

SUBMISSION – JEAN TROTTIER

ITEM 16 OF THE REPORT OF THE STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT –
SEPTEMBER 13, 2024 AMENDMENTS TO THE REAL ESTATE POLICY FRAMEWORK IN SUPPORT OF
AFFORDABLE HOUSING

Submitted: Tue, 09/24/2024 - 17:16

Committee you want to address

Council

Agenda item you want to address (number and title)

Standing Policy Committee on Property and Development - Item 16 Amendments to the Real Estate
Policy Framework in Support of Affordable Housing

Support or oppose recommendations

I am opposed to the recommendations

Register as a delegation_checkbox

Register as a delegation

Register as a delegation

Via zoom

Submit comments in writing_checkbox

Submit comments in writing

Comments

The Little Forks National Urban Park Advisory Committee recommends that City Council NOT declare
825 Tache Avenue as surplus property.

825 Tache Avenue is part of a small group of properties that currently disconnect Whittier Park from the
Red River recreational trail that runs along Tache Avenue to the Norwood Bridge, and then across to the
Forks. As one of the few gaps in an otherwise well-established public river trail system, this property
should instead be retained as parkland, to permit future completion of the trail.

“Go... to the waterfront”, Winnipeg’s vision for its city centre waterways (approved by City Council in
2024) acknowledges the importance of ensuring trail continuity on both sides of the Red River, including
on 825 Tache. The Little Forks National Urban Park proposal, currently under consideration by the City
of Winnipeg and Parks Canada, also envisions a continuous trail system along these riverbanks and
identifies 825 Tache and adjacent properties as “keystone” properties of strategic value to the creation
of the national urban park.

Municipal policies consistently identify riparian properties as strategic assets. Our Winnipeg 2045 commits to “[protecting and enhancing] Winnipeg’s forests, green spaces, natural environment, and natural area corridors including Winnipeg’s connecting riverbank corridors” (Our Winnipeg 2045, p. 62). Section D1 - Established Neighbourhoods of the Complete Communities 2.0 Direction Strategy, for its part, states that “[the] City should acquire lands where possible to add to the linear parkway network and riverbank areas”. Given this, one would expect that the City’s goal of acquiring 1,000 acres of parkland would prioritize riparian land acquisition.

Declaring municipal riverbank properties as surplus land is inconsistent with these stated policies. It seems also incongruous that riparian land would be disposed of as the City is developing its Master Plan for Greenspace and Natural Corridors Bylaw, its Biodiversity Policy, its Urban Forest Strategy, and its Parks and Recreation Strategies, all of which identify riverways as strategically significant.

From the inception of the first Winnipeg parks to the 1947 Metropolitan Parkways Plan, and the 1993 Riverbank Parkways System, private land ownership has always been the greatest impediment to public access to waterways. So, it seems counterproductive for the City to dispose of riparian properties it has acquired over the years rather than using these as assets for achieving its historical and contemporary recreational and environmental goals.

Every piece of municipal riparian land declared surplus is a missed opportunity. We recommend to Council that all municipally owned riparian properties be retained in perpetuity for the benefit of current and future generations. This includes 825 Tache Avenue, as well as other properties such as 45 Archibald, which has been declared surplus in April 2024 but has been identified as another “keystone” property by the Little Forks proposal because of its ecologically strategic location at the mouth of the Seine River.

In summary, we would encourage City Council to:

- 1) not approve 825 Tache as surplus land
- 2) remove 45 Archibald from the surplus properties list
- 3) revise criteria for assessment of city-owned surplus land to exclude riparian properties

I consent to being contacted to participate in potential public engagement related to this matter.

Yes