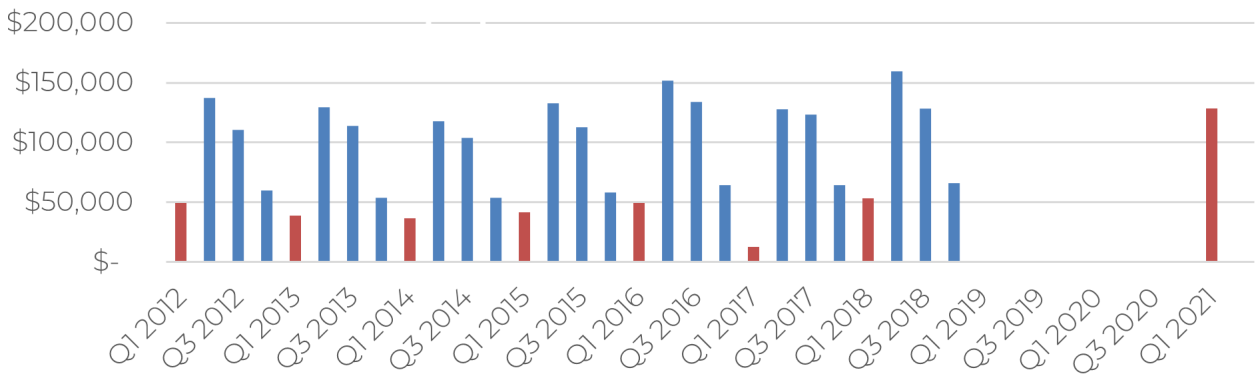
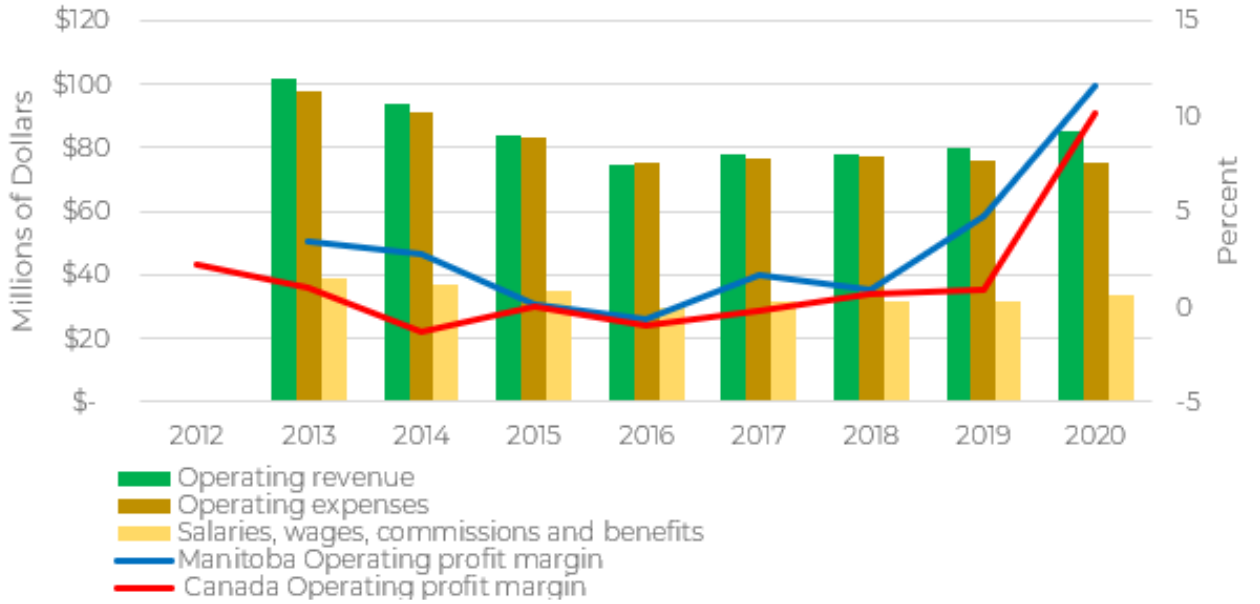


Table 5: Manitoba Golf and Country Club Industry, Statistics Canada Table 21-10-0057-01



Data on the Manitoba golf and country club industry suggests improving fortunes in the years preceding the pandemic stemming from successful retrenchment. While the industry was only marginally profitable in previous years, between 2016 and 2019, the industry moved from losing money overall to returning a modest operating profit of 3.2 percent in Manitoba. This has come amidst a period of declining operating revenues and expenses, particularly before 2016, with revenues falling by more than one-fifth between 2013 and 2016. Savings have been achieved industry wide both in salaries and in non-salary operating expenses in that time. However, the same dataset indicates that the golf industry in Canada as a whole has not experienced a general contraction seen in Manitoba between 2012 and 2016 and has held broadly consistent. Over the course of the available data, it is striking that Manitoba's golf and country club sector has consistently collected a higher operating profit margin than seen nationwide.

In 2020, golf course revenue in Manitoba increased by 6.6 percent, while expenses fell modestly, leading to a surge in overall operating profit to 10.1 percent, levels not seen in the previous seven years. While the overall profitability increase is similar to Canadian levels in 2020, the rest of the country saw a fall in golf revenue (3.4 percent) and expenses (12 percent), likely reflecting varying lockdown policies and recreational alternatives.

Table 6: Manitoba Golf and Country Club Industry, Statistics Canada Table 21-10-0057-01

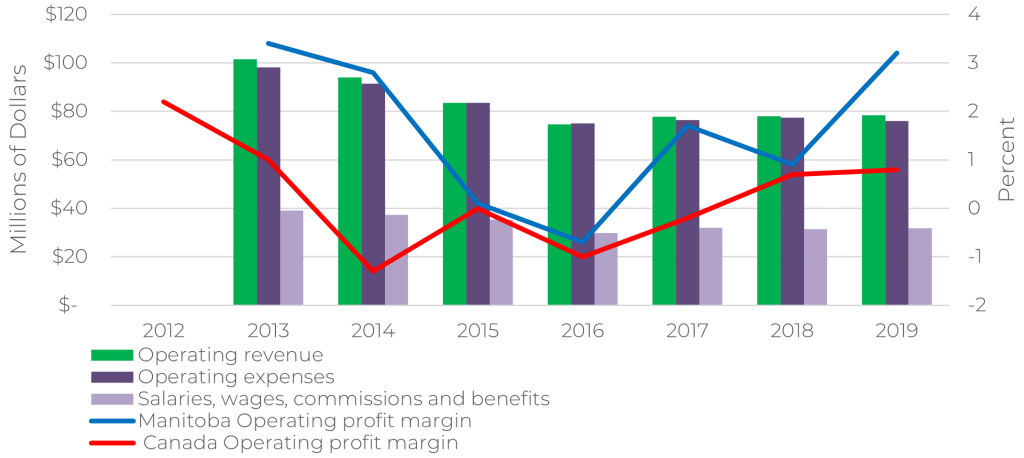
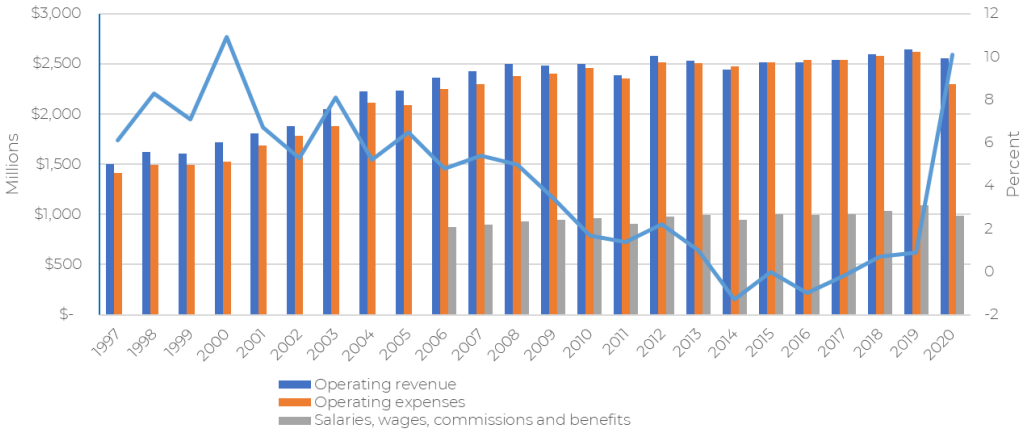


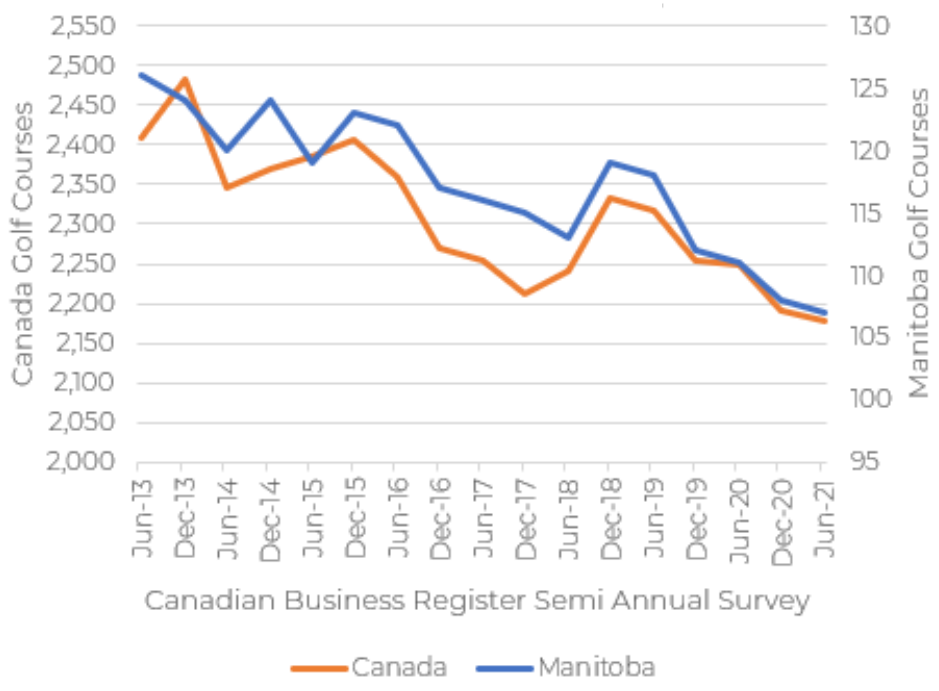
Table 7: Long-Term Canada golf and Country Club Operating Profit Margin, Statistics Canada Table 21-10-0106-01. 33-10-0100-01. 21-10-0057-01



Using Statistics Canada's longer term series for the golf & country club sector nationally, it becomes clear that there has been a secular decline in the industry's fortunes that reached a trough between 2014 and 2016. This decline saw industry-wide operating margins shrink from 6 to 8 percent in the late 1990s to negative in the mid 2010s. This corresponds to an industry wide narrative of 'peak golf' before 2006, which saw the construction of numerous new golf courses and the saturation of the market, and a subsequent considerable contraction seen in the golfing industry following the Global Financial Crisis. This corresponds to the experience of golf managers the Consultants spoke to who widely report a turn-around in their fortunes in the last run of years.

With the onset of the pandemic, it is notable that profits have returned to levels not seen in twenty years in both Manitoba and Canada. Over the period 2013 to 2020, revenue for Canadian golf courses fell by 8 percent, which was matched by a 10 percent reduction in the number of courses or country clubs found in the Canadian Business Register. For Manitoba, this figure was a 16 percent decline in overall revenue against a 15 percent decline in the number of courses. As such, the decline in overall revenue is likely strongly correlated with the decline in the number of courses and limited profitability in most years preceding 2020.

Table 8: Golf Course Counts



Community Value

A key component of any municipal investment is reflected not just in business costs and revenues, but also in the value that these investments are thought to bring to the wider community. This can be measured (imperfectly) through the price that people are willing to pay for real estate in the vicinity of community amenities.

Winnipeg parks and open spaces data has been used to construct a list of properties within 500 feet (150 m) and 2000 feet (600 m) of golf courses in the city, as well as other parks open spaces, to measure the spill-over value of these amenities as reflected in local property tax assessment values. While property tax assessment values are not a perfect measure of market value, they do reflect variation and are a relatively conservative measuring stick, given rapid fluctuations in property values in the last several years. Past studies of park value have found that 2000 feet is the outside perimeter for price impacts, and that the bulk of the impact has been found within 500 feet. Looking at the population of detached single dwelling properties as a group of comparables, the consultant found a consistent premium associated with proximity to golf courses, and one that was measurable beyond the effect of a park or open space proximity. Single-detached dwellings were selected due to their large number, and relatively comparable size and scale.

	500 Feet of Golf Course		2000 Feet of Golf Course		500 Feet of Park		500 Feet of Both		500 Feet of Neither		Overall
Market Areas	Average	% Of Total	Average	% Of Total	Average	% Of Total	Average	% Of Total	Average	% Of Total	Average
Transcona	$385,543	127%	$371,459	122%	$300,994	99%	$382,051	125%	$309,337	101%	$304,765
New St. Boniface/St. Vital	$380,823	98%	$364,748	94%	$387,310	100%	$366,677	94%	$389,426	100%	$388,199
East Kildonan/ North Kildonan	$284,729	104%	$290,427	106%	$285,822	104%	$294,336	107%	$259,443	95%	$273,833
West Kildonan/Old Kildonan	$280,859	92%	$312,857	102%	$314,954	103%	$273,425	89%	$291,971	95%	$306,433
Inner City					$180,861	101%			$179,028	100%	$179,735
St. James	$349,693	119%	$312,116	106%	$297,762	101%	$323,720	110%	$284,619	97%	$294,370
Charleswood	$578,944	142%	$443,793	109%	$393,129	97%	$501,598	123%	$418,916	103%	$407,293
Tuxedo/River Heights/Ft Rouge	$730,214	187%	$515,255	132%	$397,397	102%	$793,364	203%	$382,902	98%	$390,209
Fort Garry/ Lindenwoods	$434,348	99%	$398,435	91%	$444,415	101%	$438,381	100%	$434,235	99%	$439,724
Old St. Boniface/Old St. Vital	$303,138	106%	$282,120	98%	$300,218	105%	$312,031	109%	$275,568	96%	$286,969
Winnipeg	$350,545	107%	$332,598	102%	$335,789	103%	$344,501	105%	$315,260	96%	$326,732

Overall, being within 500 feet of a golf course is associated with a 7 percent increase in residential real estate values compared to the city overall, being within a 2000 foot radius of a golf course is associated with a 2 percent increase. For lots within 500 feet of a park or open space, real estate prices are on average 3 percent higher than in the city as a whole. For lots that are neither within 500 feet of a park or golf course, real estate prices are on average 4 percent lower than city-wide, and 11 percent lower than properties within 500 feet of a golf course.

This association was found in most market areas of the city, apart from New St. Boniface/New St. Vital, West Kildonan/Old Kildonan, and Fort Garry/ Lindenwoods. The effect was most pronounced in the Tuxedo River Heights/Ft. Rouge area, where proximity to a golf course was associated with 87 percent higher property values than in the City at-large.

This effect is robust to comparisons of several available variables, including all single-family building types. The premium associated with 500-foot proximity to golf courses over non-proximate courses is listed below:

- 3 Level Split – 29%
- 4 Level Split – 17%
- Bi-Level – 6%
- One & ½ Storey – 22%
- One & ¾ Storey – 57%
- Two & ½ Storey 51%
- Two Storey – 12%
- Two/One Storey – 21%

For other variables, the following premiums were found:

- Without AC – 18%
- With AC – 4%
- With Basement – 7%
- Without Basement – 43%
- Without Pool – 6%
- With Pool – 2%
- 1-room – 11%
- 2 Rooms – 89%
- 3 Rooms – 88%
- 4 Rooms – 12%
- 5 Rooms – 4%
- 6 Rooms – 2%
- 7 Rooms – 6%
- 8 Rooms - 10%
- 9 Rooms – 15%
- 10 Rooms – 21%

Curiously, less well-appointed dwellings seem to be associated with higher golf-course adjacency premiums, except for large dwellings. It is important to note that this is based on overall real estate valuations, rather than strictly land value assessments. While land value assessments would capture more purely the impact of golf courses and other amenities on the public, in so far that golf courses or other amenities may be associated with higher levels of fixed residential investment these represent enhanced wealth and economic activity in the community that may not otherwise occur.

There is however vacant residential land identified in the City's property database, consisting of 5,658 properties in the city. Of these properties, 74 are located within 500 feet of a golf course, and 2025 of them within 500 feet of a park or open space. For these properties, 500 foot proximity to a golf course was associated with a 29 percent increase in property value over properties further than 500 feet. This result held in all market areas of the city where such properties existed except for Fort Garry and Lindenwoods. For such properties proximate to parks and open space, the premium was found to be only 17 percent.

The assessed value of Winnipeg's detached single dwellings amounts to $57 billion. Of these, $1.248 billion are properties within 500 feet of a golf course. In so far as the 7% premium associated with proximity to golf courses can be directly attributed to this amenity, this implies an added value to the public of $87 million dollars. Less the 3% premium associated with proximity to parks and open spaces in general, this amounts to approximately $50 million in increased real estate value in the city.

Natural Value

At a base level, members of the community have expressed a developed preference for the natural value of the golf courses, and while this cannot be applied in a dollars and cents sense, it is nonetheless important. Some of the key values brought by open space include:

Ecosystem services – These are the benefits we derive from living within and near healthy, functioning ecosystems, such as[2]:

Global climate regulation

- Maintaining balance of atmospheric gases at historic levels
- Maintaining healthy air quality
- Sequestering carbon

Local climate regulation

- Regulating local temperature, precipitation, and humidity through shading, evapotranspiration, and windbreaks

Air and Water Cleansing

- Removing and reducing pollutants in air and water

Water supply retention

- Storing and conserving water within watersheds and aquifers

Erosion and sediment control

- Retaining soil within an ecosystem
- Preventing damage from erosion and siltation

Hazard mitigation

- Reducing vulnerability to damage from flooding, storm surge, wildfire, and drought

Pollination

- Providing for the reproduction of crops and other plants

Habitat functions

- Providing refuge and reproduction habitat to plants and animals, contributing to the conservation of biological and genetic diversity

Waste Decomposition and Treatment

- Breaking down waste
- Cycling nutrients

Human health and well-being

- Enhancing physical, mental, and social well-being as a result of interaction with nature

Food and renewable non-food products

- Producing food, fuel, energy, medicine, or other products for human use

Cultural benefits

- Enhancing cultural, educational, aesthetic, and spiritual experiences as a result of interaction with nature

Direct use – a key natural value of open spaces is that they can be walked in and enjoyed, which bring value to the city as an amenity as well as specifically to area residents.

Not all golf courses can be expected to have the same natural value, some will provide more amenity value through ecosystem services and scenic views and there is a strong movement toward more sustainable development and operating practices within the industry, including a push for water management, conservation, biodiversity, and even carbon-positive courses across North America.

Endnotes

[1] Interest figure drawn from Bank of Canada average corporate rate on outstanding balances between July 2016 and November 2021.

[2] SITES v2 Rating System, ASLA.

6. Site Inventory

Introduction

For each of the ten study courses, detailed research and site visits were conducted during September 2021. Each visit consisted of a thorough walk-through and conversations with golf managers or professionals and course superintendents to understand aspects of play such as course utilization and membership while analyzing the courses' physical characteristics and context including environmental features, surrounding land use, and connectivity. Profiles of each course were developed to understand the potential complementary or alternative uses.

Demographic characteristics of the golf-playing users of the courses was not readily available, therefore surrounding neighbourhood demographics (approximately 2-3 km catchment) were reviewed. This data was applied to the following categories: Senior Population, Junior Population, and Equity-Deserving Index. Information obtained from City of Winnipeg, *Neighbourhood Profiles*, 2016.

The equity-deserving index is calculated by examining four equal dimensions: (1) proportion that identifies as Aboriginal (as defined by City of Winnipeg and Statistics Canada); (2) proportion that self-identify as visible minority; (3) recent immigrants; and (4) low-income. Each course was then rated based on how many equity-deserving individuals from these four equal dimensions at the neighbourhood level: low (small portion identified) to high (large portion identified).

Recreation gaps were identified by comparing available facilities near the golf courses to gaps identified in the pending *Winnipeg Recreation Strategy*.

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 even within a given golf season. Certain precipitating factors may also have come into play such as the extended drought conditions experienced during the summer of 2021. 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 and are based on conditions observed at the time of the site visits.

Assiniboine Golf Course

Date Opened/Constructed: 1917

Land Ownership: Assiniboine GC, City of Winnipeg, approx. 50 deeds for the property

Location: 2045 Ness Avenue, Winnipeg, MB

Number of Holes & Area: 9 Holes on 59.4 acres

Course Type: Converted to fully public (2016) with Memberships available

Zoning: Parks & Recreational, golf course land was previously owned by the golf club, but sold to the City in the 1960's. They still own the land the clubhouse is on, but Zoned Recreational

Lease Agreement: Lease in place until Dec. 31, 2025 (requires five year notice for termination)

Maintenance: Assiniboine Golf Club staff, 7 total, 3 full time, 4 part time

Course visited: Sept. 20/21, 10:00 a.m.

Pre-Meeting Attendance:

Glen Mills, General Mgr. & Head Golf Professional
Barry Gibson, Golf Professional
Craig Martin, Past President
Guy Langois, Vice President
Michael Dearman, Superintendent
Bruce Dixon, HTFC Brendan Dawe, Urbanics

Course Tour Attendance:

Glen Mills, General Mgr. & Head Golf Professional
Michael Dearman, Superintendent
Bruce Dixon, HTFC Brendan Dawe, Urbanics



Features:

- 9 Holes, Par 36, course length 3350-3001 yards
- No practice range
- Grass greens, bunkers, three tee blocks per hole
- Power and pull cart rentals
- Alternate/second green and tees on holes 3, 5, 7 for option on second nine of play
- Practice putting green
- Outdoor patio
- Small nursery on the north side of #6 tees
- Minimal perimeter fencing
- New forward tees on four holes

Condition Assessment:

Feature	Condition	Notes
Greens	Fair-Good	
Tees	Fair-Poor	Well worn, smaller on some holes
Bunkers	Fair	
Fairways	Fair-Good	Some fairways have hummocky/moguls Extension of paths has helped
Rough	Fair-Good	
Cart paths	Poor-Good	Some newer sections, some overgrown
Additional notes: • Lack of available space to naturalize, everything is in play essentially and concern of slowing down play • Some drainage challenges on the left side of #9, having to pump out in the spring • Some low areas on the left side of #8 near green		

Surrounding Demographics:

- Senior population: 15%
- Youth Population: 12%
- Equity-deserving index: 41%

Property and Surrounding Land Use:

- Rectangular shaped property subdivided by the St. James Civic Centre and Deer Lodge Curling club at the south portion of the site, resulting in a u-shaped routing of the golf course
- North: Airport/private jet centres and CFB Winnipeg – Air Division
- East: Residential
- South: Residential
- West: Residential

General Landscape Character:

- Mostly open green space with some clusters of forested areas
- Generally flat terrain with 1m in elevation change on the course and a 3m drop to the creek along the right side of hole #3

Trees and Forested Areas:

- Some shade issues on #7 tee
- Some root encroachment challenges on hole #2, completed some root pruning
- Some poison ivy in certain areas
- Many of the trees on site are smaller and struggling, Russian Olive trees in decline
- Losing many Bur Oak trees to Oak decline
- Spruce trees have been planted on the right side of #5 tee to screen the airport, but trees have been planted too close together
- 13.7% - Tree coverage as a percentage of land area. Second lowest of all ten courses studied

Water Features (Natural and Man-made):

- Truro creek runs down the right side of #3 fairway
- Low, wet/marshy area on the right side of #5 fairway, they intend to expand the area into a true water hazard and possibly use the water for irrigation. The club is going to do some water testing to determine a base line

Naturalized Areas:

- Nothing significant, understory of treed areas is largely intact with minimal clearing.
- Creek on the right side of hole #3 is naturalized

Recent or Planned Improvements:

- Extended granular cart paths in fall of 2020
- New well, October 2020 ($70,000), previously was in the parking lot of the St. James Civic Centre
- Recently constructed universal washroom in the clubhouse
- Other future plans to improve/expand clubhouse/proshop
- Intent is to improve/pave the staging area on the east side of the clubhouse/proshop

Golf Course Play/Utilization:

- 140 members and 82 juniors, 200 in Ladies League, 50 in Seniors league
- Formerly had 400-450 members
- Rounds played on the course are 30-35% members, the rest is public play

Other Golf Facilities in the Area:

- Tuxedo Golf Course (Public), 6.0 km to the south
- St. Charles Country Club (Private), 6.7km to the west
- Glendale Golf & Country Club (Private), 9.0km to the west

Other Recreation Facilities in the Area (within 800m):

- St. James Civic Centre (arena, gymnasium & indoor pool)
- Deer Lodge Curling Club
- Deer Lodge Tennis Club
- Deer Lodge Community Club (2 outdoor rinks, 2 baseball diamonds)
- CFB Winnipeg – 9-hole golf course (private)
- St. James Memorial Sports Park (3 ball diamonds, playground & football field)
- St. James Horticultural Society (community gardens at Silver Ave and Albany Ave)
- Ness Avenue Ball Diamonds
- Air Force Way Playground
- Amherst Park/Kapyong Park (playground, wading pool, memorial)
- Truro Park (woodland, walking paths)

- Wightman Green
- Bruce Park (disc golf course – 9 holes, playground, flower gardens, memorial, off-leash dog park, walking paths and connects to the Assiniboine River – canoe access)

Recreation Gaps:

- Outdoor pools

Assets:

- Good connectivity to the Yellow Ribbon Greenway Trail that runs east-west directly to the north of the golf course that connects to Living Prairie Museum to the west and the St. James Memorial Sports Park to the east
- Opportunity for naturalization between holes 2, 3 & 4
- Opportunity for increased naturalization along Truro Creek along hole #3 Opportunity to expand the existing low area on hole #5 into a true water hazard and use the pond for irrigation water storage
- Alternate use development will be strongly influenced by proximity to the airport
- Have had some preliminary discussion with Ski Manitoba about off-season use for cross country ski trails, groomed by the association
- They rent the parking lot out to the Optimist Club for X-mas tree sales
- There is some space available behind the 8th tee and to the left of the 7th green. Good access to the St. James Civic Centre parking lot

Issues/Challenges:

- Significantly smaller maintenance budget to work with compared to other similar courses
- Gas fumes and noise are a significant factor on the north end of the course
- Irrigation system is fully manual, nothing automated
- Major problem with high salinity water quality from their current well
- Fairly open in certain areas, presents challenges with winter protection and desiccation of the greens
- Safety fencing between holes 1, 3, 5 is in poor condition, leaning
- Fence on the north side of #5 is not continuous, people come onto the course walking, riding bikes
- People coming onto the course to walk their dogs is a major problem/issue
- Some issues with vagrancy and encampments on the property
- Traffic noise and proximity to Ness Avenue
- Parking lot is close to the green on hole #2, balls sometime reach the parking lot
- Fairways with uneven, hummocky moguls are expensive to re-grade and repair
- Very old, small maintenance shop, crammed for space, no City water at the shop either, have to use Porta Potty
- The Air Force Base intends to re-align Air Force Way/Hangar Line Road and this will potentially impact the 5th green. Discussions have been on-going for a number of years
- They shut down the restaurant and are now profitable since 2017, was a major burden on the facility
- Alternate use of the clubhouse area would require re-zoning for uses such as commercial
- Outdoor patio on east side of clubhouse is not accessible, they have moveable ramps they use
- Out of bounds borders play on the right side of holes 3, 5, 6, 7, 8 and 9 which isn't ideal for most right-handed golfers and errant golf ball into adjacent properties
- Major challenge with attracting new players/ beginners is lack of knowledge of the game and etiquette. Understanding how long it takes to play a hole and round, general, pace of place, considerations for other golfers

Photos:


Yellow Ribbon Greenway Trail


Hole #2 looking back towards the fairway


Various trees in decline, #3 tee


Hole #3 right side green with airport in background


Spruce trees on the right side of #5 tee


Significant Oak decline between #1 green & #6 tee



Hole #7 from the back tee



Tree loss and decline between #9 tee & #8 green



#9 green, practice green and clubhouse



Clubhouse patio

Assiniboine Golf Club

RESIDENTIAL

HYDRO SUB-STATION

AIR FORCE WAY

CFB WINNIPEG

RESIDENTIAL

ROAD NOISE

7

LOW AREA

ALT. GREEN

8

EXISTING TREES

PROPOSED ROAD EXTENSION (SILVER AVENUE)

OPPORTUNITY AREA

RECYCLING

OPPORTUNITY TO ENHANCE PEDESTRIAN CONNECTION

6

PROPOSED ROAD REALIGNMENT (AIR FORCE WAY)

NESS AVENUE

PARKING

ST. JAMES CIVIC CENTRE

MAINTENANCE SHOP

DEER LODGE CURLING

LOW AREA

EXISTING TREES

ALT. GREEN

OPPORTUNITY FOR POND CREATION/ EXPANSION

9

NURSERY

5

POND/ WETLAND

PRACTICE GREEN

DEER LODGE TENNIS

CLUBHOUSE

PARKING

1

YELLOW RIBBON GREENWAY TRAIL

NOISE & FUMES

AIRPORT

OPPORTUNITY FOR NATURALIZATION

CART STORAGE

2

RESIDENTIAL

ROAD NOISE

NATURALIZED CREEK EDGE

3

4

ALT. GREEN

TRURO CREEK

OPPORTUNITY FOR FURTHER NATURALIZATION

RESIDENTIAL

N

0 50 100 200 300m

1:3,000 @ 11X17

OPPORTUNITY AREA

TREE DECLINE AREAS

CITY OF WINNIPEG GOLF LANDS REPURPOSING STUDY

ASSINIBOINE GOLF CLUB

2045 NESS AVENUE

FIG. 1

SITE INVENTORY & OPPORTUNITIES NOTES

NORTH

HTFC PLANNING & DESIGN

VRBANICS

Canoe Club Golf Course

Date Opened/Constructed: 1965 (redesign)

Land Ownership: City of Winnipeg

Location: 56 Dunkirk Place, Winnipeg, MB

Number of Holes & Area: 9 Holes on 48.2 acres

Course Type: Semi-Private

Zoning: Parks & Recreation

Lease Agreement: Current agreement expires Nov. 30, 2021

Maintenance: 4-5 full time staff at peak season

Course visited: Sept. 24/21, 12:15 p.m.

Pre-Meeting Attendance:

Darrel Levine, Golf Professional & Superintendent
Scott Smirnov, Pro Shop Manager
Bruce Dixon, HTFC
Brendan Dawe, Urbanics

Course Tour Attendance:

Darrel Levine, Golf Professional & Superintendent
Bruce Dixon, HTFC
Brendan Dawe, Urbanics

Features:

- 9 Holes, Par 33/36, course length 2555 - 2472 yards
- Pro Shop
- Grass greens, three tee markers per hole
- Power & Pull cart rentals
- Practice putting green
- No restaurant/clubhouse
- No practice range
- Indoor golf instruction



Condition Assessment:

Feature	Condition	Notes
Greens	Very Poor-Poor	Bare patches, tree root competition
Tees	Very Poor-Poor	
Bunkers	Very Poor-Fair	Some have been allowed to grow-in
Fairways/Rough	Poor-Fair	No defined cut between fairways and rough
Cart paths	Fair	Granular
Maintenance Shop	Good	Attached to clubhouse/pro shop

Surrounding Demographics:

- Senior population: 21%
- Youth Population: 12%
- Equity-deserving index: 59%

Property and Surrounding Land Use:

- Irregular shaped parcel divided into two sectors on either side of Dunkirk Drive. West side along the River is long and narrow and the east side is more compact and rectangular.
- North: Residential
- East: Windsor Community Club, Residential, and Boni-Vital Soccer Club
- South: Residential and Fermor Avenue
- West: Red River
- Transit stops are located on Dunkirk Drive, offering northbound and southbound connections through route 16.

General Landscape Character:

- Mostly open, parkland space bound by the Red River on the west side
- The golf course is bisected by a major roadway (Dunkirk Drive)
- Generally flat terrain with 2m (6.5') of elevation change on the course and a 9m (29.5') drop down to the river's edge

Trees and Forested Areas:

- Some intact forested area along the eastern border of the property. The predominant tree species in this area is bur oak with American elm, green ash and poplar trees as well.
- Many of the planted trees between holes are struggling
- 13.5% - Tree coverage as a percentage of land area. Lowest of courses studied

Water Features (Natural and Man-made):

- The Red River borders holes #1 &2
- There are small, man-made ponds on holes #1, 3 (grown-in), 4 and #6

Naturalized Areas:

- The bank along the Red River is naturalized/ unmaintained
- Intact forested area along the east side is naturalized/unmaintained
- There are two naturalized areas on hole #8 near the tee and near the green on hole #9

Recent or Planned Improvements:

- Irrigation repairs (ongoing)
- Re-seeding of fairways and greens
- Implemented computerized bookings
- Some drainage improvements

Golf Course Play/Utilization:

- Ben Smirnov, Smirnov Golf Management took over the golf operations in 2009
- Wednesday and Thursday morning, ladies group 24 players
- They target the beginners and recreational golfers, seniors, families
- Kids play for free program
- Mow the entire property at one height so that golfers can find their ball
- Can putt from anywhere – even 30 yards out from the green
- Currently 32 members, most play every day
- Golf course rounds played (rounded to nearest 100): 2019: 8,000, 2020: 13,000, 2021: 10,900
- Very weather dependent
- No off-season uses of the property

Other Golf Facilities in the Area:

- Windsor Park Golf Course, 2.8 km to the east
- St. Boniface Golf Club, 3.8 km to the east
- Wildewood Golf Course, 4.0 km to the west
- Niakwa Country Club, 4.3 km to the east
- Crescent Drive Golf Course, 6.7 km to the southwest

Other Recreation Facilities in the Area (within 800m):

- YMCA-YWCA of Winnipeg South (fitness, martial arts, indoor pool, gymnasium)
- Windsor Community Centre/Dean Finlay Park (2 outdoor rinks, tennis court, playground, basketball courts & soccer field)
- Norberry-Glenlee Community Centre (2 outdoor rinks, 2 baseball diamonds, soccer field, indoor hall/gymnasium, MPR)
- Churchill Drive Park (greenspace, walking trails)
- Kingston Row Park (playground, outdoor skating rink, greenspace)
- Elm Park/St. Vital Memorial Park (greenspace, walking trails)
- Nichol Green Park (greenspace, walking trails)
- Bonivital Soccer Complex, two fields (one synthetic turf, one natural grass)

Recreation Gaps:

- Multi-use greenspaces

Assets:

- Areas of the course along the riverbank portion are very scenic, with desirable west facing orientation, offers scenic views overlooking the river due to the limited tree cover.
- Good central location
- Adjacent recreation facilities to the east are interested in expansion
- There is a liaison committee with the condo board next door

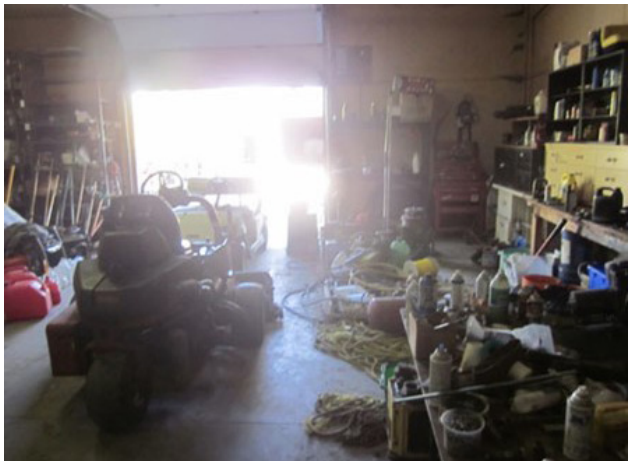
Issues/Challenges:

- The course and property are sub-divided by a major roadway (Dunkirk Drive)
- Forced carry of 210 yards on hole #1 is not ideal. Very difficult shot for most golfers, with water hazard on the right.
- Many problems with irrigation breaks
- The back tee on hole #5 is in range on players hitting on #4, so rarely used.
- Significant back track to get to the back tee on hole #2, so seldomly used. Also brings you into range for play on #1 - Safety issue. Protective fence there is leaning.
- Safety issues (proximity) with #4 landing area/ green and the back tees on #5
- Safety issues between #6 green and #7 tee
- Some significant problems with erosion/ sloughing of the riverbank on hole #1 & 2
- Five other golf courses with a 10km range to the property
- Some problems with vandalism: fence being cut on east side, bikes coming onto the course, moving benches around.
- They have had problems with vagrancy before. Person setting up a tent beside hole 7
- Extremely poor playing conditions throughout the course (late summer/fall 2021)
- Smaller greens, traffic stress
- Road noise, holes 3, 4, 5, 6, 9
- Tree decline in various locations throughout the course
- Very low number of rounds played on the course since 2019

Photos:



Photo of 1965 redesign course layout plan



Maintenance shop



Cart storage on north side of clubhouse/proshop



Hole #1 tee



Hole #1 with Red River on the right



Pond on hole #1 fairway


Protective fence (leaning) right side of #2 tee


Hole #1 green


Dead trees right side of hole #2


Riverbank on hole #2 looking back towards tee


Piling up of cleared trees/brush beside #2 green


Hole #2 green and surrounds



Hole #3 from the front tee



Exposed drainage hole #3 fairway



Grown-in pond/wetland hole #3



Hole #3 green



Dead spruce trees right side of hole #4 tee



#4 Green


Tree roots at surface of green #4


Hole #4 fairway bunker


#5 from the back tee, Dunkirk Drive on the right


#5 green


Dunkirk Drive underpass


Hole #6 from the back tee



Poplar tree in decline, hole #6



Hole #6 green



Repairs in perimeter fence



Hole # 7 tee



Hole #7 tee retaining wall/step



Dead oak trees, right side of hole #7



Grown-in bunker, hole #7



Hole #7 green



Hole #8 from the red tee



Hole #9 tee



Naturalized area to the left of #9 green



Hole #9 green



Hole #9 green surrounds



Practice green

Canoe Club Golf Course

0 50 100 300m

1:3000 11 x 17

RED RIVER

FUTURE PED/CYLE BRIDGE - PER PCS

PRACTICE GREEN

CONDOMINIUMS

PRO SHOP

CART STORAGE

MAINTENANCE SHOP

UNDERPASS

WALK/BIKE TRAIL PART OF BONI-VITAL PARKWAY (TRAIL SYSTEM)

ROAD NOISE

DUNKIRK DRIVE

RESIDENTIAL

CUNNINGTON AVE

1

2

3

4

5

6

7

8

9

PONDS

SAFETY CONFLICT

NATURALIZED RIVER BANK

EXISTING TREES

LOW AREA

POND

NATURALIZED AREA

VAGRANCY & TREPASS PROBLEMS

FERMOR AVENUE

WALK/BIKE TRAIL

RESIDENTIAL

BONIVITAL SOCCER

WINDSOR COMMUNITY CENTRE

OPPORTUNITY AREA

TREE DECLINE AREAS

SCALE: 1:3000

CITY OF WINNIPEG GOLF LANDS REPURPOSING STUDY

CANOE CLUB GOLF COURSE Fig. 2

56 DUNKIRK PLACE

SITE INVENTORY & OPPORTUNITIES NOTES

NORTH

HTFC PLANNING & DESIGN

VRBANICS

Crescent Drive Golf Course

Date Opened/Constructed: 1966

Land Ownership: City of Winnipeg

Location: 781 Crescent Drive, Winnipeg, MB

Number of Holes & Area: 9 Holes on 29.3 acres, with 4m (13') in elevation change

Course Type: Public, par 3 municipal course

Zoning: Parks & Recreation

Lease Agreement: N/A, City run

Pro Shop: City of Winnipeg CUPE staff, 3 full time seasonal

Maintenance: City of Winnipeg CUPE staff, 2 full time seasonal and 1 full time student

Course visited: Sept. 23/21, 1:00 p.m.

Pre-Meeting Attendance:

Ben Fey, General Mgr., Winnipeg Golf Services
Dave Comaskey, Golf Operations Coordinator, Winnipeg Golf Services
Mike Brownridge, Maintenance Coordinator, Winnipeg Golf Services
Bruce Dixon, HTFC
Brendan Dawe, Urbanics

Course Tour Attendance:

Dave Comaskey, Golf Operations Coordinator, Winnipeg Golf Services
Mike Brownridge, Maintenance Coordinator, Winnipeg Golf Services
Bruce Dixon, HTFC
Brendan Dawe, Urbanics

Features:

- 9 Holes, Par 27, course length 1376 yards
- Pro Shop
- Grass greens, two tee markers per hole
- Power and pull cart rentals
- Practice putting green
- Fully fenced perimeter
- Restaurant with indoor dining (Thermea Spa)



Condition Assessment:

Feature	Condition	Notes
Greens	Fair	All raised, rounded top, mostly circular
Tees	Poor-Very Poor	Generally smaller, some shade issues
Bunkers	N/A	No bunkers on the course
Fairways	Fair-Good	
Rough	Good	
Cart paths	Good	Granular
Maintenance Shop	Good	Yard space is being overrun with materials/ equipment from the Spa

Surrounding Demographics:

- Senior population: 17%
- Youth Population: 15%
- Equity-deserving index: 60%

Property and Surrounding Land Use:

- Mostly north-south, with north-east oriented portion of the parcel.
- North: Crescent Drive Park
- East: Crescent Drive Park
- South: Thermea Spa and Fort Garry RC Cemetery
- West: Residential and Kebir Place Playground
- Transit stops are located on South Drive, offering northbound and southbound connections through route 694. Vehicular traffic accesses the course from Pembina Highway to Crescent Drive, or through residential streets.

General Landscape Character:

- Tree lined, Parkland space with heavily forested areas (Oak/Aspen) along the east and north sides of the course.
- Largely flat with only 4m (13') of elevation change within the property.

Trees and Forested Areas:

- Tree inventory completed 2017-2021. Predominant species on the golf course property is Green Ash (399) by a significant margin. Followed by Bur Oak (183), White Spruce (137) and Siberian Elm (136). The top two species found on the course are at significant risk due to pest and disease pressure.
- Dead trees are cleared and just piled in the bush on the side of the holes
- 45.6% - Tree coverage as a percentage of land area. Highest of the 10 courses studied

Water Features (Natural and Man-made):

- No natural or man-made water features on the course

Naturalized Areas:

- The wooded areas surrounding the course on the east and north side are naturalized/unmaintained.

Recent or Planned Improvements:

- New proshop incorporated into the Thermea building complex in 2015
- Had to build new putting green when the Thermea complex went in
- Plan to resurface some tees
- Tree/brush removal
- Plan to have a fully electric cart fleet for next season. Better efficiency and emissions
- New tee signs

Golf Course Play/Utilization:

- Signed a 25 year lease agreement with Thermea, with two, 25 year renewals
- Rounds have substantially increased since 2017 with 13,500 rounds played then to 24,600 in 2020 and 26,100 in 2021
- Cross country ski trails are provided on the course and maintained by Public Works staff
- They have offered some co-promotions with Thermea. i.e. Play 9 holes and get a massage/spa treatment
- Most rounds played on the course are by seniors (male & female), women, beginners and juniors
- They do have some morning league play
- Not a lot of tournament play

Other Golf Facilities in the Area:

- Wildewood Golf Club, 2.7 km to the north
- Canoe Club Golf Course, 6.7 km to the northeast
- Windsor Park Golf Course, 8.3 km to the northeast

- Niakwa Country Club, 9.4 km to the northeast

Other Recreation Facilities in the Area (within 800m):

- Crescent Drive Park (walking trails, woodlands, playground, picnic shelter, outdoor stage, pavilion with washrooms, toboggan slide, skating rink)
- Kebir Place Playground & greenspace
- Sandra Crowson Park (walking trails, woodlands)
- Fort Garry Community Centre/Gary Hobson Memorial Park (3 baseball diamonds, 2 outdoor rinks, playgrounds, running track, 2 community halls, Fort Garry Skate Park, soccer/football field, Lion's Outdoor Pool)

Recreation Gaps:

- Indoor pools; basketball courts; tennis and pickleball courts

Assets:

- Well supported, and 'vested' community surrounding the course
- Most heavily treed (45.6%) of all the subject courses
- Has traditionally been the more popular of the two, par 27, nine holes courses based on number of rounds played compared to Harbour View. Other factors such as location can be and are likely at play
- No major drainage problem areas
- Have successfully integrated private development (Thermea) that is compatible with the golf course and the seasonal aspects of both operations.
- They tee off as late as 7:45pm in June because of the short course
- Adjacency to the Crescent Drive Park
- Well established off-season use of the property – cross country skiing and snow shoeing

Issues/Challenges:

- Currently relying on municipal water to irrigate the course. Due to a collapsed line over 10-15 years ago
- The irrigation system is likely original, not automated
- Most greens had problems with thin turf on surrounds at time of the visit
- Undersized and poor condition of teeing areas throughout the course
- Vocal neighbours when Thermea was first proposed, concerns about noise, traffic
- Cars park/line up on Crescent Drive in winter, busy season for the spa
- Parking lot is small, unpaved
- No problems with vagrancy
- Concrete/debris at surface of fairway, hole #6
- No proper storage area for brush or program to remove/chip cleared brush
- Sharing/shuffling equipment between courses – 2 blowers for 4 courses
- Four other courses within 10 km

Photos:



Pro shop building



Practice green with Proshop in the background



Hole #2 tee



Green surrounds/fringe hole #2



Manual watering set-up between #2 & 8



Green ash trees and others in decline


Cleared trees and brush along edge of wooded area, hole #2


Hole #3 tee


Healthy white spruce tree left side of #3 green


Wind/rain shelter bench


Riverside pumpstation building – not in operation


No. 5 tee



Healthy linden tree hole #5



Signature elm tree in front of #5 showing decline



Tree removal hole #6



Concrete debris in #6 fairway

Crescent Drive Golf Course

RED RIVER

FORT GARRY RC CEMETERY

RESIDENTIAL

KEBIR PLACE PLAYGROUND

RESIDENTIAL

PARKING

CRESCENT DRIVE

SOUTH DRIVE

CLEARED BRUSH PILES

MAINTENANCE SHOP

YARD

PRACTICE GREEN

PROSHOP

THERMEA SPA

6

7

9

8

5

1

4

3

2

CLEARED BRUSH PILES

CRESCENT DRIVE PARK

CONNECTION TO SOUTH WINNIPEG PARKWAY (TRAIL SYSTEM)

PUBLIC DOCK

PUMP STATION

N

1:2,500 @ 11X17

0 50 100 200 300m

OPPORTUNITY AREA

TREE DECLINE AREAS

CITY OF WINNIPEG GOLF LANDS REPURPOSING STUDY

CRESCENT DRIVE GOLF COURSE Fig. 3

781 CRESCENT DRIVE

SITE INVENTORY & OPPORTUNITIES NOTES

NORTH

HTFC PLANNING & DESIGN

VRBANICS

Harbour View Golf Course

Date Opened/Constructed: 1981

Land Ownership: City of Winnipeg

Location: 1867 Springfield Road, Winnipeg, MB

Number of Holes & Area: 9 Holes on 42 acres (62.3 acres complete parcel)

Course Type: Public, par 3 municipal course

Zoning: Parks & Recreation

Lease Agreement: Management agreement expired Mar. 31, 2021

Pro Shop: Pro shop operated privately by Lakeland Golf Management

Maintenance: City of Winnipeg CUPE staff, 2 full time seasonal and 1 full time student

Course visited: Sept. 22/21, 2:30 p.m.

Pre-Meeting Attendance (held 9/23/21 prior to Kildonan Park GC review):

Ben Fey, General Mgr., Winnipeg Golf Services
Dave Comaskey, Golf Operations Coordinator, Winnipeg Golf Services
Mike Brownridge, Maintenance Coordinator, Winnipeg Golf Services
Bruce Dixon, HTFC
Brendan Dawe, Urbanics

Course Tour Attendance:

Dave Comaskey, Golf Operations Coordinator, Winnipeg Golf Services
Mike Brownridge, Maintenance Coordinator, Winnipeg Golf Services
Bruce Dixon, HTFC
Brendan Dawe, Urbanics

Features:

- 9 Holes, Par 27, course length 1066 - 1242 yards
- Pro Shop
- Grass greens, two tee markers per hole
- Pull cart rentals
- Practice putting green
- Fully fenced perimeter
- Full practice range with 13 matts and limited grass tee
- Miniature golf course
- Recreation facilities: tennis, shuffleboard, horse shoes, lawn bowling, beach volleyball, playground, ice skating, cross country skiing, broomball



Condition Assessment:

Feature	Condition	Notes
Greens	Good	Generous size
Tees	Fair-Good	Varies by location/hole
Bunkers	Poor-Fair	
Fairways	Fair-Good	
Rough	Good	
Cart paths	Fair-Good	Granular
Bridges	Fair-Good	Between holes 5 & 6 and hole 9

Maintenance Storage Building	Fair	Located behind #2 tee
Maintenance Shop		Not visited – shared space/facilities with Public Works

Surrounding Demographics:

- Senior population: 11%
- Youth Population: 14%
- Equity-deserving index: 40%

Property and Surrounding Land Use:

- Triangular shaped lot defined by Springfield Road to the south, Cox Boulevard to the east and Knowles Avenue to the north.
- North: Residential, Rural Residential zoning designation
- East: Residential, Rural Residential zoning designation
- South: Industrial
- West: Kilcona Park
- Close proximity to the Perimeter Highway

General Landscape Character:

- Constructed on former landfill site, but outside of the control area.
- Tree lined, rolling terrain, parkland space with large man-made lake.
- Built-up, rolling land-form with large mounding with an elevation range of 7m (23').

Trees and Forested Areas:

- Tree inventory completed 2017-2021. Predominant species on the golf course property is Poplar (552, 26%), Green Ash (513, 24%) and Colorado Blue Spruce (483, 23%). To note, Poplar tend not to be long lived trees and Ash and Colorado Spruce have significant pest problems.
- The total tree inventory is the greatest of the four municipal courses inventoried with 2504 trees. It is important to note that the inventory includes the entire grounds and the golf course occupies approximately half of the property. Windsor Park has the second highest total with 1888 inventoried trees.
- 16.2% - Tree coverage as a percentage of land area. Sixth of the 10 courses studied

Water Features (Natural and Man-made):

- Large man-made lake as a central feature of the facility
- Water is in play on five of the nine holes

Naturalized Areas:

- The edges around the man-made lake are naturalized.
- Naturalized swales between #2 green and #3 tee and across #4 fairway

Recent or Planned Improvements:

- Newer accessible playground
- Replace irrigation intake pump – no timetable
- Replace practice range netting – no timetable

Golf Course Play/Utilization:

- Junior and Ladies leagues
- Morning leagues every weekday except Thursdays
- The range is popular and lessons/clinics are also offered
- Tennis courts are maintained by Public Works
- Rounds have substantially increased since 2018 with 9,600 rounds played then to 13,800 in 2020

and 14,600 in 2021. But overall, the rounds are no where near previous highs of 30,000 rounds per year.

- Miniature golf play was noticeably up in 2020 and 2021.
- Most rounds played on the course are by Seniors (Male & Female), women, beginners and juniors
- Not a lot of tournament play

Other Golf Facilities in the Area:

- Rossmere Country Club, 7.2 km to the west
- Transcona Golf Course, 8.8 km to the south
- Kildonan Park Golf Course, 8.8 km to the west
- Shooters Family Golf Centre, 9.3 km to the northwest

Other Recreation Facilities in the Area (within 800m):

- Kilcona Park (multi-use paths, picnic shelter, soccer field, baseball diamond, 2 disc golf courses (18-hole lakes course & 9 hole outback course), cross-country ski trails, & off-leash dog park)

Recreation Gaps:

- Basketball courts

Assets:

- Integrated within Winnipeg's largest recreational park
- Quiet, remote location
- Tree lined hole corridors are conducive to other recreation
- Relocate disc golf course
- Landform suitable for other recreation such as BMX, fat bike terrain course/trails

Issues/Challenges:

- Significantly larger footprint compared to Crescent Drive: 42.0 ac. vs. 29.3 ac.
- The irrigation system is 100% manual operation
- High salinity with irrigation water
- Water use is 50% greater at Harbour View compared to the other municipally operated courses, despite being a par 3 course and only 9 holes
- Site is very wind exposed
- Restaurant services have been contracted out previously but have not had an operator for 2020 or 2021 and were not open. No plans to renew or seek another operator.
- The other recreation facilities and amenities on the property are looking very tired and run down
- Some of the formerly most popular activities are the ones that have disappeared: docks and paddle boats
- Parking lot is large, but very far from the facilities
- Tree root challenges on some greens
- Tree make up is predominantly Poplar species, which tend to be shorter lived species and the second most species on site is green ash, which is at risk because of Emerald Ash Borer
- No beverage cart service offered
- Miniature golf course is not accessible
- Peripheral location with no access to transit stops nearby, only on Lagimodiere Boulevard. Which is problematic for a course that caters to Seniors and Juniors

Photos:



Practice putting green



Hole #1 from the tee



Hole #2 from the left tee



Poplars in decline, right side of hole #2



Hole #3 from the tee



Hole #4 from the Red (let) tee


Drainage swale across hole #4 fairway


Hole #5 from the right side tee


Pond with geese behind #1 green


Bridge between #5 & 6 and naturalized pond edge


Hole #6 from the white tee


Area on the left side of #6 with no/poor irrigation coverage

Photos:



Hole #7 from the elevated back tee



Tree root competition, #7 green



Hole #8 from the back tee



Thin turf at high traffic area behind #8 green



Hole #9 back tee



Practice range tee and mats



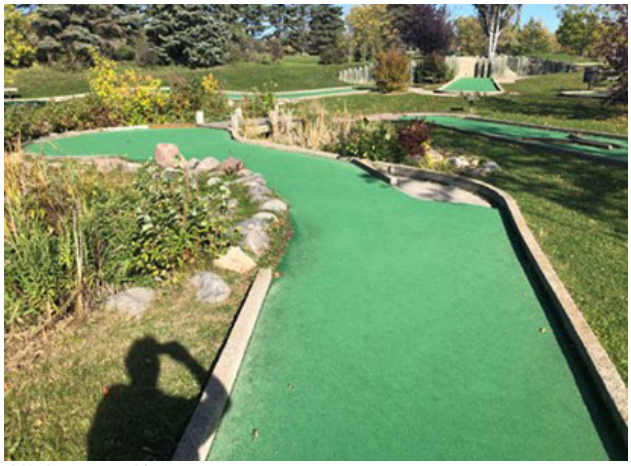
View to practice range landing area



Shuffleboard



Lawn bowling green



Miniature golf



Newer accessible playground



Former location of docks

Harbour View Golf Course

KILCONA PARK

WLAK/BIKE PATH CONNECTIONS TO KILCONA PARK LOOP

LAKE

BRIDGE

5

6

7

4

OPPORTUNITY AREA

RESIDENTIAL

8

NATURALIZED SWALE

CLUBHOUSE

PROSHOP

SHUFFLEBOARD

PARKING/ DROP OFF

PRACTICE GREEN

3

KNOWLES AVE

LAWN BOWLING

BRIDGE

9

MINIATURE GOLF

PUMP STATION

PARKING

PLAYGROUND

1

2

STARTER'S BUILDING

TENNIS

PRACTICE RANGE

BEACH VOLLEYBALL

MAINT. STORAGE BUILDING

SOCCER

SPRINGFIELD ROAD

COX BLVD

RESIDENTIAL

N

0 50 100 200 300m

1:3,500 @ 11X17

OPPORTUNITY AREA

TREE DECLINE AREAS

CITY OF WINNIPEG GOLF LANDS REPURPOSING STUDY

HARBOUR VIEW GOLF COURSE Fig. 4

1867 SPRINGFIELD ROAD

SITE INVENTORY & OPPORTUNITIES NOTES

NORTH

HTFC PLANNING & DESIGN

VRBANICS

Kildonan Park Golf Course

Date Opened/Constructed: 1921
Winnipeg's oldest municipal course

Land Ownership: City of Winnipeg

Location: 2021 Main Street, Winnipeg, MB

Number of Holes & Area: 18 Holes on 100.6 acres

Course Type: Public, municipal course

Zoning: PR, Parks & Recreational, including the adjacent Kildonan Park

Lease Agreement: N/A, City run

Pro Shop: Pro shop operated privately by Lakeland Golf Management

Maintenance: City of Winnipeg CUPE staff, 2 full time seasonal and 1 full time student

Course visited: Sept. 22/21, 2:30 p.m.

Pre-Meeting Attendance (held 9/23/21 prior to Kildonan Park GC review):

Ben Fey, General Mgr., Winnipeg Golf Services
Dave Comaskey, Golf Operations Coordinator, Winnipeg Golf Services
Mike Brownridge, Maintenance Coordinator, Winnipeg Golf Services
Bruce Dixon, HTFC
Brendan Dawe, Urbanics

Course Tour Attendance:

Dave Comaskey, Golf Operations Coordinator, Winnipeg Golf Services
Mike Brownridge, Maintenance Coordinator, Winnipeg Golf Services
Bruce Dixon, HTFC
Brendan Dawe, Urbanics

Features:

- 18 Holes, Par 69/72, course length 5670-5198 yards
- No practice range
- Grass greens, bunkers, three tee blocks per hole
- Power and pull cart rentals
- Practice putting green
- Clubhouse & Pro Shop
- Full chain link perimeter fencing
- Outdoor patio
- Small nursery green between #14 & 16 fairways
- Good sized maintenance yard



Condition Assessment:

Feature	Condition	Notes
Greens	Good	Recently aerated
Tees	Poor-Good	Well worn, smaller on some holes
Bunkers	Fair	Some weed growth/encroachment
Fairways	Fair-Good	

Rough	Fair-Good	
Cart paths	Fair	
Additional notes: • Lack of available space to naturalize, everything is in play essentially and concern of slowing down play • Some drainage challenges on certain holes • Some compaction/traffic issues		

Surrounding Demographics:

- Senior population: 15%
- Youth Population: 13%
- Equity-deserving index: 59%

Property and Surrounding Land Use:

- Irregular shaped property, bisected by a former elevated rail line running east-west
- North: bound by the Chief Peguis Trail to the north
- East: bound by the Red River with Residential on the opposite bank
- South: Residential
- West: Mixed, City of Winnipeg Water Pollution Plant at north-west corner, commercial with residential beyond and the Shaarey Zedek Cemetery at the southwest corner
- Nearby transit stops on Main Street offer northbound and southbound connections through routes 18, 32, and 77, with various multi-use paths connecting to the larger community, ultimately offering multi-modal access to the golf course.

General Landscape Character:

- Generally flat, mixed, treed/open parkland green space with some clusters of forested areas
- 3m (10') and greater elevation terrain change at the holes along the Red River; holes 4, 7, 8, 9, 11 & 12. With a 9m (29.5') drop down to the river's edge.

Trees and Forested Areas:

- Former elevated rail line is heavily treed between holes 4/5 and 3/11
- No major issues of poison ivy noted
- Many of the holes are lined with mature trees ranging from Elm, Ash, Manitoba Maple, Poplar and some Linden trees
- A tree inventory for the course was completed by the City between 2017 and 2021 and the information is depicted in GIS format in the Appendices. Predominant tree species and total numbers of each: American Elm 451, Manitoba Maple/Box Elder 311, Siberian Elm 287, Green Ash 230.
- Diversification of tree species has been an effort in recent years.
- 16.1% - Tree coverage as a percentage of land area. Seventh of the 10 courses studied

Water Features (Natural and Man-made):

- Un-named creek runs down the left side of #17 fairway (outside of course boundary) terminating at the duck pond at the Kildonan Park Pavillion.
- The Red River borders portions of seven holes on the east side of the property.

Naturalized Areas:

- The riverbank area is largely naturalized in the areas along the golf holes.

Recent or Planned Improvements:

- New irrigation pump in 2011
- Fully automated irrigation in 1980's
- Clubhouse upgrades from 2013 to current: both washrooms renovated (men's 2020, women's 2021), carpeting, windows, heating and some structural work
- Patio behind #18 green was added in 2015 and is very popular, pre and post round
- Other recent improvements include drainage, new and rebuilt tees, bunker renovations
- Renovation of green, forward tee construction and cart path extension on hole #7 at the time of the visit
- Upgraded Point of Sale (POS) system, and continued improvements to mobile app and customer loyalty and rewards program (PAR – Points and Rewards)
- New outdoor patio furniture 2021
- • Recycling bins are on every tee box now
- 40% of the golf carts are now Electric, with a plan to be fully electric in 2022
- Introduced an electric greens mower in 2020 at Kildonan Park
- Since 2013, $2.00 from each green fee goes to a golf course improvement levy charge, intended to provide funds to the Agency for capital acquisitions and improvements.

Golf Course Play/Utilization:

- Busiest course of the four municipal courses with 38,900 rounds played in 2021
- Rounds played: 2018 – 24,900, 2019 – 27,300, 2020 – 33,900 (all rounded to nearest 100)
- Monday-Friday morning leagues 50-100 players
- Monday & Thursday evenings, Men's and Women's leagues
- Generally open in mid-April and stay open as late as they can into the end of October
- Seasonal reservation – holding a set tee time, each day or on the weekend for $165 per year
- Pre-Covid they used to host a fair number of tournaments
- They contract out the food and beverage service privately
- The property is used by the Seven Oaks School Division in the winter for their cross-country ski program with the trails being groomed by Public Works

Other Golf Facilities in the Area:

- Shooters Family Golf Course (Public), 2.7 km to the north
- Rossmere Golf & Country Club (Semi-Private), 5.2 km to the west
- Harbour View Golf Course (Public – Par 27 par 3 course), 8.8 km to the east

Other Recreation Facilities in the Area (within 800m):

- Kildonan Park: sand volleyball court, playground, outdoor pool, picnic shelters, public art, Rainbow Stage, various gardens, soccer field
- Vince Leah Recreation Centre Club (indoor gymnasium, 2 outdoor rinks, lawn bowling, wading pool, playground, toboggan hill)
- Beryl Watts/Vince Leah Park (5 ball diamonds, 4 soccer fields)
- Margaret Park/Margaret Park School (ball diamond and playground)
- Kingsbury Park (playground, greenspace)
- Red River Community Centre (2 outdoor rinks, skateboard park, playground)
- West Kildonan Collegiate (running track, football/soccer field, basketball court)
- The course connects to the larger Kildonan Park complex, offering scenic routes and amenities, including picnic sites and shelters, an outdoor swimming pool, a play structure, multi-use

greenspaces, gardens, an outdoor stage, and a restaurant.

Recreation Gaps:

- Tennis and pickleball courts

Assets:

- Creation of a proposed walking trail along former rail line have previously been considered. Will be a challenge as the area is 'in play' on the famous #10 hole
- Highest profile and most popular of the four municipal courses based on rounds played
- Significant investment into the facilities and course
- Some internal opportunities for naturalization
- Left side of #7 green is a relatively open area, currently used for staging of construction material, with good access to the north
- No real complaints from neighbours, because residential doesn't really front onto the course anywhere
- Integral component within the Kildonan Park complex

Issues/Challenges:

- Property size of 100 acres is significantly smaller than current standards of 150 acres
- Two of the four major trees species (American Elm & Green Ash) most often found on the property are considered 'at risk' due to disease and pest threats
- Overall, the course is relatively short by modern standards, but this doesn't appear to impact popularity of the course and is suitable to the clientelle
- Fumes/smells from the sewage treatment plan can be factor on the northwest end of the course
- Four of the five par 3's play over 200 yards which it not conventional and highly challenging for a course that caters to recreational and newer players whose skill might not be up to the challenge these holes demand
- Some poorly drained areas throughout the course
- Tree issues/concerns with the American Elm being the most predominant species on the property
- Some problems with vandalism: joy riding on carts, throwing tee markers into river, stealing flags. Vagrancy on hole #4
- Traffic noise and proximity to Main Street along the west side of the course are a factor
- Some bunkers have been allowed to grow-in, to reduce maintenance and speed up play
- Some tees are well worn and undersized
- Old, non-functional shelters on course should be repaired, replaced or removed
- Materials (sand) and cleared brush being stored under train bridge (fire hazard)
- Some older buildings within the maintenance yard in need of removal



Photos:



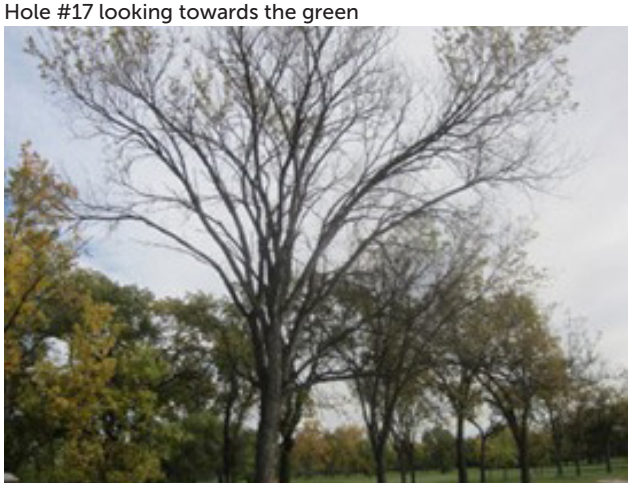
Patio at clubhouse overlooking #18 green



Hole #17 looking towards the green



Poorly drained, high traffic area near #15 green



Mature American elm tagged for removal (DED)



Example of heavily worn white tee area (#15)



Example of grown-in, former bunker



Shelter on left side of hole #16



View to #13 green



#12 green, with walking path and Red River beyond fence



The signature 10th green as seen from the train bridge



Hole #9 looking back towards the tee



Manitoba maple trees in decline



#8 tee with treatment plant tower in background



Left side of #7 green, construction staging area



Hole #6 with fence and Main St. in background



Birch trees in decline beside #5 green

Kildonan Park Golf Course

RESIDENTIAL

ARMSTRONG AVE.

CLUBHOUSE/PROSHOP

PATIO

STARTER/ BUILDING

SOUTH WEST FIELD

COMMERCIAL

PARKING

MATERIALS STORAGE

RESIDENTIAL

SEAFORTH AVE.

ROAD NOISE

MAIN STREET

SEWER TREATMENT PLANT

18

MAINT. SHOP/ YARD

PRACTICE GREEN

OPPORTUNITY FOR NATURALIZATION

1

14

2

17

15

OPPORTUNITY FOR NATURALIZATION

WINTER SKIING ACCESS POINT

PUBLIC WORKS YARD

SHELTER

16

3

ROAD NOISE

SCOTIA ST.

POND

KILDONAN PARK LOOP WALK/BIKE TRAIL

NORTH FIELD

6

5

PLAYGROUND

OPPORTUNITY FOR INTERPRETIVE CONTENT

13

11

OUTDOOR POOL

KILDONAN PARK

4

8

9

7

OPPORTUNITY FOR NATURALIZATION

NORTH WINNIPEG PARKWAY

TRAIN BRIDGE

12

10

RAINBOW STAGE

WASHROOMS

PUMP STATION

PARKING

KILDONAN PARK GOLF COURSE WALK/BIKE TRAIL

RED RIVER

CHIEF PEGUIS HWY.

N

0 50 100 200 300m

1:4,000 @ 11X17

OPPORTUNITY AREA

TREE DECLINE AREAS

CITY OF WINNIPEG GOLF LANDS REPURPOSING STUDY

KILDONAN PARK GOLF COURSE Fig. 5

2021 MAIN STREET

SITE INVENTORY & OPPORTUNITIES NOTES

NORTH

HTFC PLANNING & DESIGN

VRBANICS

St. Boniface Golf Club

Date Opened/Constructed: 1931

Land Ownership: City of Winnipeg

Location: 100 Rue Youville, Winnipeg, MB

Number of Holes & Area: 18 Holes on 117.9 acres

Course Type: Semi-Private

Zoning: Parks & Recreation

Lease Agreement: Lease expires Dec. 31, 2025

Maintenance: St. Boniface Golf Club staff, 15 staff at peak period

Course visited: Sept. 21/21, 10:00 a.m.

Pre-Meeting Attendance:

Steve Wood, Head Golf Professional
Ed Ross, Assistant Superintendent
Bruce Dixon, HTFC
Brendan Dawe, Urbanics

Course Tour Attendance:

Steve Wood, Head Golf Professional
Ed Ross, Assistant Superintendent
Bruce Dixon, HTFC
Brendan Dawe, Urbanics

Features:

- 18 Holes, Par 72/74, course length 6348-5560 yards
- Limited practice range (irons only)
- Grass greens, bunkers, four tee blocks per hole
- Power and pull cart rentals
- Practice putting green
- BBQ and patio area
- Restaurant with indoor and outdoor dining/upper patio
- Fully fenced perimeter
- Outdoor wedding venue (100 person capacity)
- Herb garden on the course with the produce being grown being used the club Chef
- Nursery green on the left side of #15 fairway
- Memorial gardens at #17 tee



Condition Assessment:

Feature	Condition	Notes
Greens	Good-Vrey Good	Greens 15 & 16 resurfaced in 2019 & 2018
Tees	Good	Varies by location/hole
Bunkers	Good	Recent renovations, #4, 11
Fairways	Good	Some recent overseeding
Rough	Good	
Cart paths	Fair-Good	Granular

Surrounding Demographics:

- Senior population: 18%
- Youth Population: 12%
- Equity-deserving index: 49%

Property and Surrounding Land Use:

- Irregular shaped property.
- North: Residential, Archwood Community Centre, Heather Curling Club
- East: Residential and Saint-Boniface Cemetery
- South: Windsor Park Golf Course
- West: Seine River and Residential on the opposite side of the river

General Landscape Character:

- Mostly open green space on east (front nine holes) and more heavily forested areas on the west side of the property (back nine).
- Generally flat with natural oxbows within the course. 2m (6.5') of elevation change within the property and a 6m (20') drop down to the Seine River.

Trees and Forested Areas:

- Loss of American Elms trees continues to be a problem, major significant loss of Bur Oak due to Oak decline and subsequent Two Lined Chesnut Borer pressure. Many Ash trees on the property as well. Poplar are located on the property, but not as heavily as other courses. The East side is worse off compared to the west for tree problems.
- Some fruit trees on the course beside #13 tee.
- They are at the beginning of a more concerted effort of tree replacement. They have done some planting already. They try to plant 20-30 trees per year.
- 35.0% - Tree coverage as a percentage of land area. Fourth highest of the 10 courses studied

Water Features (Natural and Man-made):

- Seine River borders holes 1, 12, 15, 16, 17. Hole #18 crosses over the river.
- Man made ponds on holes #3, 4, 7, 9/10/17
- Natural former oxbows cross the course in several areas

Naturalized Areas:

- The ponds on holes #3 & 4 are surrounded by aquatic vegetation/naturalized.
- Banks along the Seine River are naturalized/ unmaintained.

Recent or Planned Improvements:

- Bunker renovations 2021
- Overseeding fairways 2021
- Resurfaced greens #15 (2019) and #16 (2018) with moderate success.
- Irrigation pond expansion 2014
- New clubhouse building constructed in 2004
- Yearly larger capital improvements
- Extensive drainage improvements including yearly drainage projects
- Major future project is to expand irrigation from single row to double row. Approximately $500k
- Replaced retaining wall at #11 tee
- Plan to replace retaining walls on #1 and 18 tees next to match #11
- Would like to further increase the size of their irrigation pond to expand capacity

Golf Course Play/Utilization:

- Close to 500 full members (320 in 2017), 120 juniors (40 pre-Covid)
- 70-80% of members live in the area, real community feel according to club staff
- Non-members can play at certain, restricted times
- Rounds played are approximately 75% members,

25% public

- Normally 30-31,000 rounds per year. 31,000 in 2019, close to 35,000 in 2020
- Approximately 40,000 rounds played in 2021
- They expanded their tee sheet times 30 minutes earlier than usual to accommodate demand from members since Covid
- Membership is generally older
- Men's and women's leagues, 76 members each
- Strong growth in the intermediate age group, 24-39 years of age, recently doubled to 60-70 players
- Corporate memberships are strong at 27-28
- No off season use of the property

Other Golf Facilities in the Area:

- Windsor Park Golf Course, 2.0 km to the south
- Canoe Club Golf Course, 3.8 km to the southwest
- Niakwa Country Club, 4.6 km to the south
- Wildewood Golf Club, 7.2 km to the southwest
- Rossmere Golf & Country Club, 7.2 km to the north
- Transcona Golf Course, 7.3 km to the east
- Crescent Drive Golf Course, 9.7 km to the southwest

Other Recreation Facilities in the Area (within 800m):

- Windsor Park Golf Course
- Archwood Community Centre (2 outdoor rinks, indoor gymnasium, senior's and children's programming)
- Heather Curling Club
- Glenwood Community Centre (arena, outdoor rink & 3 baseball diamonds)
- Morier Park (playground, woodland, riverine greenspace, walking trails)
- Guay Park (memorial, greenspace)
- Champlain Community Centre (fitness programming, indoor gym, outdoor rink, playground, wading pool & 2 baseball diamonds)
- Happyland Park (outdoor pool, playground, disc golf)

Recreation Gaps:

- Multi-use greenspaces; tennis and pickleball courts

Assets:

- Well supported by the community through individual and corporate memberships
- Very well-maintained play conditions throughout
- Good areas of intact habitat and natural areas along river corridor
- Relatively new clubhouse facility

Issues/Challenges:

- Covid really restricted their ability to host tournaments, usually host 30-35 outside tournaments per year
- Irrigation supply & demand is a major challenge, they currently have 1.5 million gallons capacity in their pond, which is 5-7 days of watering. Largely impacted by the variable water levels on the Seine River.
- Beavers are an ongoing problem on the course, tree damage and damming
- A portion of their land along the backlane of Guibault Street, near the maintenance shop is used by an adjacent resident to park and store trailers/boats
- They have had to modify their mowing schedule to mow the interior and south side of the course to avoid early morning noise for the residents along Guibault St. Even how they move/drive their equipment out onto the course from the shop is influenced by these factors.
- Salinity of well water is an issue. Niakwa CC

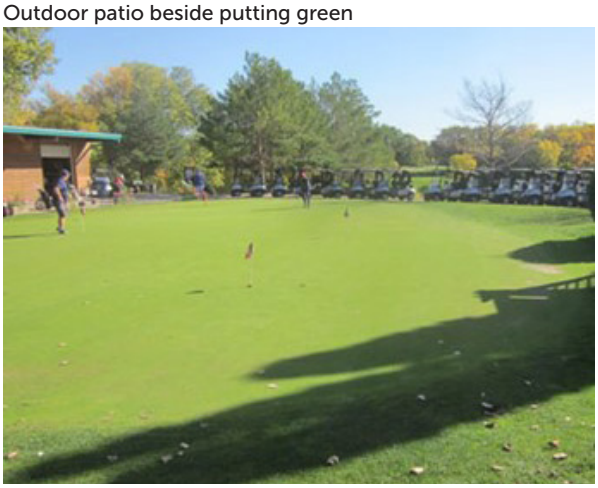
currently treats their well water.

- Older pump infrastructure at river intake.
- Road noise on Archibald is a factor on holes 2 and 3.
- Older maintenance shop, tight for yard/exterior storage space.
- Hole #7 green area receives overland drainage from cemetery to the east
- Seven other golf courses (both public & semi-private) within 10 km of the property
- Lack of space on the property has always been an issue. They have had a desire to have a full sized practice range on property for a long time.
- Does not have high-quality road access, which situates the course approximately 800 metres from the nearest bus stops on St. Mary's Road.
- Currently no off-season use of the property

Photos:


Outdoor patio beside putting green


Wedding venue area, with synthetic turf


Practice green and golf cart staging area


Irrigation intake on the Seine River


Dead bur oaks trees to the left of the 2nd tee


Maintenance shop and yard



Herb garden beside the 3rd tee



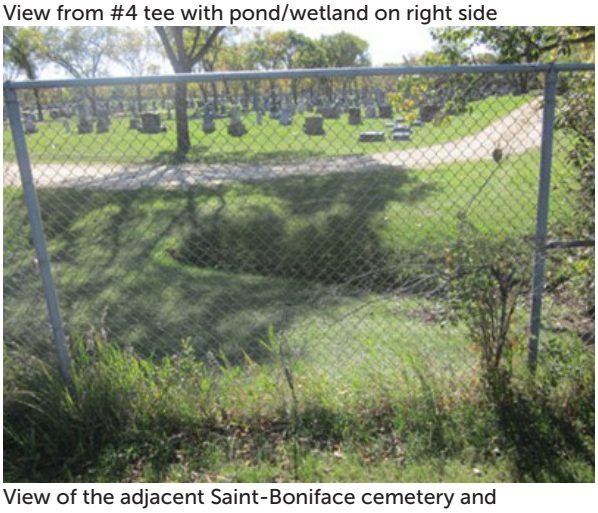
Naturalized pond/wetland near #3 green



View from #4 tee with pond/wetland on right side



Pond at #7 green



View of the adjacent Saint-Boniface cemetery and associated drainage swale/ditch



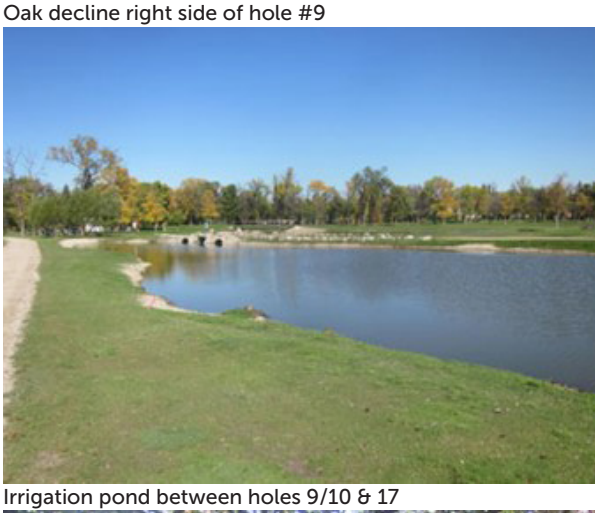
Former oxbow along the left side of #8 green



Oak decline right side of hole #9



Newer tree plantings between #9 & 10



Irrigation pond between holes 9/10 & 17



Recent retaining wall installation #11 tee



View to the Seine River from #16 tee

RESIDENTIAL
RESIDENTIAL
EGERTON ROAD
SEINE RIVER
RUE YOUVILLE
WEDDING VENUE
PARKING
CLUBHOUSE/PROSHOP
PATIO
HEATHER CURLING CLUB
CART BUILDING
PRACTICE AREA
PRACTICE GREEN
BRIDGE
PUMP STATION
SHORT GAME PRACTICE AREA
EXISTING TREES
CONCESSIONS & WASHROOMS
MEMORIAL GARDENS
POND
ARCHWOOD COMMUNITY CENTRE
TURF NURSERY
OPPORTUNITY AREA
POTENTIAL NEW AT CROSSING OF SEINE RIVER AND PATH
EXISTING TREES
GUIBAULT STREET
MAINT. SHOP/ YARD
POND
MARSH
MARSH
WINDSOR PARK GOLF COURSE
OPPORTUNITY AREA
ST. BONIFACE CEMETERY
ARCHIBALD
ROAD NOISE
WALK/BIKE TRAIL
STREET
16
17
15
14
18
1
13
12
9
10
11
8
7
6
5
4
3
2
11
10
9
N
0 50 100 200 300m
1:4,000 @ 11X17
OPPORTUNITY AREA
TREE DECLINE AREAS
NORTH

CITY OF WINNIPEG GOLF LANDS REPURPOSING STUDY

ST. BONIFACE GOLF CLUB — Fig. 6

100 RUE YOUVILLE

SITE INVENTORY & OPPORTUNITIES NOTES

HTFC PLANNING & DESIGN

VRBANICS

Transcona Golf Club

Date Opened/Constructed: 1931

Land Ownership: City of Winnipeg

Location: 2120 Dugald Road, Winnipeg, MB

Number of Holes & Area: 18 Holes on 135 acres

Course Type: Semi-Private

Zoning: Parks & Recreation

Lease Agreement: Expires Dec. 31/2023

Maintenance: 8 full time seasonal staff

Course visited: Sept. 22/21, 10:30 a.m.

Pre-Meeting Attendance:

Steve Witiuk, Head Professional
Brad Purpur, Superintendent
Bruce Dixon, HTFC
Brendan Dawe, Urbanics

Course Tour Attendance:

Brad Purpur, Superintendent
Bruce Dixon, HTFC
Brendan Dawe, Urbanics

Features:

- 18 Holes, Par 71/72, course length 4548-6288 yards
- Practice range
- Grass greens, bunkers, four tee blocks per hole
- Power and pull cart rentals
- Practice putting green
- Clubhouse & Pro Shop
- Restaurant with indoor & outdoor dining
- Bentgrass turf nursery
- Large parking lot (partially paved)
- Shelter building on course
- Large exterior cart storage area



Condition Assessment:

Feature	Condition	Notes
Greens	Fair-Good	Varies in condition
Tees	Very Poor-Good	Varies
Bunkers	Fair-Good	All bunkers have internal drainage
Fairways	Very Poor-Poor	Large areas of dead grass, poorly drained, weeds (creeping Charlie)
Rough	Fair-Good	
Cart paths	Fair	Full length, granular
Shelter building	Good	Located between 2 & 3, 8 &16, with porta potty

Boxcar/Storage Building	Poor	
Pumphouse	Fair	
Maintenance Shop/Yard	Good	Fenced perimeter, good access to Plessis

Surrounding Demographics:

- Senior population: 11%
- Youth Population: 12%
- Equity-deserving index: 49%

Property and Surrounding Land Use:

- Largely north-south parcel with some jogs on the east and north side.
- North: Industrial
- East: Large lot Residential – zoned Agricultural
- South: Private driving range, Agricultural
- West: Residential across Plessis Road
- The two access roads are arterial, with transit access on Dugald, which offers eastbound and westbound connections through route 87.

General Landscape Character:

- Mostly open Parkland space with planted trees between/along holes.
- Many man-made ponds and interconnecting creeks.
- Very flat natural topography with man-made landforms/berms and constructed swales. Approximately 1m (3.3') of elevation change on the course, not including berms.

Trees and Forested Areas:

• Some intact forested area in the central portion of the course and along the eastern edge of the property.

- • Predominant species on the golf course property is Trembling Aspen mostly located in naturally occurring bluffs between holes. Green Ash, Willow, Elm and Spruce trees are also found as planted species throughout the course.
- Tree nursery located on the left side of #3 tee and to the left of #15 & 16 greens.
- 14.7% - Tree coverage as a percentage of land area. Third lowest of the 10 courses

Water Features (Natural and Man-made):

- Approximately 17 man-made ponds located on the course, all largely in play on the course.
- Most ponds are interconnected with a series of swales.

Naturalized Areas:

- Most of the ponds on the course are maintained right to the water's edge.
- Some intact forested areas with naturalized/ unmaintained understory.
- Some naturalized swales.

Recent or Planned Improvements:

- Maintenance budget is approximately 300k
- New proshop in 1983/84. Originally operated out of the clubhouse at the Country Club next door
- Implemented a designated pollinator garden/ butterfly garden. Part of 'Monarchs In the Rough' group. One of only two courses in the province.
- New outdoor patio
- Planning on parking lot improvements.

Golf Course Play/Utilization:

- Rounds played, 2020: 36,000 First year that they have turned a profit in a while
- Rounds played on the course are 60% public play and 40% from members
- Most members play in the mornings

- Most members are men, 25 women members, 30 juniors
- Golf leagues: Wednesday Women's, 50-60 players, Men's 120 players
- In a typical year they usually host 40-50 tournaments
- They do offer 5 and 20 game passes that do carry over year to year
- The membership is slightly older
- Seeing more first time golfers visiting

Other Golf Facilities in the Area:

- St. Boniface Golf Club, 7.3 km to the west
- Harbour View Golf Course, 8.8 km to the north
- Niakwa Country Club, 10.4 km to the west
- Windsor Park Golf Course, 11.0 km to the southwest

Other Recreation Facilities in the Area (within 800m):

- Robson Park (playground, walking trails, greenspace)
- Waterside Estates Playground (playground and greenspace)
- Transcona Country Club is next door, primarily operates as an indoor hall/venue for special events.
- Golf Central (driving range & virtual golf simulator)

Recreation Gaps:

- Multi-use greenspaces; tennis and pickleball courts

Assets:

- Largest property of the 10 study courses
- A lot of wildlife on the course: deer, lots of rabbits, coyotes, fox, ducks, geese, raccoons and eagles every year
- Restaurant is very popular, non-golfers coming to eat as well
- Open greenspaces between holes 3,4 & 7, 5 & 10, left side of #6 and between 4 & 13 – opportunities for naturalization
- They have a philosophy: the more tee boxes the better – catering to the range of abilities that play the course

Issues/Challenges:

- If the proposed expansion of Plessis Road to four lanes happens, it would significantly impact the course and layout
- Ditches along Plessis drain onto the course
- Irrigation system is close to 30 years old, well located behind #6 green. Problems with alkaline water
- Would like to have a second well
- Lots of trees are struggling on the course. No replacement program. They do have a tree nursery on the property
- Older maintenance equipment
- All of their current ponds are maintained right to the water's edge with little to no naturalized margins
- Challenge/problem with crows digging up the greens looking for grubs, unique to their course. Not a common problem elsewhere
- Road noise holes #11, 12 & 13
- Drainage and poor turf conditions throughout the course are the biggest challenge by far
- Poor health of naturally occurring trees and planted trees

Photos:



1st tee and cart staging area



#1 green with poorly drained approach



Dead spruce trees



#2 blue tee looking back toward hole #10



Monarchs in the Rough butterfly garden



Dead poplar and ash trees between hole #2 & 17



Shelter building between 2 & 3, 8 &16



Tree nursery, left of hole #3 tee



Bentgrass nursery green



Typical crow damage on putting green



Mounding/berms between holes 3, 4 & 7



Hole #4 fairway


Boxcar storage building with pumphouse in background


Hole #5 approach with Transcona CC in background


Maintenance yard


Pond between holes 7 & 9


Reseeded fairway and drainage hole #7


Dead poplar tree hole #9



Hole #10 forward tee



Naturalized swale, hole #10



Shallow tree roots, #10 green



#11 Fairway



Drainage installation - #10 green



Hole #16 from the back tee with residence on the right



Hole #17 from the back tee



Hole #18 green



Practice green



Patio area

SOUTH TRANSCONA COMMUNITY PATH
PLESSIS ROAD
RESIDENTIAL
ROAD NOISE
Transcona Golf Club
PARKING
GOLF CENTRAL RANGE
AGRICULTURAL
MAINT SHOP/ YARD
PRACTICE AREA
STORAGE CABOOSE
PUMP STATION/WELL
TRANSCONA COUNTRY CLUB
DUGALD ROAD
INDUSTRIAL
PARKING
CLUBHOUSE
PATIO
PRACTICE GREEN
PROSHOP
BUTTERFLY GARDEN
TURF NURSERY
TREE NURSERY
SHELTER
SAFETY CONFLICT
ESSELMONT AVE
BATES AVE
POND
OPPORTUNITY FOR POND EDGE NATURALIZATION
OPPORTUNITY FOR NATURALIZATION
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
N
0 50 100 200 300m
1:3,500 @ 11X17
OPPORTUNITY AREA
TREE DECLINE AREAS

CITY OF WINNIPEG GOLF LANDS REPURPOSING STUDY

TRANSCONA GOLF CLUB
2120 DUGALD ROAD

Fig. 7

SITE INVENTORY & OPPORTUNITIES NOTES

NORTH

HTFC PLANNING & DESIGN
VRBANICS

Tuxedo Golf Course

Date Opened/Constructed: 1934

Land Ownership: City of Winnipeg

Location: 400 Shaftsbury Boulevard, Winnipeg, MB

Number of Holes & Area: 18 Holes on 118.4 acres

Course Type: Public

Zoning: Parks & Recreation

Lease Agreement: Just signed 10 year lease, expires 2031

Maintenance: Tuxedo Golf Course staff, 3 full time, 5-6 students

Course visited: Sept. 20/21, 1:30 p.m.

Pre-Meeting Attendance:

Pat Burns, Head Golf Professional
Russ Parry, Assistant Superintendent
Bruce Dixon, HTFC
Brendan Dawe, Urbanics

Course Tour Attendance:

Pat Burns, Head Golf Professional
Russ Parry, Assistant Superintendent
Bruce Dixon, HTFC
Brendan Dawe, Urbanics

Features:

- 18 Holes, Par 70/71, course length 5623-5232 yards
- Full practice range (matts only)
- Grass greens, bunkers, two tee blocks per hole
- Short game practice area
- Practice putting green
- 18 Hole miniature golf course
- Restaurant with indoor and outdoor dining/ patio
- Fully fenced perimeter
- Lesson program
- Power and pull cart rentals
- Large parking lot



Condition Assessment:

Feature	Condition	Notes
Greens	Good	Some are very small, particularly #7 & 11
Tees	Fair-Poor	Many tees undersized, worn #4, 5, 15, 18
Bunkers	Fair-Good	Limited number
Fairways	Good	Some fairways have low depressions and hummocks/moguls
Rough	Good	

Cart paths	Good	
Additional Notes: Lack of available space to naturalize, everything is in play essentially and concern of slowing down pace of play.		

Surrounding Demographics:

- Senior population: 19%
- Youth Population: 12%
- Equity-deserving index: 22%

Property and Surrounding Land Use:

- Largely square shaped property with projected area to the south for holes 3 and 4
- North: Assiniboine Park - Winnipeg's highest profile park, which provides the opportunity for diverse recreational and leisurely pursuits throughout the year, including; Assiniboine Park Zoo, Assiniboine Park Lyric Theatre/Stage, multi-use paths, gardens, playgrounds, picnic and gathering spaces, and multi-use greenspaces
- East: Residential
- South: Private Residence, Canadian Mennonite University, Winnipeg Police Services Station, Assiniboine forest
- West: Assiniboine forest
- Transit service is available for eastbound and westbound directions for routes 18, 67, 79 on Roblin Boulevard and routes 65 and 66 on Grant Avenue

General Landscape Character:

- Largely open green space on east and north portion with more heavily forested areas at the central and west portions of the site
- Mostly flat terrain with little relief or elevation change. Only 1m (3.3') of general elevation change on the property

Trees and Forested Areas:

- Loss of American Elms trees continues to be a problem, losing 4-8 mature trees per year
- Root encroachment is a challenges on holes 6, 7 and 17
- Losing many Bur Oak trees to Oak decline
- Many Poplar/Aspen trees are at the end of their lifespan
- No program for tree replacement
- 26.7% - Tree coverage as a percentage of land area. Fifth of the 10 courses studied

Water Features (Natural and Man-made):

- Man-made lake/pond between holes 8/9/10. Pond is maintained right to edge, no naturalization. Used for irrigation purposes
- No other water features

Naturalized Areas:

- Nothing significant, understory of treed areas is largely intact with minimal clearing.
- Minimal space for naturalization.

Recent or Planned Improvements:

- Complete automated irrigation system, approximately 1999
- Greens #10 & 18 re-built in 1999
- Planning to re-do #1 fairway and green, no timetable as of yet
- Fairways on 6, 7 and 13 have all been re-graded to eliminate the moguls

- Hole #8 was being rototilled for re-grading at the time of the site visit
- New forward tee is roughed in on hole #15
- New nursery green being planned along right side of practice range, adjacent to #17 tee
- Generally, plan to do one bigger project each year, largely weather dependent as well

Golf Course Play/Utilization:

- Vast majority of play is public tee time golfers, Wednesday Ladies League 60-70 golfers
- 80% of play is male
- Offers multi-game discount cards that carry over year to year
- By September of 2021 they had already eclipsed last year's numbers
- The course is popular for private course members because it generally opens earlier in the season, stays open later in the fall.
- Range is popular for private course members as well who don't want to drive all the way out to their club in the evening just to hit balls/practice
- Mornings and weekends are very busy
- Seeing an increase in couples playing, adults playing with juniors
- Overall clientele is getting younger
- No off season use of the property

Other Golf Facilities in the Area:

- Assiniboine Golf Club (Public), 6.0 km to the north
- St. Charles Country Club (Private), 6.9 km to the west
- Wildewood Golf Course (Semi-Private), 8.8 km to the southeast
- Glendale Golf & Country Club (Private), 9.2 km to the west

Other Recreation Facilities in the Area (within 800m):

- Assiniboine Park (multi-use paths, gardens, cricket, zoo, sculpture gardens, outdoor theatre, playgrounds, botanical ardens, gathering spaces, and multi-use greenspaces)
- Assiniboine Forest (woodland and walking paths)
- Tuxedo Community Centre (lawn bowling, playground, 2 outdoor rinks, 6 tennis courts, basketball court, & soccer field)

Recreation Gaps:

- None

Assets:

- Significant investment in the course and facilities
- Large practice range that is very popular
- Large areas of intact forested areas/habitat
- Good mix of trees and open holes
- Good location for west-central portion of the City for public access golf
- Major capital improvements have already been completed – clubhouse and full irrigation system
- Good connectivity to the Assiniboine forest to the west and south. More so for birds and small mammals as the chain link perimeter fence inhibits cross access for deer.

Issues/Challenges:

- Not an overly long course, but caters to recreational players
- Wayfinding - People often come to the course by mistake thinking it is Assiniboine Park
- Tough to attract younger golf professionals because of short, 5 month season
- Planned residential/multi-family development adjacent to #2 tee on the west side
- Root encroachment is an issue at several greens, 6, 8, 17

- Road noise is a significant factor on holes 3, 4 and 8
- Poor drainage within the practice range landing area
- Timber retaining wall at #10 green is failing/in poor condition
- Some safety issues: proximity of #14 tee to #11 landing area/fairway
- Lack of natural grass at practice range teeing area – mats only
- Biggest challenge is being at the mercy of the weather- ie. How busy the course is and for planning projects.
- Fairways with uneven, hummocky moguls are expensive to re-grade and repair
- Very old, small maintenance shop, cramped for space. They have brought in Sea-Cans for extra storage.
- The miniature golf course is looking tired, with worn turf/carpet, settling of paving stone. Course is not accessible.
- Maintenance philosophy - they understand they cater to high handicap players just there to have fun. Not looking for tournament calibre conditions.
- More new players playing the game
- Geese are abundant on the course because of the large pond on #8/9/10
- Little benefit from proximity to Assiniboine Park
- Lack of winter activities/off-season use

Photos:



View to clubhouse from 1st tee



#1 fairway, uneven moguls and practice range in background



Hole #5 from the blue tee



Hole #8 fairway being rototilled prior to re-grading



Poplar tree roots at surface



Irrigation pond at right side of #9 tee



Fairway drainage infrastructure



Ash tree decline



Looking back at the re-graded #13 fairway



New forward tee on hole #15 roughed in



Extensive oak decline behind #16 green



#17 green with thin spots due to shallow tree roots



Practice range



Practice green



Miniature golf course



Paving stone settlement at miniature golf paths

Tuxedo Golf Club

EXISTING TREES

ROAD NOISE

GRANT AVENUE

WALK/BIKE PATH

WINNIPEG POLICE STATION

OPPORTUNITY FOR NATURALIZATION

EXISTING TREES

ZOO PARKING

ROAD NOISE

WALK/BIKE PATH

CORYDON AVENUE

SAFETY CONFLICT

ASSINIBOINE PARK

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

NURSERY

MAINT. SHOP/ YARD

MATERIALS STORAGE

OPPORTUNITY FOR NATURALIZATION

PUMP STATION

CANADIAN MENNONITE UNIVERSITY

CANADIAN MENNONITE UNIVERSITY

PARKING

PRACTICE RANGE

PARKING

RESIDENCE

CLUBHOUSE/PROSHOP

PATIO

PRACTICE GREEN

MINI GOLF

POND

WALK/BIKE PATH

SHAFTESBURY BOULEVARD

SAINT DEMETRIOS CHURCH

SHAFTESBURY' HIGH SCHOOL

RESIDENTIAL

N

0 50 100 200 300m

1:3,500 @ 11X17

OPPORTUNITY AREA

TREE DECLINE AREAS

1:3500

CITY OF WINNIPEG GOLF LANDS REPURPOSING STUDY

TUXEDO GOLF COURSE

400 SHAFTSBURY BOULEVARD

SITE INVENTORY & OPPORTUNITIES NOTES

HTFC PLANNING & DESIGN

VRBANICS

Fig. 8

NORTH

Wildewood Golf Course

Date Opened/Constructed: 1930

Land Ownership: City of Winnipeg

Location: 739 North Drive, Winnipeg, MB

Number of Holes & Area: 9 Holes on 67.0 acres

Course Type: Semi-Private

Zoning: Parks & Recreation

Lease Agreement: Current agreement expires Dec. 31, 2023

Maintenance: Six full time staff at peak season

Course visited: Sept. 24/21, 9:00 a.m.

Pre-Meeting Attendance:

Kathy Bentley, Co-Owner, Wildewood GC
Bruce Dixon, HTFC
Brendan Dawe, Urbanics

Course Tour Attendance:

Kathy Bentley, Co-Owner, Wildewood GC
Adam Junkin, Superintendent, Wildewood GC
Bruce Dixon, HTFC
Brendan Dawe, Urbanics

Features:

- 9 Holes, Par 36, course length 3003 - 3208 yards
- No Pro Shop
- Grass greens, three tee markers per hole
- Power & Pull cart rentals
- Practice putting green
- Concession stand
- Hole #7 has alternate/second green for second/back nine play
- Small practice area beside maintenance shop and hole #2
- Recreation facilities: Tennis, (separate operation – no longer affiliated with the golf course)
- Special events tent with heaters behind #1 tee – holds approximately 40 people



Condition Assessment:

Feature	Condition	Notes
Greens	Good	
Tees	Poor-Good	Varies by location/hole, some shade issues
Bunkers	Good	No drainage in any of the bunkers
Fairways	Fair-Good	Some localized dry and high traffic areas
Rough	Good	
Cart Paths	Good	Granular
Irrigation Pump Station	Good	Hole #8
Maintenance Shop/Yard	Fair-Good	Unheated

Surrounding Demographics:

- Senior population: 16%
- Youth Population: 14%
- Equity-deserving index: 42%

Property and Surrounding Land Use:

- Irregular, east-west oriented property defined by Netley Street on the west and North Drive on the east side, Oakenwald Avenue to the south and the Red River to the north.
- North: Red River
- East: Residential, and Parks & Recreation at South East Corner
- South: Residential
- West: Residential
- Nearby transit stops offer eastbound and westbound connection through route 694 on Oakenwald Avenue and Point Road.

General Landscape Character:

- Heavily tree, parkland space bound by the Red River on the North side.
- Large dike bordering the right side of hole #8 to provide flood protection
- Mostly flat terrrain with 4m (13') of elevation change with the property and dropping down 5m (16') to the river's edge.

Trees and Forested Areas:

- All holes are lined by mature trees and forested areas. The predominant tree species on the property is Bur Oak with many American Elm, Green Ash and Linden trees as well.
- Most trees on the site are naturally occurring and no tree planting program or replacement program in place.
- 38.6% - Tree coverage as a percentage of land area. Third highest of the 10 courses studied

Water Features (Natural and Man-made)

- The Red River border hole #8 but is not visible from the course because of the large dike.
- No other water features on the course.

Naturalized Areas:

- The bank along the Red River is naturalized/ unmaintained.
- Intact forested bluffs between holes are naturalized/unmaintained for the most part.
- The bank along holes 4 & 5 is naturalized.

Recent or Planned Improvements:

- Recently bought a new fleet of 20 electric golf carts (not leased)
- Refurbished the washrooms on hole #2
- Pump/intake upgrades 2021
- New signage on the course
- Replaced fencing around the maintenance yard
- Repainted the parking lot lines
- Plans to replace clubhouse are currently on hold

Golf Course Play/Utilization:

- The current Ownership group took over operation of the golf in 2014
- Plans for development of a new clubhouse for the course in association with the developers of the multi-family housing project next door never materialized
- Some members have been here for over 70 years, many over 50 years
- Approximately 250 member, most are over 70, very loyal to the club
- The course was 'moderately profitable' prior to Covid 19
- Rounds played for 2020 were up 25-30% over 2019
- 2 to 1 ratio of 9 hole rounds to 18 hole rounds

- Women membership is growing the fastest
- 15 Junior members
- The course is used for cross-country skiing in the winter, trails are maintained by the local ski group which connect to trails at Wildwood Community Centre and St. John's-Ravenscourt School
- They do offer 12 and 18 games passes that do expire and not carry over
- Plenty of wildlife on the course: deer, owls, hawks, rabbits, raccoons and lots of squirrels
- They partner with local restaurants such as the Pony Corral for food service for special events
- They have also brought in food trucks for tournaments
- League play on Wednesday and Friday mornings – 20 players
- Senior's best ball tournament – twice per month
- Tournaments are typically smaller, 16-20 people. 72 people is the biggest tournament they have
- They had many more tournaments prior to Covid.

Other Golf Facilities in the Area:

- Crescent Drive Golf Course, 2.7 km to the south
- Canoe Club Golf Course, 4.0 km to the east
- Windsor Park Golf Course, 5.8 km to the east
- Niakwa Country Club, 6.9 km to the east
- St. Boniface Golf Club, 7.2 km to the east
- Tuxedo Golf Course, 8.8 km to the west
- Assiniboine Golf Club, 9.7 km to the northwest

Other Recreation Facilities in the Area (within 800m):

- Winnipeg Lawn Tennis Club (11 courts, clubhouse)
- Wildwood Park Community Centre (2 outdoor rinks, baseball diamond, soccer field, & an integrated trail system that connects to various open spaces and playgrounds)
- Fort Garry Community Centre/Gary Hobson Memorial Park (3 baseball diamonds, 2 outdoor rinks, playgrounds, running track, 2 community halls, Fort Garry Skate Park, soccer/football field, Lion's Outdoor Pool)
- Toilers Memorial Park (greenspace, walking trails)
- Byng Park (basketball, greenspace, playground)
- Ruttan Bay Park (greenspace, playground)
- Manchester Park (woodland)
- Wildwood Park (greenspace, woodland, playground, walking trails)

Recreation Gaps:

- Multi-use greenspaces

Assets:

- Naturalist community group within the neighbourhood are including the golf course property in their indigenous plant and animal species inventory that is underway
- Good neighbours around them, supportive of the course
- If they do go ahead with a centralized clubhouse, the land of the current proshop (trailer) and parking would be available for repurposing
- Good off-season use of the grounds for cross country skiing and snow shoeing
- Mature forested areas with intact understory for habitat
- Newer intake system

Issues/Challenges:

- They have been operating out of a temporary construction trailer for four years now
- The practice green is in very close vicinity to the 9th green
- Build/grow the younger age group of the membership, keep and retain members
- They do not currently have a golf professional on staff, former Pro retired two years ago

- Eight other golf courses with a 10km range to the property
- They do not tarp their greens off for winter, only rope them off. Some potential for winter skiing damage, but not a major problem
- Dog walkers, people coming onto the course is a problem throughout
- Traffic on the roadway that cuts through the course is a challenge/issue, supposed to be one-way. Popular for walkers.
- They have had problems with vagrancy before. People setting up a tent between holes 4 & 7
- Maintenance equipment is very old
- No automated irrigation system, fully manual
- Overhead power lines cross in front of the tee on hole #5
- Trees in close proximity to some greens compete for moisture
- Some tree challenges with American Elm being the second most prominent species on the property
- People of the neighbourhood have a sense of entitlement to the course and grounds
- Very small parking lot

Photos:



Practice putting green in foreground, #9 green behind



Practice green with Netley Street behind



Concession stand with event tent beyond



Hole #1 from the back of the tee



Elm tree tagged for removal, #1



Typical wooded area and understorey, between #1 & 7



Washroom facilities, hole #2 tee



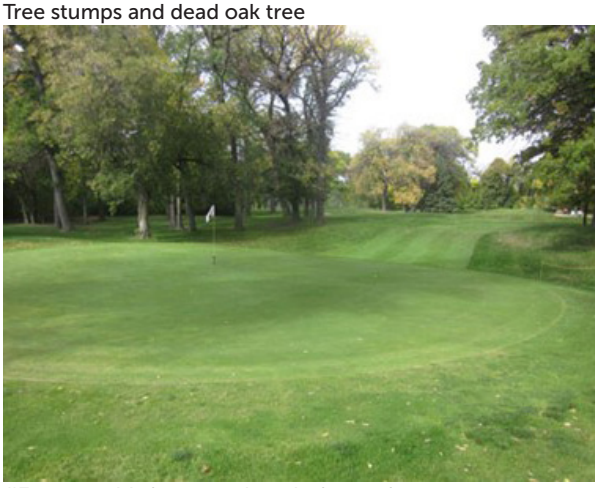
Hole #2 from the left side of the fairway



Tree stumps and dead oak tree



Hole #2 green looking back toward the fairway



#3 green with former oxbow in front of green



Hole #4 from the back tee with dike on left

Photos:


Trees in fairway hole #4


Hole #5, split tee with naturalized bank on the left


Hole #6 from the blue tee


Hole #6 white tee


Hole #6 green


Wear area with poor irrigation coverage, #7



#8 from white tee with dike and river along right



Pumphouse and primer tank



Irrigation intake on Red River



Maintenance yard



Cell phone tower at maintenance shop



Hole #9 from the white tee



Manual irrigation valve – hole #9 fairway



Hole #9 green with parking lot in back right corner

Wildewood Golf Course

PARKING
TRAILER
CONDO
OPPORTUNITY AREA
PRACTICE GREEN
TENT & CONCESSIONS
RESIDENTIAL
STREET
TENNIS
WALK/BIKE TRAIL
NORTH DRIVE
POTENTIAL ADDITIONAL DEVELOPMENT SITE
OAKENWALD SCHOOL
POINT RD
NETLEY
9
1
6
EXISTING TREES
CELL TOWER
POTENTIAL CLUBHOUSE REDEVELOPMENT SITE
PUMP STATION
PRACTICE AREA
MAINT. SHOP/ YARD
OAKENWALD AVE
RED RIVER
8
NATURALIZED BANK
5
7
2
WALK/BIKE TRAIL
RESIDENTIAL
EXISTING TREES
ALT. GREEN
4
3
SAFETY CONCERN
CONNECTION TO SOUTH WINNIPEG PARKWAY (TRAIL SYSTEM)
NORTH DRIVE
RESIDENTIAL
NATURALIZED BANK
WILDEWOOD PARK COMMUNITY CENTRE
SOCCER

N

0 50 100 200 300m

1:4,000 @ 11X17

OPPORTUNITY AREA

TREE DECLINE AREAS

CITY OF WINNIPEG GOLF LANDS REPURPOSING STUDY

WILDEWOOD GOLF COURSE — Fig. 9

739 NORTH DRIVE

SITE INVENTORY & OPPORTUNITIES NOTES

NORTH

HTFC PLANNING & DESIGN

VRBANICS

Windsor Park Golf Course

Date Opened/Constructed: 1925

Land Ownership: City of Winnipeg

Location: 10 Des Meurons Street, Winnipeg, MB

Number of Holes & Area: 18 Holes on 129.6 acres

Course Type: Public, municipal course

Zoning: Parks & Recreation

Lease Agreement: N/A, City run

Pro Shop: City of Winnipeg CUPE staff, 4 full time seasonal and 2 full time students

Maintenance: City of Winnipeg CUPE staff, 7 full time seasonal and 1 full time student

Course visited: Sept. 21/21, 2:00 p.m.

Pre-Meeting Attendance:

Ben Fey, General Mgr., Winnipeg Golf Services
Dave Comaskey, Golf Operations Coordinator, Winnipeg Golf Services
Mike Brownridge, Maintenance Coordinator, Winnipeg Golf Services
Bruce Dixon, HTFC
Brendan Dawe, Urbanics

Course Tour Attendance:

Ben Fey, General Mgr., Winnipeg Golf Services
Dave Comaskey, Golf Operations Coordinator, Winnipeg Golf Services
Mike Brownridge, Maintenance Coordinator, Winnipeg Golf Services
Bruce Dixon, HTFC
Brendan Dawe, Urbanics

Features:

- 18 Holes, Par 68/69, course length 5356-4883 yards
- No practice range (hitting nets/cages)
- Grass greens, bunkers, three tee blocks per hole
- Power and pull cart rentals
- Practice putting green
- Clubhouse & Pro Shop
- Restaurant with indoor dining
- Fully fenced perimeter
- Lighting for cross-country skiing
- Large parking lot



Condition Assessment:

Feature	Condition	Notes
Greens	Good	Some greens are quite small
Tees	Fair-Poor	Generally smaller, some shade issues
Bunkers	Fair-Good	Recent renovations, #4, 11
Fairways	Good	
Rough	Good	

Cart Paths	Fair-Good	Granular
Irrigation Pump Station	Poor	
Maintenance Shop/Yard	Good	Lack of yard space necessitates storage of granular materials at south end of parking lot

Surrounding Demographics:

- Senior population: 18%
- Youth Population: 13%
- Equity-deserving index: 49%

Property and Surrounding Land Use:

- Irregular shaped property.
- North: St. Boniface Golf Club, Saint-Boniface Cemetery
- East: Residential
- South: Residential and Iroquois Park
- West: King George Park, Seine River and Residential on the opposite side of the river
- Nearby transit stops include the northbound and southbound route 57 on Archibald Street and route 55 on St. Anne's Road, both are approximately 600 meters from the course

General Landscape Character:

- Mostly tree lined, open Parkland space with more heavily forested areas at the southeast corner and on the west side of the property along the Seine River corridor
- More rolling than other study courses with natural oxbows within the property. 2m (6.5') of elevation change within the course and dropping down 6m (20') to the edge of the Seine River

Trees and Forested Areas:

- Loss of American Elms trees continues to be a problem, some loss of Bur Oak due to Oak decline and subsequent Two Lined Chesnut Borer pressure. Many Ash trees on the property as well. Tree inventory completed in 2017 to 2021
- Predominant species on the golf course property is Bur Oak (956) followed by Green Ash (370) and American Elm (259). So all three species are at significant risk due to disease and pest pressure.
- Newer tree plantings between hole #8 & 11
- Heavier forest cover along the west side of the course
- 39.2% - Tree coverage as a percentage of land area. Second highest of courses studied

Water Features (Natural and Man-made):

- Seine River borders holes 1, 2, 3, 4, 5, 6, 13, 14 . Holes #9, 10 and 18 cross over the river.
- Holes #6, 7 12 & 15 cross over an east-west creek/ tributary of the river
- Man made pond on hole #3
- Natural former oxbows cross the course in several areas

Naturalized Areas:

- The pond on hole #3 is surrounded by aquatic vegetation/naturalized.
- Banks along the Seine River are naturalized/ unmaintained.

Recent or Planned Improvements:

- Recently replaced the windows in the clubhouse and a new roof
- Food service leased to Salisbury House
- Implemented a new point of sale system in

2014/15

- Have completed drainage improvements on holes 2, 8, 11, 14, 15 and 17
- Tee reconstruction
- Renovated bunkers on hole #14
- Plan to re-do the 6th tee, tight to the 5th green limited area on flat ground
- Plan to have a fully electric cart fleet for next season. Better efficiency and emissions
- New tee signs

Golf Course Play/Utilization:

- Moderate-short golf course, not considered regulation length
- Rounds played (rounded), 2018: 21,500, 2019: 24,000, 2020: 32,000, 2021: 35,200
- Some tournaments in a typical year, usually 40-60 people, almost every weekend. No big shot-gun event type tournaments
- Seniors leagues in the mornings, Monday-Friday. Wednesday Women's league is the largest with 80-100 players. Option to play 9 or 18 holes, most play nine
- Introduced a men's evening league on Thursdays in 2016, 125 players in 2021
- Monday evening combined men's/women's league, 75 players, nine holes
- Most of the play is by beginners, seniors, working class
- Evenings it is usually 45 and younger
- The grounds are leased in the winter to the Cross-Country Ski Association of Manitoba, not for profit operation, they pay the utilities. They are responsible for their own grooming of the trails
- Saturday and Sunday morning is all of their regulars
- 90% of golfers ride carts on the weekends
- Usually open by mid-April
- Customer loyalty/rewards program is very strong

Other Golf Facilities in the Area:

- St. Boniface Golf Club, 2.0 km to the north
- Canoe Club Golf Course, 2.8 km to the southwest
- Niakwa Country Club, 2.7 km to the south
- Wildewood Golf Club, 5.8 km to the southwest
- Rossmere Golf & Country Club, 8.8 km to the north

Other Recreation Facilities in the Area (within 800m):

- Bonivital Pool (indoor pool)
- St. Vital Outdoor Pool
- King George Park (playground, walking trails, greenspace)
- Papoose Park (playground, walking trails, greenspace)

Recreation Gaps:

- Basketball courts; multi-use greenspaces; tennis and pickleball courts

Assets:

- Second largest property of the 10 study courses
- A lot of wildlife on the course, birds, deer, fox, skunks, raccoons
- Concerted effort to provide a better golf experience and product. More in line with a private club – roll the greens, better definition of the fairways
- Bridges on the property are well used for river crossings in the off-season
- Most rolling terrain of all the study courses
- Popular and well managed off-season cross country skiing program operated by the Windsor Park Nordic Centre. Trails are also lit for evening use

Issues/Challenges:

- The course is heavily used by dog walkers in the off-season, usually the week after Thanksgiving
- Irrigation system is functional, but only single row, no pressure regulation
- Older pump/pumphouse infrastructure at river intake
- Galvanized pipe, shallow burial in some locations
- Smaller tee boxes, shade issues and increased wear
- They do experience some flooding issues on the course, ie #1 green, #9 tee
- River bank slumping at hole #9 area, west bank
- Close proximity of Bonivital pool on hole #16, although well treed in the area
- Road noise at #18 green
- Lack of yard space at maintenance shop
- Road noise along #15 and at #18 green
- Five other golf courses with 10 km from the course
- Wayfinding can be difficult, tucked into a residential area with less prominent street frontage
- Much of the forested areas are designated as high value ecological habitat

Photos:



Practice green, with 1st hole in background



Oak and elm trees in decline, right side of #1



Hole #2 with recent drainage improvements



Irrigation pond, hole #3



Irrigation pumphouse/storage building



Hole #4 tee


Hole #6 synthetic turf tee and safety fencing


#7 Green


Dead oak trees between #7 green and #3 tee


Timber wall failure along river bank, hole 9


Hole #12 looking back from the green


Cross country skiing lighting pole on #13



Ski trail access point down to river, hole #13



Renovated fairway bunker, hole #14



Shallow, galvanized irrigation pipe #14



Hole #15 from front of red tee



#16 green with Bonivital Pool in background



#18 looking back towards fairway



Maintenance yard & cart storage



Additional storage and maintenance out building

Windsor Park Golf Course

NIAKWA TRAIL

ST. VITAL POOL

REGAL

DES MEURONS

PRACTICE GREEN

CLUBHOUSE/PROSHOP

MATERIALS STORAGE

PARKING

MAINT. SHOP/ YARD

OPPORTUNITY AREA

UNDERPASS

ROAD NOISE

FERMOR AVENUE

RESIDENTIAL

BANK AVE

RESIDENTIAL

EGERTON RD

POTENTIAL NEW AT CROSSING OF SEINE RIVER AND PATH

ST. BONIFACE GOLF CLUB

SEINE RIVER

BRIDGE

BRIDGE

BRIDGE

PUMP STATION

POND

OPPORTUNITY FOR NATURALIZATION

OPPORTUNITY FOR NATURALIZATION

OPPORTUNITY FOR NATURALIZATION

OPPORTUNITY AREA

OPPORTUNITY AREA

OPPORTUNITY AREA

ST. BONIFACE CEMETERY

WALK/BIKE PATH

ROAD NOISE

ARCHIBALD STREET

PARKING

BONIVITAL POOL

WINDSOR PARK LIBRARY

NIAKWA TRAIL

RESIDENTIAL

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

(1) (2) (3) (4) (5) (6)

N

0 50 100 200 300m

1:4,000 @ 11X17

OPPORTUNITY AREA

TREE DECLINE AREAS

CITY OF WINNIPEG GOLF LANDS REPURPOSING STUDY

WINDSOR PARK GOLF COURSE Fig. 10

10 DES MEURONS STREET

SITE INVENTORY & OPPORTUNITIES NOTES

NORTH

HTFC PLANNING & DESIGN

VRBANICS

7. Golf Industry Consultations

Various consultations were held with professionals and association representatives recognized both provincially and nationally in the golf industry from November 2021 to March 2022. These discussions covered topics ranging from the impacts of COVID-19 on operations and play, industry trends in play, course useages/alternatives, identifying areas for improvement, and recent innovations aimed at increasing play and engagement.

National Golf Course Owners Association

Kevin O'Donovan, Regional Director Prairie Chapter

Interviewed: November 4, 2021, with a follow-up on Nov. 15, 2021

The NGCOA is a National, not for profit trade association servicing Owner, Operators, Managers and Golf Professionals across Canada. They have 1365 members in 2021, growing from 92 when first formed in 2013. There are 168 members in the local SK/MB chapter. Their primary function is assisting its members with the business operations of golf.

There six main pillars of service to their members evolve around:

- Purchasing
- Marketing
- Knowledge
- Research
- Advocacy
- Networking

The organization played a major role in golf's response to the Covid-19 pandemic. Serving as a resource to its members for bulletins and communications, best practices, toolkits, operational resources and links to government resources, information and programs. The local chapter provided guidance and direction on how the changing public health and provincial government guidelines and protocols applied to golf.

Summary of Major Discussion Points:

- Golf thrived and enjoyed a renaissance during Covid-19 in the seasons of 2020 and 2021. Many new players took up the game and players that had taken a hiatus from golf returned.
- The sport is built for social distancing inherently.
- Courses are looking to become more four-season venues:
    - Indoor golf simulators for winter play, allow for off season lessons, club fittings, social events and league play on golf simulator.
    - Ice skating, tobogganing, snow shoeing, cross-country ski trails.
- Being adaptive to keep their kitchens busy: come for a ski then bring take home food home to eat. Situation forced courses/businesses to be creative.
- Combining golfers and non-golfers on the property is very challenging because of the inherent risk; liability, risk-management and insurance standpoint.
- Despite one-family restrictions from May long weekend until early June (2021), numbers were strong for rounds played aided by an early spring (March) and favourable fall weather. Rounds are up 20-30%.
- Trends in play – New golfers – 9 is enough. Rise in events such as '9 & Dine'
- Increase of people working from home provided more flexibility and people able to participate in golf.
- Demand for tee times out clipped by supply throughout 2021.
- Is it sustainable for coming years? They expect a slight drop, but not as significant as one might think.
- Year-to-date revenue (October 2021) is showing double digit increases for all regions averaging to a 20% increase nationally over 2020.
- Nationally year-to-date (YTD) average rounds remained at unprecedented levels; up a further 9% from the record-breaking 2020 season and 24.1% better than the 5-year average. This growth was evident across the country where YTD numbers for all regions increased with Quebec leading the way with more than 22% growth.

Manitoba Golf Superintendents Association

Dustin Howe, President

Interviewed: November 3, 2021

The MGSA is an organization formed in 1950 of professional golf courses superintendents responsible for the care and upkeep of Manitoba's golf courses. Members also live and work in Northwestern Ontario and other neighbouring provinces.

Their original mandate was to:

A) Form an association of the Golf Greens Keepers of Manitoba for the information, instruction, education and mutual advantage of its members.

B) To promote knowledge and disseminate information regarding the planning and construction of golf course.

C) To assist members to obtain employment and to extend relief to needy and deserving members.

The founding members first met with an intent to discuss the feasibility of forming an Association which would, through interchange of knowledge and ideas, upgrade and improve playing conditions on Manitoba's golf courses, as well as promote and improve the professional status of the people who cared for the courses.

Summary of Major Discussion Points:

- At the course that he manages, rounds played increased by over 40% from 2019 to 2020. With similar number of rounds for 2021 as well. Revenue was up over 25% in this time.
- They hope the interest in golf is sustained. But that remains to be seen as other activities become accessible again.
- They are in the golf industry, so from their perspective, they want to keep as many golf courses available to employ their members.
- They have been approached by groups/ organizations formed to preserve golf courses. They are not looking to become community activists, but support their efforts in principal.
- Does a public/municipal course help a private course? Yes, it does as it creates more golf golfers. Those golfers might want to join a private course some someday.
- Anybody leaving golf is bad for their industry.
- They are in favour of making the golf courses available for use 12 months of the year. Initiatives that create year-round employment for their members are welcomed.
- Alternative uses for courses in-season are difficult. Foot golf never really took off.
- Disc golf is gaining in popularity. But how can it be revenue generating? Hold it on a licensed premise so that you can sell beer/drinks?
- Engage/talk to the Community Groups – they will tell you what they want or need in their neighbourhoods.
- City of Spokane, Washington example. Make improvements to provide a better golf product that is attractive to the average/beginner player, but at a reasonable cost.
- Municipal Golf Services – they spend the money, but are they getting the most out of it?
- Naturalization is good – but you have to keep the golfers out of there. Slows down play. People go in there to find their ball and trample the grasses. The idea is good, but hard to implement.
- Water conservation and demand is the biggest issue facing the industry going forward.

Golf Manitoba

Jared Ladobruk, Executive Director

Interviewed: November 15, 2021

Golf Manitoba is the Provincial Sports Organization and governing body for golf in Manitoba representing 9,000 golfers and 80 member clubs across the province. A proud partner of the Golf Canada, Golf Manitoba's mission is to develop, promote, govern and service the game of golf for the benefit of all participants. By investing in the growth of the sport and introducing more participants of all ages to the game, their vision is to be a leader in delivering quality, innovative and accessible golf programs and services.

Mission – To develop, promote, govern and service the game of golf in Manitoba and North-Western Ontario for the benefit of all participants.

Vision – To be the centre of excellence that delivers quality, innovative and accessible golf programs and services.

Summary of Major Discussion Points:

- They are able to gauge activity by member interaction on the website: logging rounds, etc.
- 11% Growth in members overall. 44% Increase in junior membership.
- They added a Public Player category for membership a number of years ago and have seen an increase of 45% growth in public membership during Covid (2020-2021).
- Provincially (golf rounds played):
    - 2019: 205,000
    - 2020: 224,000 9% increase
    - 2021: 262,000 17% increase
- They are hearing more of off-season use of courses – snow shoeing, cross country skiing, walking.
- Golf has been the saving grace during the Covid era – occurs outdoors, encourages active living and can be done while social distancing. The social component of golf is very big.
- The challenge now is to keep golfers engaged and keep playing once restrictions ease. Golf Canada has introduced a golfer retention program.
- As the local governing body for golf in the province, they are not in favour of any course closures or repurposing in principle.
- Their mandate is to grow the game from both a recreational and competitive golf stand point.
- Golf – focus on innovation, keep players involved. Technology – rise in popularity and continued improvements in golf simulators for recreational play and instruction/lessons both in season and during the off-season.
- What are the barriers to involvement? Having to take the bus to get there? More centralized, economics of scale.
- JL referred to the Economic Impact of Golf in Canada Study (2019). Manitoba key points:
    - Estimated $528.2M contribution to the GDP in Manitoba.
    - Over 8,700 jobs, with 50% being students.
    - $307.8M in household income.
    - $127.8M in government tax revenue.

Golf Canada

Ryan Logan, Director Golf Services

Interviewed: March 8, 2022

Golf Canada is the National Sports Federation and governing body for golf in Canada representing approximately 304,000 members across the country. Golf Canada's mission is to increase Canadian participation by investing in the growth of the sport and introducing more participants of all ages to the game. Golf Canada is dedicated to grassroots initiatives of the game.

Summary of Major Discussion Points:

- Recognizes that municipal golf courses play a vital role for entry to the game – introduce individuals to the sport and develop future golfers.
- Established various programming:
- RBC Junior Golf Program
    - Goal is to introduce youth from underrepresented communities to the sport and grow the reach golf has in these communities.
    - Attracting the sport to diverse groups by removing the financial barrier i.e., equipment and green fees.
- First Tee
    - Life skills program with locals schools and communities
    - Launching in Manitoba and Saskatchewan in 2022 – although there is currently no formal agreement with specific courses in Manitoba
- Youth on Course
    - Offers $5 subsidized green fee for youth with a $10 subsidy from Golf Canada to the course – currently no enrollment within the City of Winnipeg.

USGA Resource Management Tool – 'Deacon'

- Attach GPS devices to golfers to track their movement/play throughout the course to create heat maps – understand the operational efficiencies.
- This tool helps to understand where land can be converted to naturalized areas due to low traffic or determine bunkers that are not in use.
- Can help reduce operational costs – raking bunkers, mowing maintenance, etc.
- Golf Canada can provide this service complimentary to the City of Winnipeg – used with the City of Toronto for their repurposing analysis.

All Abilities Championship

- Worked with the City of Toronto and offered para golf, specialized adaptive golf cart to persons with disabilities.
- Initiated the improvement of accessibility for Humber Valley golf Course – introduced elevators and dropped counter height.
- All programming can help to increase overall visibility of golfing.
- City of Toronto used to use 7 to 8-minute interval tee times, recently switched to 10-minute intervals which in-turn increased the rounds of play and experience. Less congestion and better user enjoyment.

Compatible uses for golf courses that Toronto explored:

- Used the Deacon tool for Toronto's municipal courses – identified areas to integrate winter walking trails
- Fling Golf Program
- Disc Golf
- Shutting down facilities on Sunday to allow for walking – realized this was not feasible due to 87% tee time utilization
- Shut down the course after 5 p.m. for youth
- Drive-in movie night

Additional support Golf Canada can provide:

- Community putting green in public areas/parks – synthetic turf (low maintenance)
- Community-based fundraising
- Relationships with Indigenous communities and Friendship centres

8. Opportunities

Introduction

The following general and site-specific opportunities emerged through a review of the research and analysis described in the previous sections, and in consultation with the City steering committee and course operators. Research into precedents from other jurisdictions also factored into opportunities listed.

It is important to recognize that these opportunities are not presented as recommendations, because the scope of this study did not include a business case analysis or public engagement – both of which are critical to accurately assess the feasibility of a proposition. Instead, these possibilities are intended to open a dialogue about augmenting the use and value of these vital resources, and serve as a starting point for further detailed planning. To that end, this section includes some pros and cons for each of the course-specific opportunities identified, capturing some of the thinking that went into their inclusion in this document.

Not all of the courses presented notable opportunities for improvement within the parameters of parks/ recreation/open space repurposing. Refer to the Next Steps section for discussion of the implications of expanding repurposing options.

It should also be noted, although it is not a site-specific opportunity but a general recommendation is to make the game of golf more welcoming. One aspect to address this is a more relaxed or less stringent approach to dress code policy should be considered, or at least at certain designated times. This is in response to societal trends and a need to be more inclusive.

System Wide Opportunities

These opportunities were inspired by the general analysis and work in other jurisdictions, and could apply to many or all of the Winnipeg courses reviewed. Some are mentioned again in the course-specific opportunities, where local conditions are particularly favourable for their application. This section begins on page 111.

1. Indigenous Stories and Placekeeping

Improving First Nation, Métis and Inuit communities access to municipal courses, and honouring their perspectives, experiences and contributions.

Precedent Applications and Studies	Application to Winnipeg's Municipally Owned Golf Courses
Toronto's review of their municipal golf course operations recommended incorporating opportunities for Indigenous placekeeping, cultural practices, and/or economic opportunities, including: • Providing (hybrid) Indigenous/City ownership models for Indigenous groups to get revenue from operations • Hiring Indigenous vendors and operators for future operations • Considering Indigenous vendors to facilitate off-season experiences (i.e., snowshoeing, building survival skills, etc.). • Offering Indigenous cuisine at clubhouses. • Celebrating Indigenous cultures by making space for Indigenous uses of the land and water, and highlighting the Indigenous history of each course. • Naturalization limited to native species • Indigenous renaming ceremonies. Resources: Turf & Rec,"City of Toronto to Adopt Hybrid System for Its Municipal Golf Course Operations." 15 Mar. 2022, https://www.turfandrec.com/city-of-toronto-to-adopt-hybrid-system-for-its-municipal-golf-course-operations/?custnum=&CUSTNUM;&title=&*URLENCODE(&TITLE;)&utm_source=&PUB_CODE;&utm_medium=email&utm_campaign=&*URLENCODE(%7b%7b*JobID%7d%7d)&oly_enc_id=2804A8485378I3V. City of Toronto, "Review of City Golf Course Operations." February 2022, https://www.toronto.ca/city-government/planning-development/construction-new-facilities/improvements-expansion-redevelopment/review-of-city-golf-course-operations/.	The City of Winnipeg could adopt similar measures, as significant Indigenous heritage is woven into these lands. Through the City's Indigenous Accord, there is a commitment to recognize and support community-based initiatives that help build meaningful relationships and invite Indigenous communities into municipal processes. Based on a review of the *Indigenous Heritage Report*, the City's Indigenous Relations Division offered the following cultural programming ideas that might be suitable within municipally owned courses, provided there is proper consultation and involvement with First Nations, Métis and Inuit communities to determine what is appropriate and where. • Community-based gardens – important for food security and sovereignty, and they become a teaching tool for Indigenous youth • Cultural spaces/healing spaces – sweat lodges, or healing lodges • Land-based education programs and tours • Growing Indigenous medicines • Acknowledgments, commemoration, renaming, or land dedications on the courses. Such acknowledgments could cover treaties, land ethics, importance of rivers, the Métis family-based settlement pattern, and other storylines as suggested in the *Indigenous Heritage Report*. The *Welcoming Winnipeg* initiative can also help guide content. • Support public art and cultural expression for placemaking and identity through installations and public art installations. Art programs or workshops could be integrated during the off-season in clubhouses, such as beading workshops.

2. Redevelopment to Increase Recreational Opportunities

Diversifying uses of select golf course lands to address parks and recreation deficits.

Precedent Applications and Studies	Application to Winnipeg's Municipally Owned Golf Courses
Belle Park Master Plan in Kingston, Ontario is proceeding with a multi-phase 15-year development plan that seeks to transform a once municipal landfill and former 9-hole golf course (Belle Park Fairways) into a naturalized and recreational park with varied amenities and opportunities. These uses include naturalized areas, trails, natural play area, off-leash dog area, picnic areas, various courts, multi-use fields, driving range, pitch n' putt, and disc golf, while providing the opportunity to promote cultural, historical, and educational components of the land. Resources: Tocher heyblom design inc, *City of Kingston Belle Park Master Plan*, August 2019, https://www.cityofkingston.ca/documents/10180/36744865/City-Council_Meeting-23-2019_Report-75_Arts-Recreation-Community-Policies-Committee.pdf/c6f66cca-3e20-4e9e-9762-6a694520e371.	Multiple barriers to recreational facilities and amenities have been identified throughout the City of Winnipeg in the *Winnipeg Recreation & Parks Strategies* (pending). Repurposing selected municipally owned course lands to include more recreational opportunities in neighbourhoods that are experiencing proportionately higher barriers would help distribute resources to achieve a more equitable, resilient, and sustainable recreation system.

3. Expanding the Operating Season

Winter uses that appeal to current members and users, and require minimal operational investment.

Precedent Applications and Studies	Application to Winnipeg's Municipally Owned Golf Courses
Throughout the winter season, various golf courses throughout Alberta are offering a variety of activities including snowshoeing (with rentals), cross-country skiing with rentals being sold from the pro shop, skating with lessons available, walking trails, tobogganing, snowgolf, and access to outdoor fire pits to stay warm. Certain courses are offering free access to these facilities will others offer a winter membership or annual pass to access all activities. Golf La Touraine in Gatineau expanded their skating rink to 4.5 km long, which crisscrosses throughout the entirety of the facility. Resources: Payne, B., "Winter Activities Abound!" Golf Life Alberta, 23 Jan 2021, https://www.golflifeab.com/blog/winter-activities-abound. Ednie, P., "How Touraine Golf Club Reinvented Their Course to Generate Revenues During the Offseason." LightSpeed, 24 Feb 2021, https://www.lightspeedhq.com/blog/how-touraine-golf-club-reinvented-their-course-to-generate-revenues-during-the-offseason/.	The City of Winnipeg municipal courses could prioritize improving trail access and linkages, support off-season access to the courses by maintaining pathways and existing trail connections, while considering in-season access outside of course hours. Integrating skating, skiing, snowshoeing and tobogganing during the off-season makes better use of the City's land base, expands recreational offerings to the public, and allows some golf staff to be employed year-round.
For the first time in 2021, White Squirrel Golf Club in Zurich, Ontario opened its back nine holes for golfers to play during the off-season, there are no tee blocks, and the green isn't used for putting. Instead, temporary greens have been crafted to protect the course. Even when snow is on the ground, golfers are encouraged to use a bright coloured ball. The front nine were transformed into hiking trails, free to the public, and the restaurant remained open year-round. Other courses that have adopted similar winter adjustments include Fox Golf Club near Granton, Forest, Petersburg, and Baden in southwestern Ontario. Resources: Max, Martin, "Quintessentially Canadian': winter golf tees off in London region." Fort McMurray Today, 07 Dec 2020, https://www.fortmcmurraytoday.com/news/local-news/quintessentially-canadian-winter-golf-tees-off-in-london-region/wcm/9a287ba9-f862-47f5-90d5-0ec8e40deb93.	The City of Winnipeg golf courses could adopt similar tactics for winter use of the courses. Reduced golf fees could be considered, and restaurants could remain open with a reduced menu to offer revenue during the off-season.

4. Reduction of Golf Course Layout to 9 or 12 Holes or Alternate Short Course Configuration

In response to growing demand for shorter rounds, select courses could be reconfigured with fewer holes, freeing up land for other public uses or ecological reserves.

Precedent Applications and Studies	**Application to Winnipeg's Municipally Owned Golf Courses**
Research by the National Golf Foundation found that the number of shorter rounds played in 2020 has increased by 15 percent. Golfers generally seeking more after only 9 holes, whereas 18 can be a bit too much. In addition to expanding upon the traditional layout, more facilities are including practice greens, putting courses, and par-three layouts – takes less capital and land to incorporate. Saskatoon's Greenbryre Golf & Country Club converted from an 18-hole golf course to a 12-hole course – the first of its kind in Western Canada. The course was re-routed into a south 6 and a north 6. Players have the option to play 6, 12, or 18 holes. Other 12-Hole Courses in Canada: • Derrydale Golf Course in Mississauga, Ontario • Bunker Hill Golf Club in Pickering, Ontario • Crumlin Creek 12-Hole Golf Course in London, Ontario • Westwood Plateau in Coquitlam, B.C.; executive course • Pineridge Golf and RV Park in Seeba Beach, Alberta • Montreal's Parcours du Cerf in Longueuil, Quebec Resources: Humphreys, R., "Forever 18?" By Design: Excellence in Golf Course Design from the American Society of Golf Course Architects Issue 56. (Winter 2021): 15. Print. https://www.tudor-rose.co.uk/asgca/bydesign/2021/winter/14/index.html. Jiggins, Mike. "New 12-Hole Golf Course Has Its Place in Saskatoon." Turf & Rec, 23 Oct. 2019, https://www.turfandrec.com/new-12-hole-golf-course-has-its-place-in-saskatoon-3317/.	Reduction of maintenance costs by removing golf holes, reducing number of bunkers, and incorporating hollows, slopes, and shelves for creative shot-making. Integrate or expand areas of naturalization and/or public uses. Reduction of chemicals, fertilization and irrigation demand. Example: Reducing Windsor Park to 9 holes with alternate 6 hole short course option.

6. Golf Courses as Winter Homeless Shelters

Using off-season golf facilities to add capacity to social service agencies.

Precedent Applications and Studies	Application to Winnipeg's Municipal Golf Courses
To help address unsheltered homelessness during the winter, the City of London, Ontario will be transitioning their municipal courses – Fanshawe and River Road, to temporary drop in spaces (0-8 hours), stabilization spaces (24-72 hours), and winter shelters (up to 4 months). The plan will involve on-site resources and transportation options for residents. Resources: Newcome, D., "How London, Ont. plans to use remote golf courses as winter homeless shelters." CTV News, 21 Oct 2021, https://london.ctvnews.ca/how-london-ont-plans-to-use-remote-golf-courses-as-winter-homeless-shelters-1.5640871.	Allowing a similar program to take place at Winnipeg's municipal courses would help to address key factors highlighted by *End Homelessness Winnipeg*. Although this option may not be feasible due to competing winter uses, it could be considered for courses that currently do not have winter prgramming as a way to best utilize municipal facilities uring the off-season. Implementing this programming at any municipal course would need to be thoroughly investigated to ensure it is offering community benefit.

7. Allowing Dogs on the Golf Course

a) Allowing dogs off-leash on the golf course during off-season times to meet the growing demand for recreation that involves pets.

Precedent Applications and Studies	Application to Winnipeg's Municipally Owned Golf Courses
Camrose Golf Course in Camrose, Alberta opened the south nine of the course to dogs during the winter as a trial off-leash area. Other courses that have adopted a similar model include, Ashburn Golf Club in Halifax which allows dogs off-leash from December to March. Owners must respect the tarped-off greens and tee boxes. Resources: Camrose Now, "Dog Off-Leash Area," http://www.camrosenow.online/65026/location/dog-leash-area. Halifax	The *City of Winnipeg Off-Leash Dog Areas Master Plan* highlights an increase in domestic dog ownership in the city and the need for more Off-Leash Areas (OLAs). Since the majority of OLAs are on municipal lands, city-owned golf courses could consider the allowance of seasonal OLAs. The survey included in *Off-Leash Dog Areas Master Plan* lists the Canoe Club Golf Course as one of the most common parks/open spaces owners will bring dogs, and identifies St. Boniface Golf Course as a place they would like to see transformed into an OLA. Assiniboine Forest was also identified as a place respondents would like to see an OLA, with its close proximity to Tuxedo Golf Club. The demand for use of golf courses for dog activities was heard at many of the courses during the tours.

b) Allowing dogs on-leash on the golf course during non-peak times to meet the growing demand for recreation that involves pets.

Precedent Applications and Studies	Application to Winnipeg's Municipally Owned Golf Courses
Adopting the model from Europe, Woodside Golf Course in Airdrie, Alberta allows dogs on the course at no extra cost while their owners golf, only during certain days and they must be on-leash. Owners must clean up after their pets, therefore Woodside made dog waste bags available at the pro shop. Introducing dogs to the courses has proved to reduce goose and squirrel related challenges that golf courses experience. Resources: CBC, "Dogs allowed to follow owners around at Alberta golf course." CBC News, 25 June 2015, https://www.cbc.ca/news/canada/calgary/dogs-allowed-to-follow-owners-around-at-alberta-golf-course-1.3128086.	During specific days or hours when play is reduced, golf courses could adopt 'dog friendly tee times'. Dogs must be on leash, but can accompany their owner at no additional cost. The demand for use of golf courses for dog activities was heard at many of the courses during the tours.

8. Fairway to Table

Using portions of the municipally owned golf courses for community food production.

Precedent Applications and Studies	Application to Winnipeg's Municipally Owned Golf Courses
Cordova Bay Golf Course in British Columbia claimed unused space on the course to integrate a garden with nearby honeybee homes, The garden features native species and yearly rotating vegetables. It also sells fresh-cut flowers, with proceeds donated to local charities. In addition, seasonal decorating workshops, informative cooking seminars, tours of the garden, and honey sales in the pro shop are regularly scheduled club events. The garden not only allows fresh produce to be used in the restaurant, but enhances the biodiversity of the golf lands. Resources: Piller, D., and Peltier, E., "Fairway to table: Growing fresh food at Cordova Bay Golf Course." GCM, July 2019, https://www.gcmonline.com/course/environment/news/cordova-bay-golf-garden#ixzz60l6mZSY1.	Integrating opportunities for gardens will help address food security challenges within the City. Gardens are valuable in establishing community and building awareness of golf courses as multi-faceted public assets, as well as hubs of activity. Food production can help to courses achieve certification under the Audubon Cooperative Sanctuary Program, which helps golf courses protect the environment while preserving golf play.

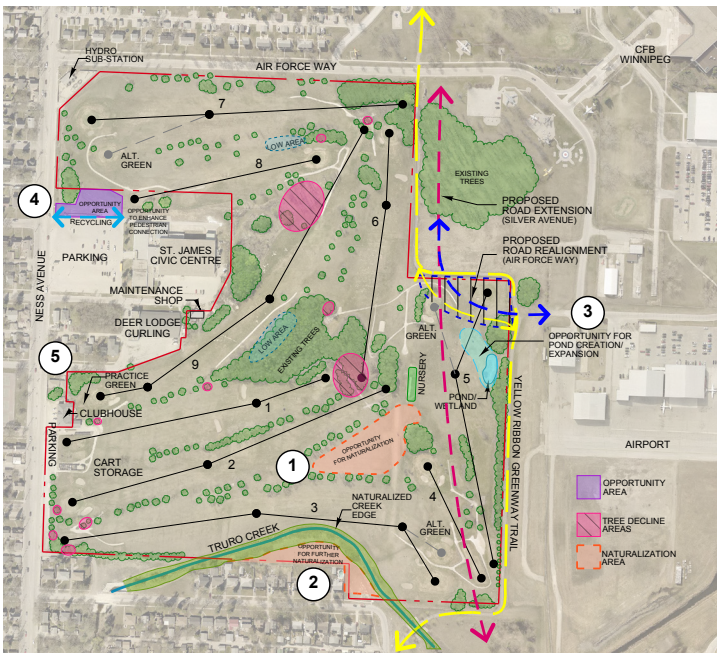
9. Integrating Trails and Pathways on Golf Courses

Establishing and extending trail systems through municipally owned courses.

Precedent Applications and Studies	Application to Winnipeg's Municipally Owned Golf Courses
Alta's *Trails and Golf Courses: Best Practices on Design and Management* features a number of innovative examples of multi-use paths within golf courses. The following are key takeaways: San Ramon Royal Vista Golf Course • 10' wide paved multi-use trail with 12' high chain link fencing to protect trail users golf balls • Setbacks are generally about 20 yards throughout the course • Clear warning signage Ocean Colony Golf Course • Paved, multi-use path • Setbacks are variable, generally no more than 20 yards • There is no fence between the golf course and the trail Design issue centers on the decision of where the trail enters the course, currently the trail does not connect to the northern part of the course Design considerations: • Preferable to remain on the perimeter of a golf course • Integrate fencing such as; high curved fences, vegetation, cage, and/or netting. • Consider treatments for intersections with golf cart paths • Include signage at trail entries, intersections, reminders of respectful conduct, etc. • Develop trail regulations - hours of use, yielding, pets on leash, etc. Resources: Alta Planning + Design, *Trails and Golf Courses: Best Practices on Design and Management*, July 2005, https://www.americantrails.org/resources/trails-and-golf-courses-best-practices-on-design-and-management.	In certain situations, trails can be integrated into or along golf courses, allowing the general public to pass through and enjoy these greenspaces while maintaining a reasonable level of safety and security. Golf courses can play a part in overcoming gaps in the trail and multi-use path system identified in the *Winnipeg Parks Strategy* (pending) and *Pedestrian and Cycle Strategies*.

Course-Specific Opportunities

Assiniboine Golf Club



(1) Introduce naturalized areas (grasslands) between holes 2, 3 & 4

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 • Aligns with *OurWinnipeg* Recreation, Direction 6: Plan for Sustainable and Connected Recreation and Leisure Infrastructure – naturalization and green turf care and *Winnipeg's Climate Action Plan* 7.3 Preserve and Manage Parks and Natural Areas to Support Climate Change Mitigation	• Potential to slow down play • Habitat can be compromised if golfers trample the area on foot or drive power carts into the area, however, the Deacon tool can be employed to verify if in fact areas do not receive much golf traffiic and in fact are not 'in play' • Potential litter accumulation

(2) Expand naturalized areas (grasslands) along Truro Creek, hole #3

Pros	Cons
• Increased biodiversity • Habitat & food source creation: mammals, birds, pollinators • Decreased labour and maintenance inputs in these areas in long term • Carbon sequestration • Not in play on the course, so not going to influence play • Aligns with *OurWinnipeg* Recreation, Direction 6: Plan for Sustainable and Connected Recreation and Leisure Infrastructure – naturalization and green turf care and *Winnipeg's Climate Action Plan* 7.3 Preserve and Manage Parks and Natural Areas to Support Climate Change Mitigation	• Expanding naturalized area to the backside of residential lots may experience some resistance

3 Expand the existing low area on hole #5 into a true water hazard and use the pond for irrigation water storage

Pros	Cons
• Increased interest and challenge to the course • Can assist with drainage, run-off control (spring melt, rain events) • Naturalize backside of pond edge where not in play for habitat creation/enhancement: waterfowl, mammals, birds, pollinators • Improve erosion and run-off control (filtration) • Aligns with *OurWinnipeg* Recreation, Direction 6: Plan for Sustainable and Connected Recreation and Leisure Infrastructure and *Winnipeg's Climate Action Plan* 7.3 Preserve and Manage Parks and Natural Areas to Support Climate Change Mitigation	• Cut and fill exercise to balance earthwork • Ensure adequate space/volume to have capacity to perform as intended for irrigation use • Will increase the difficulty of the hole

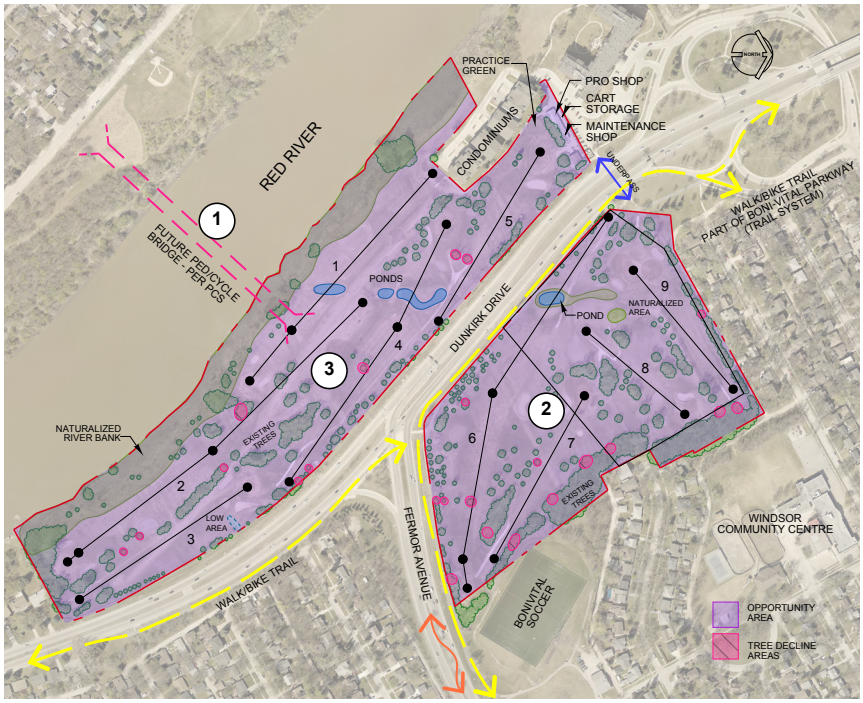
4 Utilize unused space behind #8 tee and to the left of #7 green for community garden and enhanced pedestrian connection to Ness

Pros	Cons
• High demand for gardens • Opportunity for newcomer community garden to grow traditional foods for cultural meals and encourage communtiy building through consultation • Opportunity for traditional medicine or healing garden to support Truth and Reconciliation Commission Call to Action #43 — United Nations Declaration on the Rights of Indigenous Peoples; it seeks to create cultural awareness of traditional medicines used and held sacred by Indigenous peoples, provided there is consultation and involvement with First Nations, Métis and Inuit communities to determine what is appropriate and where. • Visible and diverse surrounding community • Good access to the St. James Civic Centre parking lot • Pedestrian enhancements in good alignment with future planned upgrades to the Civic Centre in this same area • Aligns with *OurWinnipeg* Vitality, Direction 8: Working Through Community Partnerships, Respond to Food Needs as Identified by Communities and *Winnipeg Poverty Reduction Strategy* Goal 7: Food Security and Food System Resilience is Expanded	• Existing mature trees in the area should be protected • Need to study shading impacts from trees to determine final program/configuration • Will require reconfiguration of the existing recycling centre

(5) Opportunity to introduce interpretive content/acknowledgement

Pros	Cons
• James McKay's race track and bisons • Métis freighters • Strengthen and build relationships with Indigenous communities • Aligns with *OurWinnipeg* Opportunity, Direction 5: Acknowledge that Aboriginal Winnipeggers Bring a Diverse Richness of Cultures, Traditions, Languages, Teachings, Values, Skills and Perspectives to Our City; Creativity, Direction 1: Continue to Develop Winnipeg's Unique Artistic Identity and Diversity of Expression; Creativity, Direction 6: Promote Awareness of the Richness of Winnipeg's Arts and Culture Within and Outside Winnipeg	• None

Canoe Club Golf Course



(1) Planned pedestrian/cycle bridge across the Red River

Pros	Cons
• Will increase connectivity between neighbourhoods of Fort Garry and St. Vital • Scenic location • Follows through on PCS recommendation • Aligns with *OurWinnipeg* Recreation, Direction 2: Work with Community Partners to Provide Services that are Responsive to the Community's Recreation and Leisure Needs; Recreation Direction 1: Promote and Enable Opportunities for all Age Groups to be Active as part of their Daily Lives	• Would greatly impact the golf course if it were to remain as golf • Public consultation will be required for final implementation – connecting neighbourhoods can also be controversial • High cost to implement

(2) Repurpose east side of Dunkirk for alternate recreation (soccer & disc golf or tennis)

Pros	Cons
• High demand for these types of recreation in the region • Bonivital soccer is interested in expanding into this location • Removes need to connect course across Dunkirk • Aligns with *OurWinnipeg* Recreation, Direction 2: Work with Community Partners to Provide Services that are Responsive to the Community's Recreation and Leisure Needs; Recreation Direction 1: Promote and Enable Opportunities for all Age Groups to be Active as part of their Daily Lives; Recreation, Direction 3: Directly Provide, or Facilitate through Partnerships, Equitable Access to a Base Level of Recreation, Culture and Leisure Services for all Winnipeggers; Opportunity, Direction 2: Provide Equitable Access to Municipal Programs, Services and Facilities	• Would require public consultation to determine final program elements • Would likely need traffic study to determine impacts • Tennis was not highly supported in the limited 2017 study. Disc golf was not considered in 2017 • Likely some resistance to eliminate golf – as was the case in 2017 when this was previously explored

3 Repurpose west side of Dunkirk for park/greenspace or alternate recreation such as a disc golf course and or dog park

Pros	Cons
• Adding valuable greenspace and or recreation to the area • Scenic, high value river frontage • Aligns with *OurWinnipeg* Recreation, Direction 2: Work with Community Partners to Provide Services that are Responsive to the Community's Recreation and Leisure Needs and Recreation Direction 1: Promote and Enable Opportunities for all Age Groups to be Active as part of their Daily Lives; Recreation, Direction 3: Directly Provide, or Facilitate through Partnerships, Equitable Access to a Base Level of Recreation, Culture and Leisure Services for all Winnipeggers; Recreation, Direction 6: Plan for Sustainable and Connected Recreation and Leisure Infrastructure – naturalization and green turf care and *Winnipeg's Climate Action Plan* 7.3 Preserve and Manage Parks and Natural Areas to Support Climate Change Mitigation	• Erosion concerns along bank would have to be addressed prior to significant investment in the area • Would require public consultation to determine final program elements • Would likely need traffic study to determine impacts • Likely some resistance to eliminate golf – as was the case in 2017 when this was previously explored • Possible resistance from adjacent condo owners to extensive development and increased public access right next door

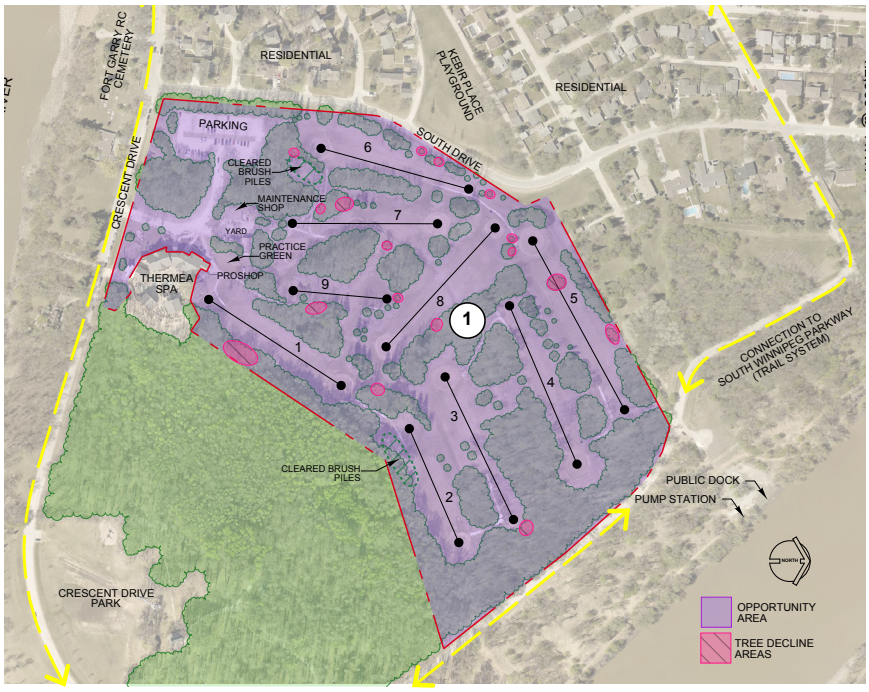
4 Opportunity to introduce interpretive content/acknowledgement

Pros	Cons
• Women's traditional place in land tenure • Hazards connected with the scrip system and land patents • Métis culture and community - Riel family connections • Strengthen and build relationships with Indigenous communities • Aligns with *OurWinnipeg* Opportunity, Direction 5: Acknowledge that Aboriginal Winnipeggers Bring a Diverse Richness of Cultures, Traditions, Languages, Teachings, Values, Skills and Perspectives to Our City; Creativity, Direction 1: Continue to Develop Winnipeg's Unique Artistic Identity and Diversity of Expression; Creativity, Direction 6: Promote Awareness of the Richness of Winnipeg's Arts and Culture Within and Outside Winnipeg	• None

5 Opportunity to include community or healing garden

Pros	Cons
• Opportunity for newcomer community garden to grow traditional foods for cultural meals and encourage communtiy building through consultation • Opportunity for traditional medicine or healing garden to support Truth and Reconciliation Commission Call to Action #43 — United Nations Declaration on the Rights of Indigenous Peoples; it seeks to create cultural awareness of traditional medicines used and held sacred by Indigenous peoples, provided there is consultation and involvement with First Nations, Métis and Inuit communities to determine what is appropriate and where. • Visible and diverse surrounding community • Aligns with *OurWinnipeg* Vitality, Direction 8: Working Through Community Partnerships, Respond to Food Needs as Identified by Communities and *Winnipeg Poverty Reduction Strategy* Goal 7: Food Security and Food System Resilience is Expanded	• Depending on the location, existing mature trees in the area may need to be protected • Need to study shading impacts from trees to determine final program/configuration

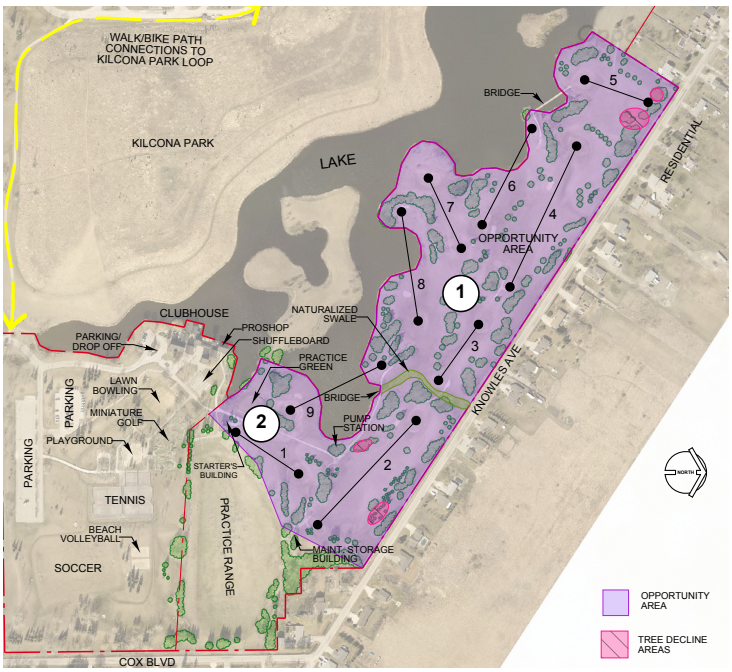
Crescent Drive Golf Course



(1) Opportunity to introduce interpretive content/acknowledgement

Pros	Cons
• Golf course falls within the boundaries of the Selkirk Treaty • Connection to water • Strengthen and build relationships with Indigenous communities • Aligns with *OurWinnipeg* Opportunity, Direction 5: Acknowledge that Aboriginal Winnipeggers Bring a Diverse Richness of Cultures, Traditions, Languages, Teachings, Values, Skills and Perspectives to Our City; Creativity, Direction 1: Continue to Develop Winnipeg's Unique Artistic Identity and Diversity of Expression; Creativity, Direction 6: Promote Awareness of the Richness of Winnipeg's Arts and Culture Within and Outside Winnipeg	• None

Harbour View Golf Course



(1) Repurpose the golf course area for alternate recreation (disc golf or BMX/mountain bike/fat bike trails)

Pros	Cons
• Relocating the disc golf would alleviate the current conflict being experienced at the existing location • Terrain/setting conducive to disc golf or biking use • Relatively low cost intervention to make the change • Significantly less maintenance required • May increase use/rounds at Crescent Drive and Transcona • Aligns with *OurWinnipeg* Recreation, Direction 2: Work with Community Partners to Provide Services that are Responsive to the Community's Recreation and Leisure Needs; Recreation Direction 1: Promote and Enable Opportunities for all Age Groups to be Active as part of their Daily Lives; Recreation, Direction 3: Directly Provide, or Facilitate through Partnerships, Equitable Access to a Base Level of Recreation, Culture and Leisure Services for all Winnipeggers; Opportunity, Direction 2: Provide Equitable Access to Municipal Programs, Services and Facilities	• Would require public consultation to determine final program elements • Likely some resistance to eliminate public golf

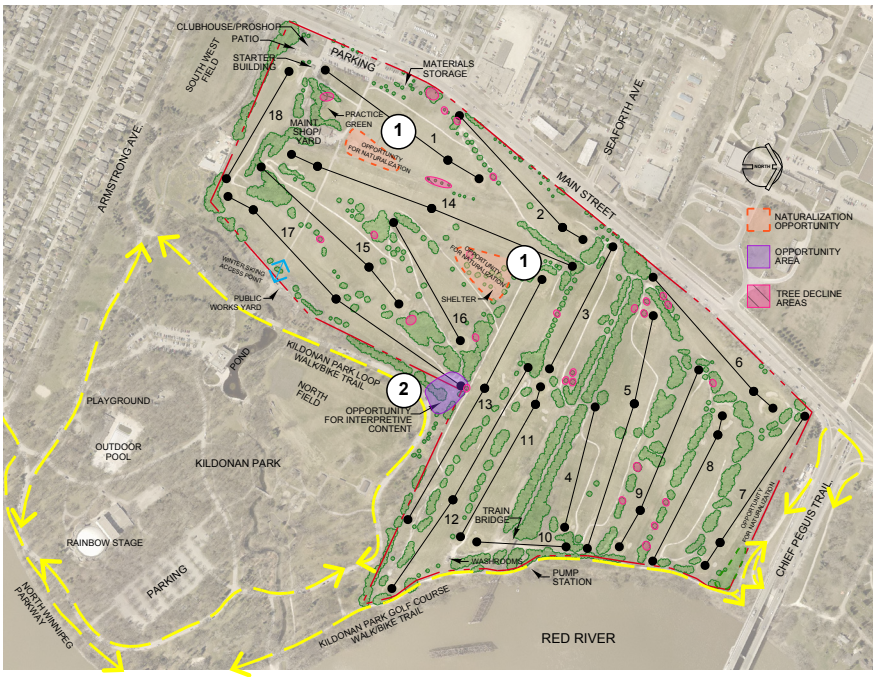
(2) Opportunity to introduce interpretive content/acknowledgement

Pros	Cons
• Outer Two Miles/Hay Privilege • Strengthen and build relationships with Indigenous communities • Aligns with *OurWinnipeg* Opportunity, Direction 5: Acknowledge that Aboriginal Winnipeggers Bring a Diverse Richness of Cultures, Traditions, Languages, Teachings, Values, Skills and Perspectives to Our City; Creativity, Direction 1: Continue to Develop Winnipeg's Unique Artistic Identity and Diversity of Expression; Creativity, Direction 6: Promote Awareness of the Richness of Winnipeg's Arts and Culture Within and Outside Winnipeg	• None

3 Opportunity to introduce infrastructure for canoe/kayak/Dragonboat

Pros	Cons
• Paddleboats were previously very popular • Adding valuable recreation to the area • Aligns with *OurWinnipeg* Recreation, Direction 2: Work with Community Partners to Provide Services that are Responsive to the Community's Recreation and Leisure Needs; Recreation Direction 1: Promote and Enable Opportunities for all Age Groups to be Active as part of their Daily Lives; Recreation, Direction 3: Directly Provide, or Facilitate through Partnerships, Equitable Access to a Base Level of Recreation, Culture and Leisure Services for all Winnipeggers; Opportunity, Direction 2: Provide Equitable Access to Municipal Programs, Services and Facilities	• As outlined in the *Kilcona/Harbourview Strategic Renewal and Action Plan*, 2014, the waterways could host canoe/kayak/dragon boat events with minor modifications to the pond layout • High cost to implement due to new infrastructure requirement and reconfiguration of lake

Kildonan Park Golf Course



(1) Introduce naturalized areas (grasslands) between holes 13, 14 & 16 and 1 & 14

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 • Aligns with *OurWinnipeg* Recreation, Direction 6: Plan for Sustainable and Connected Recreation and Leisure Infrastructure – naturalization and green turf care and *Winnipeg's Climate Action Plan* 7.3 Preserve and Manage Parks and Natural Areas to Support Climate Change Mitigation	• Potential to slow down play • Habitat can be compromised if golfers trample the area on foot or drive power carts into the area, however, the Deacon tool can be employed to verify if in fact areas do not receive much golf traffiic and in fact are not 'in play' • Litter accumulation

(2) Opportunity to introduce interpretive content at hole #17 tee area

Pros	Cons
• Opportunity to provide interpretive content to acknowledge the historic homestead of the Bannerman family in this location • Possibly on the golf course and along walk/bike loop trail • Opportunity to acknowledge the Victory of the Frog Plain/Battle of Seven Oaks - fur trade disputes • Aligns with *OurWinnipeg* Opportunity, Direction 5: Acknowledge that Aboriginal Winnipeggers Bring a Diverse Richness of Cultures, Traditions, Languages, Teachings, Values, Skills and Perspectives to Our City; Creativity, Direction 1: Continue to Develop Winnipeg's Unique Artistic Identity and Diversity of Expression; Creativity, Direction 6: Promote Awareness of the Richness of Winnipeg's Arts and Culture Within and Outside Winnipeg	• None

St. Boniface Golf Club



(1) Implement planned AT trail connection and bridge over the Seine River south of #11 green and #12 tee

Pros	Cons
• Minimal physical impact on St. Boniface if implemented on its own • Aligns with *OurWinnipeg* Recreation, Direction 2: Work with Community Partners to Provide Services that are Responsive to the Community's Recreation and Leisure Needs; Recreation Direction 1: Promote and Enable Opportunities for all Age Groups to be Active as part of their Daily Lives	• Potential for users of the trail to disturb golfers

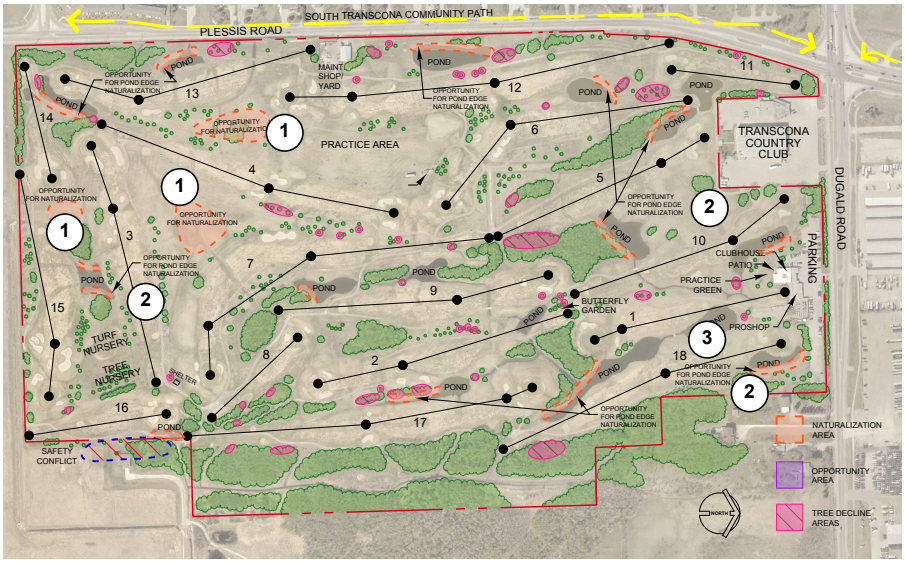
(2) Integrate holes #13 & 14 from Windsor Park GC into St. B layout, allowing for development of a practice range within the St. Boniface GC property

Pros	Cons
• Reducing labour and maintenance requirements at Windsor Park • Adds valuable/desired amenity at St. Boniface GC • Minimal disruption/impact on the routing and course length/par of St. Boniface (holes are comparable in length) • Expand Nordic Club cross country use into the St. Boniface property • Aligns with *OurWinnipeg* Recreation, Direction 2: Work with Community Partners to Provide Services that are Responsive to the Community's Recreation and Leisure Needs; Recreation Direction 1: Promote and Enable Opportunities for all Age Groups to be Active as part of their Daily Lives; Opportunity, Direction 2: Provide Equitable Access to Municipal Programs, Services and Facilities	• Would potentially impact the Nordic Club operations (second golf course to coordinate with) • Negative reaction of Windsor Park regular users if they perceive this as detrimental to Windsor Park • Perception of benefit to St. Boniface only • If the holes are integrated into St. B, the AT path would pass through St. B only and not between the two courses. • Public consultation would be required for these significant changes

③ Opportunity to introduce interpretive content/acknowledgement

Pros	Cons
• History of the Common • St. Boniface Mission Lands • Falls within the boundaries of the Selkirk Treaty • Strengthen and build relationships with Indigenous communities • Aligns with *OurWinnipeg* Opportunity, Direction 5: Acknowledge that Aboriginal Winnipeggers Bring a Diverse Richness of Cultures, Traditions, Languages, Teachings, Values, Skills and Perspectives to Our City; Creativity, Direction 1: Continue to Develop Winnipeg's Unique Artistic Identity and Diversity of Expression; Creativity, Direction 6: Promote Awareness of the Richness of Winnipeg's Arts and Culture Within and Outside Winnipeg	• None

Transcona Golf Club



(1) Introduce naturalized areas (grasslands) between holes 4, 12 & 13, behind #14 green and between holes 3, 4 & 7

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 • Aligns with *OurWinnipeg* Recreation, Direction 6: Plan for Sustainable and Connected Recreation and Leisure Infrastructure – naturalization and green turf care and *Winnipeg's Climate Action Plan* 7.3 Preserve and Manage Parks and Natural Areas to Support Climate Change Mitigation	• Potential to slow down play • Habitat can be compromised if golfers trample the area on foot or drive power carts into the area, however, the Deacon tool can be employed to verify if in fact areas do not receive much golf traffiic and in fact are not 'in play' • Litter accumulation

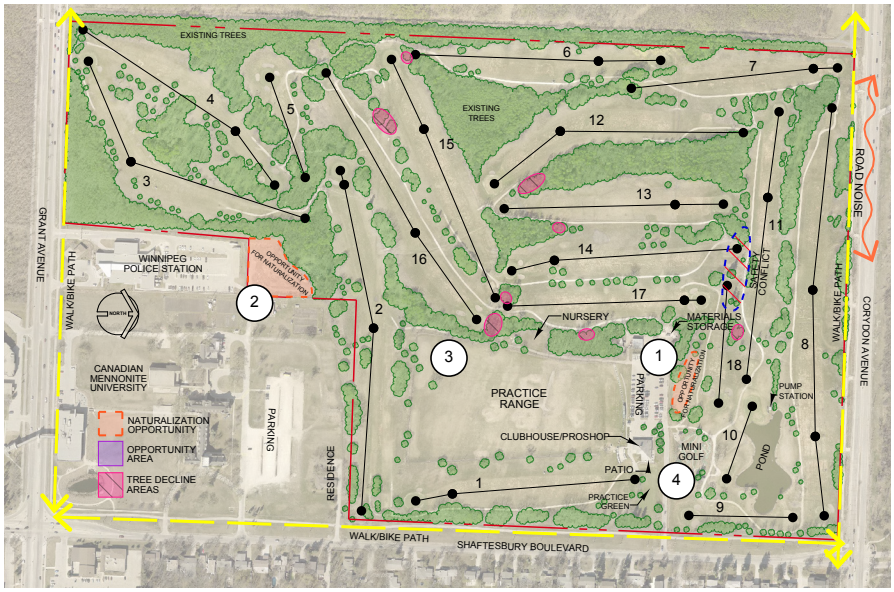
(2) Naturalize pond edges in areas not in play

Pros	Cons
• Habitat creation/enhancement: waterfowl, mammals, birds, pollinators • Improve water quality, reduce erosion and assist with run-off control (filtration) • Reduce mowing & maintenance costs • Aligns with *OurWinnipeg* Recreation, Direction 6: Plan for Sustainable and Connected Recreation and Leisure Infrastructure – naturalization and green turf care and *Winnipeg's Climate Action Plan* 7.3 Preserve and Manage Parks and Natural Areas to Support Climate Change Mitigation	• The plant establishment process takes a number of years to implement to be successful • May also require dredging of ponds to remove years of accumulation and to increase water depth

3 Opportunity to introduce interpretive content/acknowledgement

Pros	Cons
• Mission Lands history • In the late 1800s Indigenous peoples were holding gatherings in the area where the Transcona golf course is now located • Strengthen and build relationships with Indigenous communities • Aligns with *OurWinnipeg* Opportunity, Direction 5: Acknowledge that Aboriginal Winnipeggers Bring a Diverse Richness of Cultures, Traditions, Languages, Teachings, Values, Skills and Perspectives to Our City; Creativity, Direction 1: Continue to Develop Winnipeg's Unique Artistic Identity and Diversity of Expression; Creativity, Direction 6: Promote Awareness of the Richness of Winnipeg's Arts and Culture Within and Outside Winnipeg	• None

Tuxedo Golf Course



(1) Introduce naturalized area (grasslands) to the right side of #18 green

Pros	Cons
• Possible naturalization – good sunlight exposure • Opportunity for interpretive content with good proximity to parking lot • Aligns with *OurWinnipeg* Recreation, Direction 6: Plan for Sustainable and Connected Recreation and Leisure Infrastructure – naturalization and green turf care and *Winnipeg's Climate Action Plan* 7.3 Preserve and Manage Parks and Natural Areas to Support Climate Change Mitigation	• Area is somewhat 'in play' from tee shots from #18 tee, but not significant

(2) Introduce naturalized area (grasslands & trees) to the left side of #2 fairway and #3 tee

Pros	Cons
• Possible naturalization – reforestation and grasslands • No impact on play • Aligns with *OurWinnipeg* Recreation, Direction 6: Plan for Sustainable and Connected Recreation and Leisure Infrastructure – naturalization and green turf care and *Winnipeg's Climate Action Plan* 7.3 Preserve and Manage Parks and Natural Areas to Support Climate Change Mitigation	• Indiscrete area

3 Introduce/initiate winter use of the golf course grounds

Pros	Cons
• Greater public access to these lands in the off season • One of the few sites that is fully fenced for security • Aligns with *OurWinnipeg* Recreation, Direction 2: Work with Community Partners to Provide Services that are Responsive to the Community's Recreation and Leisure Needs; Recreation Direction 1: Promote and Enable Opportunities for all Age Groups to be Active as part of their Daily Lives; Recreation, Direction 3: Directly Provide, or Facilitate through Partnerships, Equitable Access to a Base Level of Recreation, Culture and Leisure Services for all Winnipeggers; Opportunity, Direction 2: Provide Equitable Access to Municipal Programs, Services and Facilities	• Will require clearing of parking lot • Liability of users • Is this a paid activity? Who pays for the maintenance of the trails

4 Opportunity to introduce interpretive content/acknowledgement:

Pros	Cons
• Seasonal gathering/harvesting/ducks and fish • First Nations urban history after 1870 • Strengthen and build relationships with Indigenous communities • Aligns with *OurWinnipeg* Opportunity, Direction 5: Acknowledge that Aboriginal Winnipeggers Bring a Diverse Richness of Cultures, Traditions, Languages, Teachings, Values, Skills and Perspectives to Our City; Creativity, Direction 1: Continue to Develop Winnipeg's Unique Artistic Identity and Diversity of Expression; Creativity, Direction 6: Promote Awareness of the Richness of Winnipeg's Arts and Culture Within and Outside Winnipeg	• None

Wildewood Golf Course



(1) Utilize available space at Netley Street and North Drive if new clubhouse is constructed

Pros	Cons
• Good proximity to Netley Street • Opportunity for newcomer community garden to grow traditional foods for cultural meals and encourage communtiy building through consultation • Opportunity for traditional medicine or healing garden to support Truth and Reconciliation Commission Call to Action #43 — United Nations Declaration on the Rights of Indigenous Peoples; it seeks to create cultural awareness of traditional medicines used and held sacred by Indigenous peoples, provided there is consultation and involvement with First Nations, Métis and Inuit communities to determine what is appropriate and where. • Visible and diverse surrounding community • Aligns with *OurWinnipeg* Vitality, Direction 8: Working Through Community Partnerships, Respond to Food Needs as Identified by Communities and *Winnipeg Poverty Reduction Strategy* Goal 7: Food Security and Food System Resilience is Expanded	• Need to study shading impacts from trees to determine final program/configuration

(2) Opportunity to introduce interpretive content/acknowledgement

Pros	Cons
• Falls within the boundaries of the Selkirk Treaty • Strengthen and build relationships with Indigenous communities • Aligns with *OurWinnipeg* Opportunity, Direction 5: Acknowledge that Aboriginal Winnipeggers Bring a Diverse Richness of Cultures, Traditions, Languages, Teachings, Values, Skills and Perspectives to Our City; Creativity, Direction 1: Continue to Develop Winnipeg's Unique Artistic Identity and Diversity of Expression; Creativity, Direction 6: Promote Awareness of the Richness of Winnipeg's Arts and Culture Within and Outside Winnipeg	• None

Windsor Park Golf Course



1 Implement planned AT trail connection and bridge over the Seine River north of hole #14

Pros	Cons
• Minimal impact on Windsor Park • Aligns with *OurWinnipeg Recreation,* Direction 2: Work with Community Partners to Provide Services that are Responsive to the Community's Recreation and Leisure Needs; Recreation Direction 1: Promote and Enable Opportunities for all Age Groups to be Active as part of their Daily Lives	• Would likely require the addition of fencing to keep path users off the course • Potential for users of the trail to disturb golfers

2 Integrate holes #13 & 14 from Windsor Park GC into the St. B layout. Reconfigure the existing course into a nine hole course and 6 hole short loop course

Pros	Cons
• Reducing labour and maintenance requirements (fewer holes to maintain) • Nine hole course and short course loop (6 holes) would be a unique offering in the market • The nine hole course is short and manageable for Seniors and Juniors • The six hole loop is still very challenging and scenic • Demand/desirability of the nine hole course could increase should Harbour View and Canoe Club be repurposed • Expanded Nordic Club cross country use into the St. Boniface property enhances that program/use • Aligns with *OurWinnipeg* Recreation, Direction 2: Work with Community Partners to Provide Services that are Responsive to the Community's Recreation and Leisure Needs; Recreation Direction 1: Promote and Enable Opportunities for all Age Groups to be Active as part of their Daily Lives; Opportunity, Direction 2: Provide Equitable Access to Municipal Programs, Services and Facilities; Recreation, Direction 5: Provide of Facilitate Community Development and Recreation Opportunities for Vulnerable Youth	• Second golf course (St. B) for Nordic Club operations to work with • Possible negative perception of impact on Windsor Park facility • Perception of benefit to St. Boniface only • Public consultation would be required for these significant changes

3 Create outdoor patio space behind current #9 green

Pros	Cons
• Increased revenue and enhanced experience for golfers • Good views to the river and green • Aligns with *OurWinnipeg* Prosperity Direction 8: Encourage Activities Beneficial to the Winnipeg Economy	• Cost to construct, staffing

4 Open space along the left side of hole #14

Pros	Cons
• Good access to Archibald via private approach • Fairly large area • Opportunity to connect with future active transportation path by integrating seating nodes	• In-play from tee shots on hole #14 • Narrow, wedge shaped parcel

5 Opportunity to introduce interpretive content/acknowledgement:

Pros	Cons
• Falls within the boundaries of the Selkirk Treaty • Women's traditional place in land tenure • Riel family connections • Strengthen and build relationships with Indigenous communities • Aligns with *OurWinnipeg* Opportunity, Direction 5: Acknowledge that Aboriginal Winnipeggers Bring a Diverse Richness of Cultures, Traditions, Languages, Teachings, Values, Skills and Perspectives to Our City; Creativity, Direction 1: Continue to Develop Winnipeg's Unique Artistic Identity and Diversity of Expression; Creativity, Direction 6: Promote Awareness of the Richness of Winnipeg's Arts and Culture Within and Outside Winnipeg	• None

10. Conclusion

Next Steps

As stated above, the opportunities listed in this document are not conclusive, but are intended to serve as a starting point for a more fulsome dialogue and investigation into optimizing the public benefit of municipal golf courses in Winnipeg. Specifically, they offer ideas that can help the City leadership and administration – as well as the authors of the forthcoming *Master Greenspace and Natural Corridors Plan* – think holistically about the role of golf courses within the City's public greenspace network and in our daily lives.

At some point in the future, the City may entertain an expanded palette of redevelopment options for its golf courses that could include non-recreational uses, as long as those uses offer significant public benefit. In such cases, the opportunities diversify, but so do the risks: developments with the most public benefit are often the least lucrative, and such transactions erode the City's natural assets and set a precedent of redeeming finite green space for fiscal gain.

Not all City-owned open space is of equal value to the public. Repurposing decisions, whether for recreation or non-recreation purposes, need to be made on a hyper-local case-by-case basis, incorporating public engagement, historic research, and a careful valuation of the ecological services impacted by the change. At the same time, repurposing decisions need to consider the broader context, and favor changes that contribute to the vigour, diversity and accessibility of the City's prized open space system.