

The Dream of Hope Alley

By Councillor Vivian Santos - Point Douglas Ward
Presented to EPC July 9, 2024; Picture Credit CBC Manitoba.



How Hope Alley Came To Be

Hope Alley was brought to life by the work of the lived experience of Poverty & Homelessness Advocate Al Wiebe; who had attended a Memorial Service for those who had been lost on the streets in Ottawa and brought the idea home to Winnipeg.

These Memorial Services were held in the Alley Way at Main & Henry in between the WRHA Access Downtown Building & the Bell Hotel.

Through these Memorial Services held annually in this space it was Al's thought that he would like to see this alley way become known as 'Hope Alley.'

He envisioned a place where those living rough could find a place to gather where they would find a community of acceptance, dignity & love; & most importantly a place that provides hope for the future.

Honourary Renaming of Hope Alley

September 2022

The first part of the vision came to fruition in September 2022.





The Importance of Hope Alley

- Hope Alley is a gathering space along an important pedestrian corridor crossing Main Street at Henry Avenue.
- The pedestrian corridor along Henry Avenue connects more than six social service locations in the neighbourhood, stretching several blocks west from the Disraeli Freeway.
- The vision for Hope Alley is supported by CentrePlan 2050, the Poverty Reduction Strategy, the Main Street Community Action Plan, and the Winnipeg Foundation's C.A.R.E. Plan.
- Investment in Hope Alley will build on recent transformational projects in the area such as Amoowigamig and the Main and Henry Community Space.
- Coordinated investment will create synergy toward revitalization.

The strength of "the heart"
makes the entire community stronger.

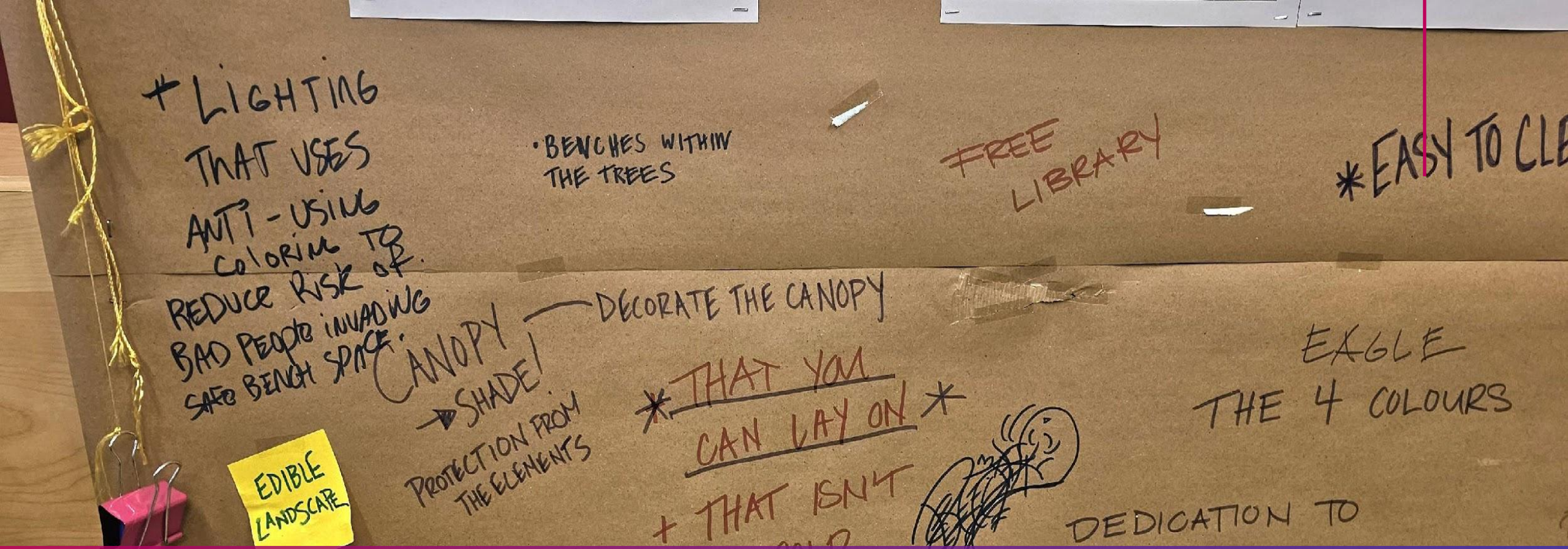


Credit: Main Street Project Community Plan; Page 2



"Nothing for Us, Without Us"

Community Consultation November 6, 2023



What Community Wants & Needs

Amenities that contribute to wellness, safety, community & dignity

FREE LIBRARY

EASY TO CLEAN

SIGNIFICANT TREE -PLACE TO PUT TOBACCO

PLACE FOR SACRED FIRE

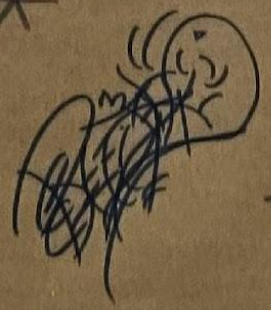
Love this

E THE CANOPY

THAT YOU CAN LAY ON *

+ THAT ISN'T COLD

+ THAT PROTECTS FROM THE WIND



EAGLE

THE 4 COLOURS

DEDICATION TO MMIWG x2

Contour Seating

USE EXISTING STRUCTURE

PUBLIC ART - SCULPTURE

FIRE PIT

TABLE W/BENCH -CHESS BOARD

PROTECTS FROM RAIN

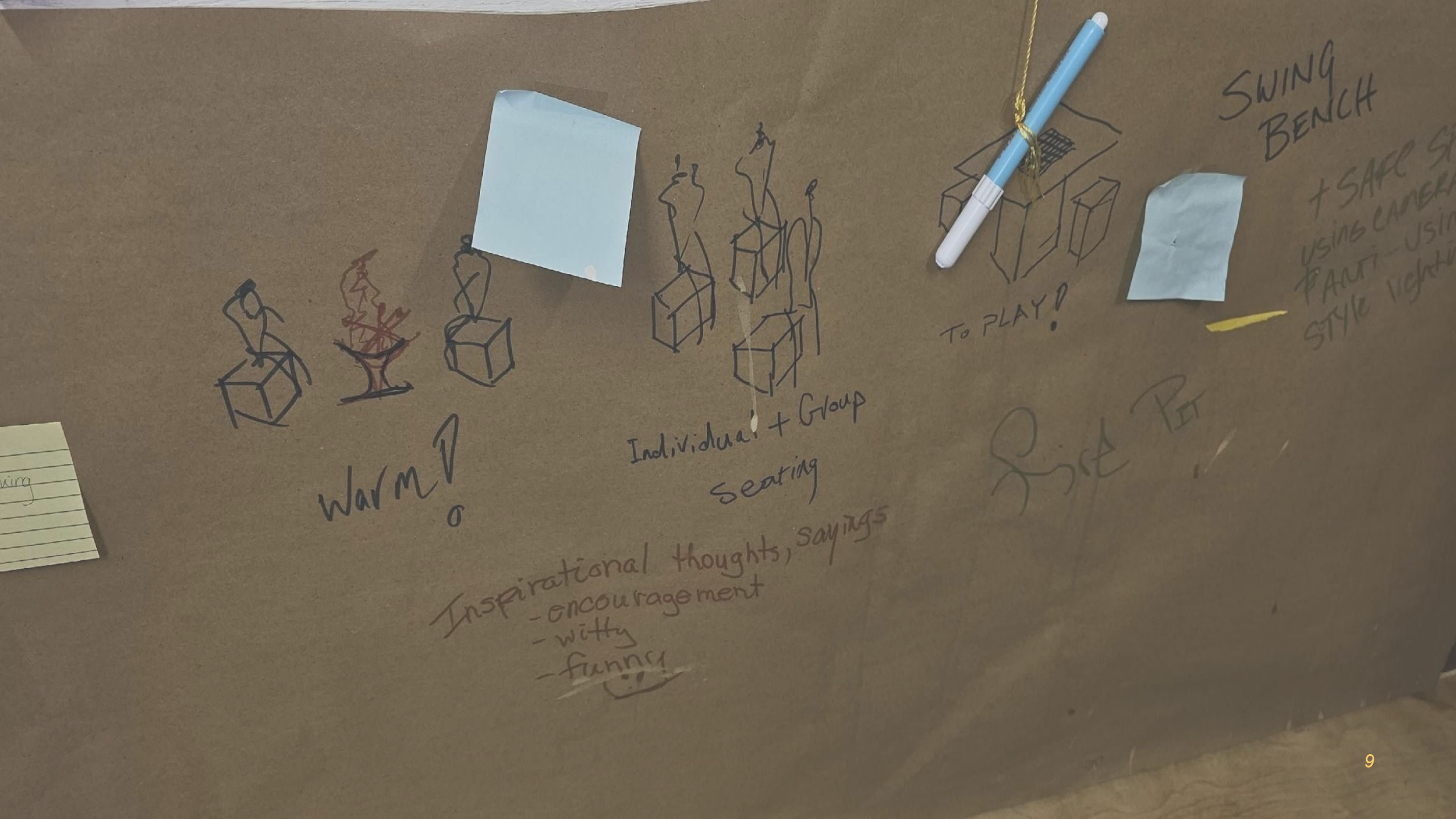
Keeping it Clean

GARBAGE/ RECYLING BINS

MESSAGES OF HOPE

BUSHES

VISIT STOREFRONTMB.CA/BENCHMARK


SWING BENCH
To PLAY!
Warm!
Individual + Group
Seating
Inspirational thoughts, sayings
-encouragement
-witty
-funny



P1: Amenities to contribute to community wellness, safety,& dignity

Canopies & Accessibility Improvements

Weather Protection

Cantilevered canopy over benches, integrated lighting and heating would alleviate weather related issues of rain and snow.

Self-supported structure would alleviate the need to connect to the Bell Hotel or WRHA parking structure.

Located on the south side of Hope Alley to provide buffer space from the Bell Hotel outdoor patio, as well as space from residents windows as it a potential climbing hazard.

Proposed a premanufactured shelter package with integrated electrical lighting with additional provision for industrial infrared electric heaters.

Adjacent street lighting indicates that electric power is available nearby.

Cantilevered Canopy (concept only)





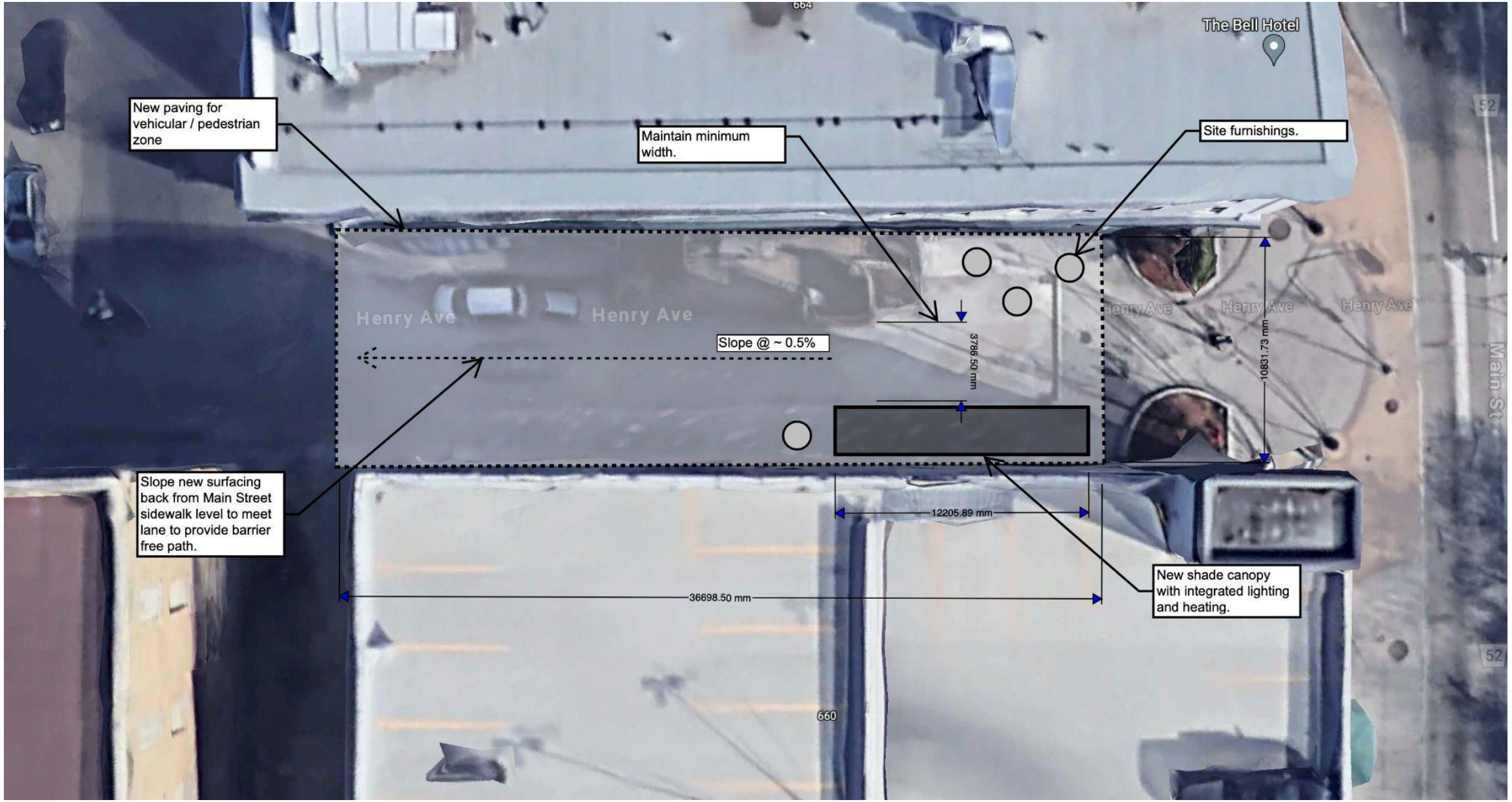
photo credit: https://monarchstructures.com/products/transit-shelters/timber-series

Streetscape

Redevelop Hope Alley as a pedestrian street that gently slopes from the main street sidewalk level to the elevation of the alley running west of the WRHA parking structure.

Slope to be under 1%, making Hope Alley accessible to community members with mobility impairments or mobility devices. Also preserves the potential for vehicular access.

While undertaking the site redevelopment the subsurface work for foundations and electrical for the shade canopy may be undertaken.


New paving for vehicular / pedestrian zone
Maintain minimum width.
Site furnishings.
Slope @ ~ 0.5%
Slope new surfacing back from Main Street sidewalk level to meet lane to provide barrier free path.
New shade canopy with integrated lighting and heating.
3786.50 mm
10831.73 mm
12205.89 mm
36698.50 mm
Henry Ave
Henry Ave
Henry Ave
Henry Ave
Henry Ave
The Bell Hotel
Main St
664
660
52
52

	Component	Unit Cost	Unit	Cost	Cost Basis
1	***Shade Canopies with Heat Sources and Lighting***				
	T5 Series - 40' style (12.2m) Bench w/ Shade	$ 120,389	1	$ 120,389	Unit Price
	Garbage Receptacle	$ 4,603	2	$ 9,206	Unit Price
	Grid Lighting Option LED	$ 1,421	3	$ 4,263	Unit Price
	Pedestals	N/A	15%	$ 20,079	15% Upcharge
	Coring (Cantilevered Canopy)	N/A	15%	$ 20,079	15% Upcharge
	Infrared Electric Heaters	$ 5,150	3	$ 15,450	
	Additional Parkade Screening	$ 15,000	1	$ 15,000	
	Sub-Total (Elements)			*$ 204,465*	
	Costing Allowance		25%	$ 51,116	
	Sub-Total (Component 1)			***$ 255,582***	
2	***Shared Street Design***				
	Roadway/sidewalk conversion (Base Cost)	$ 4,920	35	$ 172,200	$/lm
	Upcharge for Unique Design Elements	N/A	30%	$ 51,660	30% Upcharge
	Sub-Total (Elements)			*$ 223,860*	
	Costing Allowance		25%	$ 55,965	
	Sub-Total (Component 2)			***$ 279,825***	
3	***Ancillary Costs***				
	Legal Fee Allowance	$ 20,000	1	$ 20,000	Allowance
	Surveying	$ 20,000	1	$ 20,000	Allowance
	Professional Fee Allowance	N/A	11%	$ 58,895	Allowance
	Taxes Allowance		13%	$ 77,259	Allowance
	Sub-Total (Elements)			*$ 176,154*	
	Costing Allowance		25%	$ 44,038	
	Sub-Total (Component 3)			***$ 220,192***	
4	**Project Cost Summary**			**$ 755,599**	

Other Considerations

We have looked at different styles of canopies for the purpose of this project. Non heated and heated and attached to a nearby structure and freestanding.

If an attached style of canopy were chosen the design would have them either attached to the WRHA Access Downtown Building at 650 Main Street or attached to the Bell Hotel at 662 Main Street.

The WRHA, Chartier Properties, and CenreVenture have all provided Letters of Support for this project and permission for the canopies to be attached to these buildings.

With the caveat that the Bell Hotel is protected under the Historical Resources Bylaw and a Heritage Permit would have to be taken out and principles adhered to.

Heritage Planner, Rina Ricci, was consulted and advised the “project would be supportable if the canopies were limited to the south facade (facing the alley) and not installed on the primary (east) facade (facing Main Street)...”



P2: Memorial Marker

Bringing community together through art.

Stakeholder Engagement

Consultation & Art Workshops

Approximately $5,000 - $10,000 during 2025 to kick off the project. There will be a series of 2-3 Community Stakeholder Engagement sessions to see what the community would like as memorial marker to honour the community.

Approximately $50,000 - $80,000 to create the concept design, to run community sessions, possibly create the artwork pieces and assemble the pieces to be ready for installation.

Host community events that would gather members together to take part in the process and feast together.

There would also be project management and administrative work for the artists chosen to lead community in this work that would report to the main City's Project Manager.

Total $90,000 to be funded by the Point Douglas Ward.

Provided by Red Road Lodge

Other Considerations

The memorial marker will be attached to the WRHA Access Downtown Building at 650 Main Street.

An attached style of mural would be best so that it can be installed in pieces, taken down for maintenance, and ultimately removed and installed elsewhere, if necessary.

The WRHA and Chartier Properties, both have provided Letters of Support for this project and permission for the memorial to be attached to the parkade building.

Furthermore, the WRHA agreed to take responsibility for the removal of the mural if they were ever to leave the building.



P3: Pedestrian Crosswalk

Low mounted flashing beacon lights

Pedestrian Crosswalk

Safety & Dignity

The intersection at Main Street at Henry Avenue is a particularly dangerous one.

Many vulnerable individuals who utilize support services in the area can head out into traffic at any moment when in active mental health crisis or while inebriated due to addiction issues. There are also many community members that have mobility issues and require mobility aides to assist them to cross the street.

In order to provide safety & dignity to those who use the shelter systems in the area and cross at this intersection frequently, we are requesting a replacement of the existing infrastructure.

Public Works already has a plan to place low-mounted flashing beacons at this location to improve the visibility of the crosswalk. I would like to request this location to be considered as one of the 10 locations included in the Road Safety Improvement Program as detailed on Page 54 of the Supplement to the 2024 Preliminary Budget.

PUBLIC WORKS - GENERAL CAPITAL FUND

Project Name: **Road Safety Improvement Program**

Standing Policy Committee: Public Works

Department: Public Works
Project: 1831000124

Service: Transportation Planning and Traffic Management
OurWinnipeg: Good Health and Well-Being

AUTHORIZATION	Previous Budgets	2024 Estimate	FORECAST 2025	2026	2027	2028	2029	Five-Year Forecast Total	Six-Year Total
Project Costs ($000's)	N/A *	2,500	2,500	2,934	6,154	7,458	8,628	27,674	30,174
Financed by:									
Frontage Levy						3,000	3,000	6,000	6,000
Canada Community-Building Fund		220				980	2,046	3,026	3,246
Local Street Renewal Reserve		257		1,366	2,154	1,739	1,791	7,050	7,307
Regional Street Renewal Reserve				766	1,854	1,739	1,791	6,150	6,150
Province of Manitoba Strategic Infrastructure Funding		2,023	2,500	802	2,146			5,448	7,471

CASH FLOW	2024	2025	2026	2027	2028	2029	Beyond 2029	Total
Project Costs ($000's)	2,125	2,500	2,869	5,671	7,262	8,452	1,295	30,174
Financed by:								
Frontage Levy					2,550	3,000	450	6,000
Canada Community-Building Fund	187	33			833	1,886	307	3,246
Local Street Renewal Reserve	218	39	1,161	2,036	1,801	1,783	269	7,307
Regional Street Renewal Reserve			651	1,691	1,756	1,783	269	6,150
Province of Manitoba Strategic Infrastructure Funding	1,720	2,428	1,057	1,944	322			7,471

NET OPERATING IMPACT ($000's)	2024	2025	2026	2027	2028	2029
Operating costs						
Debt and finance charges						
Transfer to General Capital Fund						
Total Direct Costs	-	-	-	-	-	-
Less: Incremental Revenue/Recovery	31	32	72	145	213	237
Net Cost/(Benefit)	(31)	(32)	(72)	(145)	(213)	(237)
Incremental Full Time Equivalent Positions	-	-	-	-	-	-

Class Estimate: Not applicable, as this is a program

Strategic Priority Action Plan alignment: 4.9 Increase coordination to address speeding, traffic calming, properly designed streets, and modern road and sidewalk engineering

This is an annual program which includes city-wide installation of:

- new full signals, half signals, pedestrian corridors and rapid rectangular flashing beacons based on priority warrant systems **
- pedestrian crossing improvements
- roadside safety improvements
- traffic calming measures
- left turn signal phases
- traffic sign and signal upgrades

Road Safety Improvement Program (continued):

- railway crossing safety improvements
- installation of permanent pavement markings
- research studies and operational reviews
- implementation of the Road Safety Strategic Action Plan

Funds in 2024 are planned to be allocated as follows (in $000's):

Project	Cost Estimate
Lower-mounted flashing lights - 10 locations	145
Advanced warning flashers - Kenaston Blvd & Waverley St	90
Pedestrian crossing improvements - multiple locations	770
Traffic signage - as required	30
Road safety study - Main St and Assiniboine Av intersection	25
Traffic calming - multiple locations	200
Traffic signals	250
Left turn signal - Waverley St & Sundusky Dr/John Angus Dr	10
Road Safety Strategic Action Plan priority items	980
Total	**2,500**

Project list and timing is subject to change due to operational requirements and unexpected urgent needs.

Funding of $980,000 in each of 2024 to 2028 and $1,960 in 2029 will support priority actions identified within the Road Safety Strategic Action Plan.

Funding in 2024 and beyond will support up to two temporary full-time project coordinators (2.0 full-time equivalents) to undertake contract administration and design work related to road safety improvement projects, both stand-alone and as part of future street renewal projects.

* N/A - No amounts have been included in the "Previous Budgets" due to this program's on-going nature.

** Locations are submitted to Standing Policy Committee on Public Works for approval prior to construction.



P4: The Archway

Concept - ornate eagle feathers with message written that says “Welcome to Hope Alley” or “Hope Alley” in Anishinaabemowin

Costing of the Archway

City of Winnipeg – Public Works

The preferred design was a metalworks archway similar to the Corydon Archway that would incorporate seven eagle feathers that would represent the Seven Grandfather Teachings and say “Welcome to Hope Alley” in Anishinaabemowin.

Once a Project Manager has been assigned to this, project the City of Winnipeg Public Works department will be able to finalize a concept design and be able to properly cost these elements.

Public Works provided a low cost estimate of $195,000 and a high cost estimate of $750,000 in the report submitted to you for your information in May 2024 for the Archway.

NEXT STEPS



Project Management

Assign an overall Project Manager to manage the life cycle of the project from requirements to design to costing to implementation.



Amending Motion

To request this project be funded through the City of Winnipeg Public Works Department & to direct the Public Service to apply for outside funding partnerships to cover capital costs.



Budget Working Group

The Budget Working Group will weigh this request in the Fall of 2024 and consider funding availability through the Public Works Department.



Class 3 Estimates

Class 3 estimates achieved for all four phases identified of the Hope Alley project.



Construction & Installation

Start date Summer of 2025.

centreventure
development corporation

July 5, 2024

To: City of Winnipeg Mayor & Council

RE: Hope Alley Project - Main St. & Henry Ave.
CentreVenture Letter of Support

CentreVenture Development Corporation is providing this letter to express the corporation's support for the Hope Alley Project being proposed for an area on Henry Ave. at Main St.

CentreVenture is the owner of the Bell Hotel supportive housing building at 662 Main St., adjacent to the area upon which the Hope Alley project will be constructed. Our understanding is that a canopy to provide weather protection for the users of Hope Alley may be required to be fastened to the Bell Hotel. The Bell Hotel is on the City's heritage conservation list and, subject to the approval of the Heritage Planner ensuring the heritage façade of the building is protected, will provide approval for the canopy and, if required, allow other elements of the project to be installed.

The Hope Alley project will provide the local inhabitants of the north Main St. area with a pleasant, welcome, weather protected and safe area to gather. CentreVenture is very supportive of projects that provide much needed supports for the less fortunate members of our community and always endeavors to work with the community to avail the community with whatever resources we can provide.

Sincerely,

Loretta Martin
Development Manager

101 - 141 Bannatyne Avenue, Winnipeg, MB R3B 0R3 Telephone: (204) 954-7733 / Fax: (204) 954-7739
www.centreventure.com

Chartier
Property Management Inc.

July 5, 2024

Dear Sir or Madam:

Re: Hope Alley Project

In general, we support the project for Hope Alley and look forward to being part of both the process and the final approval of design.

CHARTIER PROPERTY MANAGEMENT INC.
Agents for the Owner

Claire Herbert
Property Manager

200-897 Corydon Avenue, Winnipeg, Manitoba R3M 0W7 Ph: (204) 594-1750 Fx: (204) 594-1757

Winnipeg Regional Health Authority
Caring for Health

Office régional de la santé de Winnipeg
À l'écoute de notre santé

650 Main Street
Winnipeg, Manitoba
R3B 1E2 CANADA

TEL: 204| 926.7000
FAX: 204| 926-7007
www.wrha.mb.ca

650, rue Main
Winnipeg (Manitoba)
R3B 1E2 CANADA

TÉL: 204| 926.7000
TÉLÉC: 204| 926-7007
www.wrha.mb.ca

July 3, 2024

This letter is to note that the Winnipeg Regional Health Authority (WRHA) located at 650 Main Street, Winnipeg MB R3B 1E2 and with the support of Chartier property management, support of the work being proposed for Hope Alley Project located next to 650 Main Street, Winnipeg, MB.

WHRA agrees to remove any and all items affixed to the building if or at such time the WRHA vacates the building unless otherwise agreed to by Chartier Property Management.

The proposed work will help to benefit members of the community as well as showcase local artistry. The WRHA enjoy the continued support and value our relationships with our community partners.

Sincerely,



Sherri Ullett – Manager Facility and Support Serves – WRHA Corporate Services