

Issue Date: May 30, 2022

**REQUEST FOR PROPOSAL (RFP)**  
**Consulting Services for Public Engagement**  
**Air Canada Window Park, Portage Avenue at Carlton Street, Winnipeg**

CentreVenture Development Corporation ("CentreVenture"), on behalf of the Downtown Action Team responsible for implementing the [Downtown Recovery Strategy](#), kindly requests a proposal for a public engagement firm/team for Air Canada Window Park to develop community informed criteria for a future park redesign (the "Project"). This proposal should consider the everyday users of the park as key stakeholders, as well as the neighbouring businesses and properties.

**To qualify, Request for Proposals must be submitted by June 30, 2022 @ 3:00PM**  
**via email to: [chabluk@centreventure.com](mailto:chabluk@centreventure.com)**

**For questions and clarifications, contact Marsha Christiuk, Project Manager, in writing at**  
**[MChristiuk@winnipeg.ca](mailto:MChristiuk@winnipeg.ca).**

## **I. PROJECT BACKGROUND**

Since the pandemic's onset, Winnipeggers have turned to the outdoors to recharge and re-energize themselves during a strenuous time. The City's outdoor spaces have provided essential places for residents to safely reconnect with each other; re-establish connection with friends, family, and co-workers; and find refuge from the stress of living through a global pandemic.

We have been reminded anew that downtown's public parks, plazas and streetscapes are its greatest tangible assets that create space for exploring the benefits of economic development, cultural creativity, and personal potential. Downtown's public places spark tourists' interest in exploring downtown and create lasting memories; attract budding entrepreneurs and established companies to secure office spaces and fulfill their innovative visions; and create a vibrant and energized neighbourhood that makes people want to live downtown.

With fewer people regularly visiting and working downtown over the past two years, the tired and neglected infrastructure of these places has never been more apparent. The disinvestment over past years poses a significant, but not insurmountable, challenge to economic and social recovery. Public health measures impacting the use of indoor spaces has necessitated the improvements of outdoor spaces. Air Canada Window Park is a heavily utilized park with inadequate maintenance over the past several years and lacking amenities. For Winnipeg's downtown to prosper, investment in quality public spaces is required.



The location currently known as Air Canada Window Park is at the northeast corner of Portage Avenue at Carlton Street. The Park's creation happened shortly after the building of the new Air Canada Data Centre at Ellice Avenue and Carlton Street and around the same time as the construction of Portage Place Mall, Place Promenade Apartments and new housing around Central Park. A former award-winning park, known for its postmodern references, elegant fountain, and heritage building remnants, the park is one of the few remaining urban spaces have remained relatively untouched by civic interventions.

The Park is a highly visible and accessible public space on historic Portage Avenue, one of Winnipeg's busiest thoroughfares for both automobile and pedestrian traffic. The site is already a meeting place for the local Indigenous community.



The Park's neighbour to the east is the national headquarters for the Aboriginal People's Television Network (APTN). Established in 1992 and launched nationally in 1999, APTN is "the first and only national Aboriginal broadcaster in the world, with programming by, for and about Aboriginal Peoples, to share with all Canadians as well as viewers around the world."

In 2018, the Winnipeg Arts Council collaborated with local, national and international Indigenous artists and added [significant public art](#) to the park.

The art has helped elevate the atmosphere of the park but the infrastructure surrounding it needs rehabilitation.



## Project Description

This Project is an initiative identified by the Downtown Recovery Strategy, an economic and social recovery plan for downtown Winnipeg developed by stakeholder organizations and endorsed by City Council [[November 25, 2021 Council Minute](#)].

Three key principles guide the framework for the Downtown Recovery Strategy. These principles will inform the detailed design of all strategic actions, and will provide a foundation for measuring success:

1. Local economy – Manitoba-owned, independent, and small businesses are the backbone of downtown's economy and critical to maintaining and increasing the community's vibrancy.
2. Social inclusion – Downtown is a place where everyone feels a sense of belonging and where Truth and Reconciliation is integral to business and community life.
3. Arts and culture – Artists are a sustaining force downtown and a prosperous cultural sector is essential to inviting people to shop, play, live, and work downtown.

Several projects were identified in the Downtown Recovery Strategy as strategic high-impact infrastructure investments - Air Canada Window Park being one [[April 28, 2022 Council Minute](#)]. The Project is a City-owned asset and the City of Winnipeg will project manage the public engagement phase as well as the future design and construction.

CentreVenture is seeking a professional public engagement firm/team (the "Proponent") with a collaborative approach towards the Project. The firm/team is expected to work closely with CentreVenture, the Downtown Winnipeg BIZ, and the City of Winnipeg as the Project Manager. The selected firm/team will also meet, consult and present to the Downtown Action Team.

The Proponent must develop and implement a public community engagement strategy that addresses the many users and stakeholders of the park, as well as neighbouring property owners and businesses/organizations. The park is a regular meeting and gathering space for downtown community members. Some of these community members are vulnerable, including individuals facing a variety of social and systemic challenges. This park is a place of belonging and there is a strong sense of ownership over this space. It is imperative that this community is respectfully consulted and engaged in any renovation plans for this park. The results of the engagement will advise the refurbishment and/or redesign of the park in the future.

Business owners surrounding the park have been engaged in discussions in the past, and have been aggravated by the lack of funds to renovate the space. Many will have found the process frustrating, and there may be some resistance to further public engagement. The role of the Proponent is to develop an engagement strategy and methodology that reaches the many stakeholders in a meaningful way that will inform the future redesign/renovation of the park.

## Project Understanding and Methodology

Included in the submission, please describe your firm/team's approach and organization during the Project, so that the evaluation committee has a clear understanding of the methods that will be used.

Proposals should address:

- the Proponent's practical understanding of the Project, including:
  - urban and social challenges, in general, and specifically at this location;
  - placemaking strategies, including equity-based placemaking, and reinforcing local identity;
  - downtown urban design issues, in general, and specifically at this location;
  - the team's ability to come up with creative solutions to advance multiple project objectives;
  - the planned communication strategies for engaging stakeholders.
- the teams' experience working with Indigenous communities;
- the teams' knowledge of the Manitoba Metis Community;
- any other issue that conveys your team's understanding of the Project requirements.

A safety plan should be considered for onsite public engagement with community partners who are accepted by and have relationships with the community.

Included as Appendix A to this RFP is an Observation and Site Inventory Report, as a resource for further information to Proponents.

### **Project Schedule**

Proponents should present a carefully considered Critical Path Method schedule using Microsoft Project or similar project management software, complete with resource assignments, durations, and milestone dates or events.

### **RFP Schedule**

RFP Issue Date:	May 30, 2022
RFP Submission Due Date:	June 30, 2022
Proponent Interviews, if required:	July 4-8, 2022
Contract Award	July 15, 2022
Project Commencement:	ASAP after award of contract
Project Completion:	November 15, 2022

### **Interviews**

The Project Manager may, in her sole discretion, interview Proponents during the evaluation process.

### **Final Report**

The Proponent will provide a report that includes:

- Report of key findings
- Recommended design directions for the future of Air Canada Window Park, based on findings
- Report should include a summary of stakeholder consultations and methods used

**Budget**

The budget for this project is a maximum of \$50,000CAN plus disbursements. Please include a breakdown of proposed fees in the Submission Form.

**II. SUBMISSION GUIDELINES**

Submissions must be a maximum of 10 pages (in addition to the Submission Form), delivered as 1 electronic PDF copy, on maximum page size 11x17. Proposal submissions must include the following information:

- Completed **Submission Form** (attached)
- General Information
  - o Briefly outline project understanding and proposed methodology
  - o Identify key personnel, including principals and subcontractors
  - o Estimate of time to be spent by each member of the proposed firm/team to Project completion
- Qualifications
  - o Details demonstrating the history and experience of the Proponent in public engagement, especially through working with untraditional methods and any experience in urban design projects. Please list three projects of similar complexity, scope and value, including:
    - description of the project;
    - role of the consultant;
    - project's original contracted cost and final cost;
    - schedule;
    - project owner;
    - reference information (two current names with telephone numbers per project).
  - o Discuss firm/team's specific abilities and expertise to provide the required professional services and qualifications related to the Project, including:
    - project management skills and methodology
    - experience with a variety of public engagement techniques
    - experience with urban design and site planning
    - experience with public sector projects
    - experiences working with Indigenous communities
  - o Examples of specific knowledge, expertise, and project management experience related to this type of project; include an explanation of the training, education, and experience of all personnel who have been identified as proposed team members to work on the Project.
  - o Although seeking a public engagement specialist, the Proponent may want to consider engaging with social planning groups who may be able provide valuable insight into the community groups that primarily use the park.
  - o It is important to note that the engagement process will feed into the future redesign of the park, and should be grounded in pragmatic design directions in which the City would be able to construct and maintain over the intervening years.

### **III. TERMS & CONDITIONS**

#### **Evaluation Criteria**

Proposals will be evaluated on proponent qualifications, similar project experience, proposed methodology, schedule and fee structure.

#### **Termination of Convenience**

CentreVenture may terminate the contract in whole or in part, whenever CentreVenture determines it is in their best interest, without showing cause, upon giving written notice to the Proponent. CentreVenture shall pay all reasonable costs incurred by the Proponent up to the date of termination. However, in no event shall the Proponent be paid an amount which exceeds the proposal price for work performed. The Proponent shall not be reimbursed for any profits which may have been anticipated but which have not been earned up to date of termination.

#### **Termination of Default**

When the Proponent has not performed or has unsatisfactorily performed the contract, CentreVenture may terminate the contract for default. Upon termination for default, payment will be withheld at the discretion of CentreVenture. Failure on the part of the Proponent to fulfill the contractual obligations shall be considered just cause for termination of the contract. The Proponent will be paid for work satisfactorily performed prior to termination, less any excess costs incurred by CentreVenture in re-procuring and completing the work.

#### **Cancellation**

Issuing an Invitation implies no obligation on CentreVenture to accept any Bid, or a portion of any Bid submitted. The lowest or any Bid will not necessarily be accepted.

#### **Question**

Please contact the Project Manager, Marsha Christiuk, with any questions via email to the following email address: [MChristiuk@winnipeg.ca](mailto:MChristiuk@winnipeg.ca).

## Air Canada Park Public Engagement - Request for Proposals

### SUBMISSION FORM

#### A.) Proponent Information

Legal Business Name:		
Usual Business Name (if different from above):		
Address:		
City/Region:	Country:	Postal Code:
Contact Person Name:	Contact Person Title:	
Contact Person Telephone:	Contact Person Email:	

#### B.) Fee Proposal

Professional Fees (list personnel hourly rates) - - - -	
Disbursements	
Other	
TOTAL	

#### C.) Proponent Declaration

initial	I/We confirm that, inclusive of all of our team members, we do not have any actual or perceived conflict(s) of interest with respect to our participation in this RFP.
initial	I/We have read the Request for Proposal (RFP), including all appendices, and have submitted all required information.

initial	By submitting a response, Proponent acknowledges and agrees that all fees and expenses has been included in some way within the pricing above, and that there will be no attempt to claim extra after award has been accepted.
---------	--

E.) Authority

By signing below, I confirm our intent to participate in this RFP and confirm the truthfulness and accuracy of this form and our submission:

Proponent Signature:		
Name (Please Print):	Position:	Date:

## **Appendix A – Observation and Site Inventory Report**



# AIR CANADA

# WINDOW PARK

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN  
ASSESSMENT + RECOMMENDATIONS

PREPARED FOR THE CITY OF WINNIPEG

PREPARED BY  
SCATLIFF + MILLER + MURRAY  
visionary urban design + landscapes

# TABLE OF CONTENTS

01	<b>ABOUT THIS REPORT</b>
02	<b>EXISTING CONDITIONS</b>
03	<b>CPTED ANALYSIS</b>
04	<b>OBSERVATIONS</b>
05	<b>INCIDENTS + EVENTS</b>
06	<b>RECOMMENDATIONS</b>

THIS DOCUMENT PROVIDES THE CITY OF WINNIPEG WITH STRATEGIES TO RESPOND TO THE SAFETY CONCERNS AT AIR CANADA PARK RAISED BY VARIOUS STAKEHOLDERS INCLUDING, ADJACENT PROPERTY OWNERS, PARK USERS, AND THE DOWNTOWN BIZ. CONDITIONS WITHIN THE PARK HAVE SEEMINGLY ESCALATED SINCE THE COVID-19 PANDEMIC RESULTING IN THE CLOSURE OF ADJACENT PUBLIC SPACES AND THE REDUCTION OF PROGRAMED ACTIVITIES IN THE PARK.

TO ADDRESS USER COMFORT AND SAFETY, THE REPORT FOCUSES ON IDENTIFYING PHYSICAL IMPROVEMENTS TO INITIATE POSITIVE CHANGES WITHIN THE PARK. CULTURAL AND SOCIAL INFLUENCES WILL NOT BE ADDRESSED IN THE REPORT, HOWEVER WE DO RECOGNIZE THAT THERE IS A BROAD SPECTRUM OF PARK USERS, AND STRONG INDIGENOUS CONNECTIONS WITHIN THE PARK. SOME OF THESE INCLUDE THE INDIGENOUS GARDENS, THE PROXIMITY TO APTN, THE ART INSTALLATIONS BY INDIGENOUS ARTISTS FROM ACROSS CANADA, AND THE SENSE OF COMMUNITY FOUND WITHIN THE INDIGENOUS USER GROUP.

PRINCIPLES OF PREVENTING CRIME THROUGH ENVIRONMENTAL DESIGN (CPTED) WILL BE USED AS GENERAL GUIDANCE FROM WHICH WE WILL OBSERVE, ASSESS AND RECOMMEND CHANGES FOR THE PARK. THESE CHANGES FOCUS ON PHYSICAL IMPROVEMENTS THAT INCLUDE; ACCESS, ILLUMINATION, OVERALL IMAGE, MAINTENANCE, AND NATURAL SURVEILLANCE AROUND AND WITHIN THE PARK. THE RECOMMENDATIONS WILL BE CATEGORIZED AS EITHER SHORT TERM OR LONG TERM INITIATIVES.

# 01 ABOUT THIS REPORT



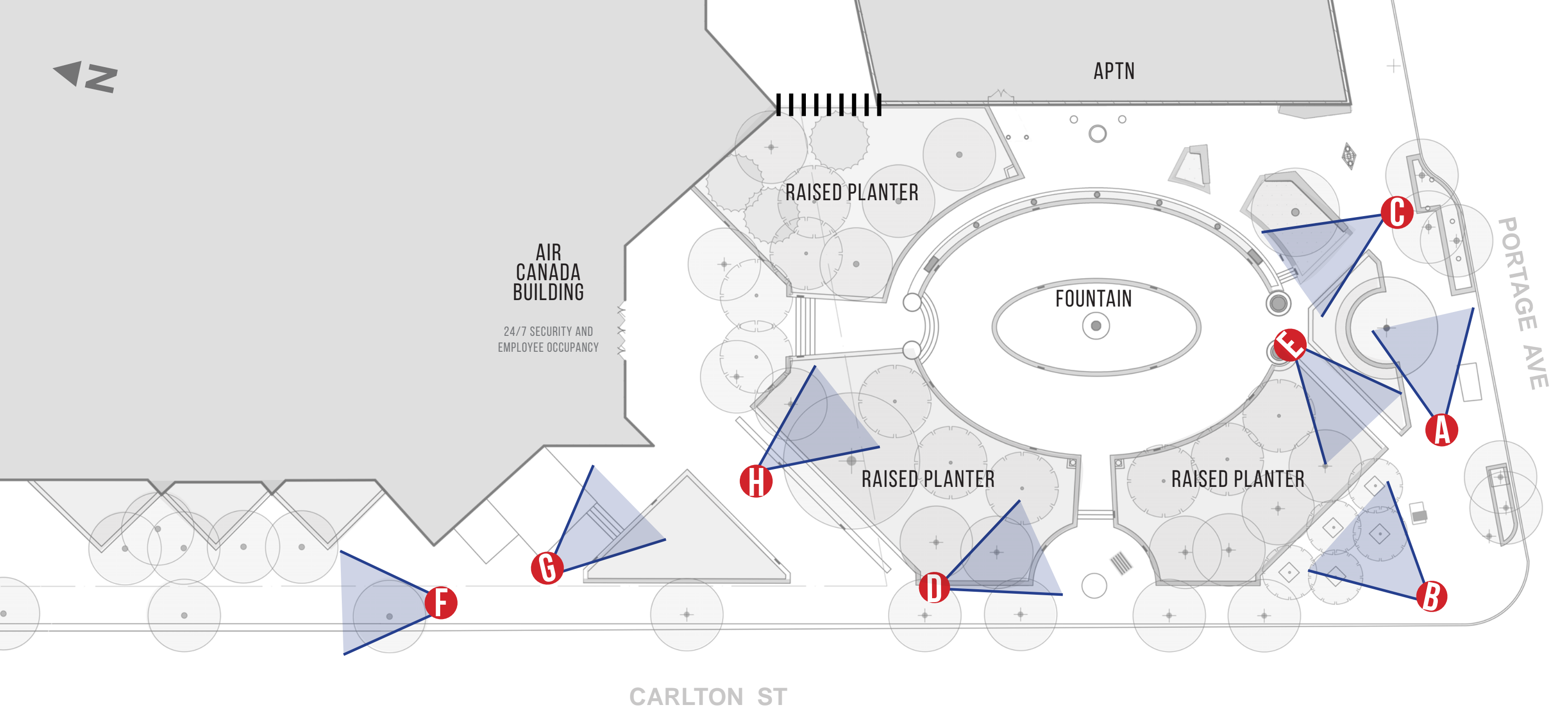
# 02 EXISTING CONDITIONS



## CONTEXT PLAN

### LEGEND

- AREA OF INTEREST
- OBSERVATIONAL STUDY AREA
- INDIGO PARKING LOT
- AIR CANADA BUILDING ENTRANCE
- APTN BUILDING ENTRANCE
- PORTAGE PLACE FOOD COURT ENTRANCE
- PARKING GARAGE ENTRANCE/EXIT
- BUS STOP
- RETAIL/BUSINESSES OPEN AFTER 6 P.M.



### LEGEND

● PHOTO LOCATION

◀ PHOTO ORIENTATION

|||| NO ACCESS

## AIR CANADA PARK EXISTING CONDITIONS

PHOTOGRAPHIC MAPPING OF THE AIR CANADA WINDOW PARK.

AIR CANADA PARK, BUILT IN THE MID 1980'S, IS A QUINTESSENTIAL EXAMPLE OF POST-MODERN PARK DESIGN. THE DESIGN INTEGRATES FRAGMENTS OF DEMOLISHED HISTORICAL STRUCTURES, PREVIOUSLY LOCATED IN VARIOUS BUILDINGS IN DOWNTOWN WINNIPEG TO SERVE AS FOCAL FEATURES AND GATEWAYS. THE PARK IS CHARACTERIZED BY A FORMAL GEOMETRY OF RAISED PLANTERS AND SEATING AT ITS PERIMETER WITH A CENTRAL FOUNTAIN AND COLONNADE STRUCTURE.



# AIR CANADA PARK EXISTING CONDITIONS

**CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)** PROMOTES HIGH QUALITY AND VISUALLY PLEASING SOLUTIONS AS FIRST RESPONSES THAT AIM TO ENHANCE THE LEGITIMATE USE OF SPACE.

AT ITS CORE, THERE ARE FOUR PRINCIPLES THAT REFLECT HOW TO ADDRESS ENVIRONMENTAL CUES TO IMPROVE CPTED CRITERIA'S IN A SPACE.

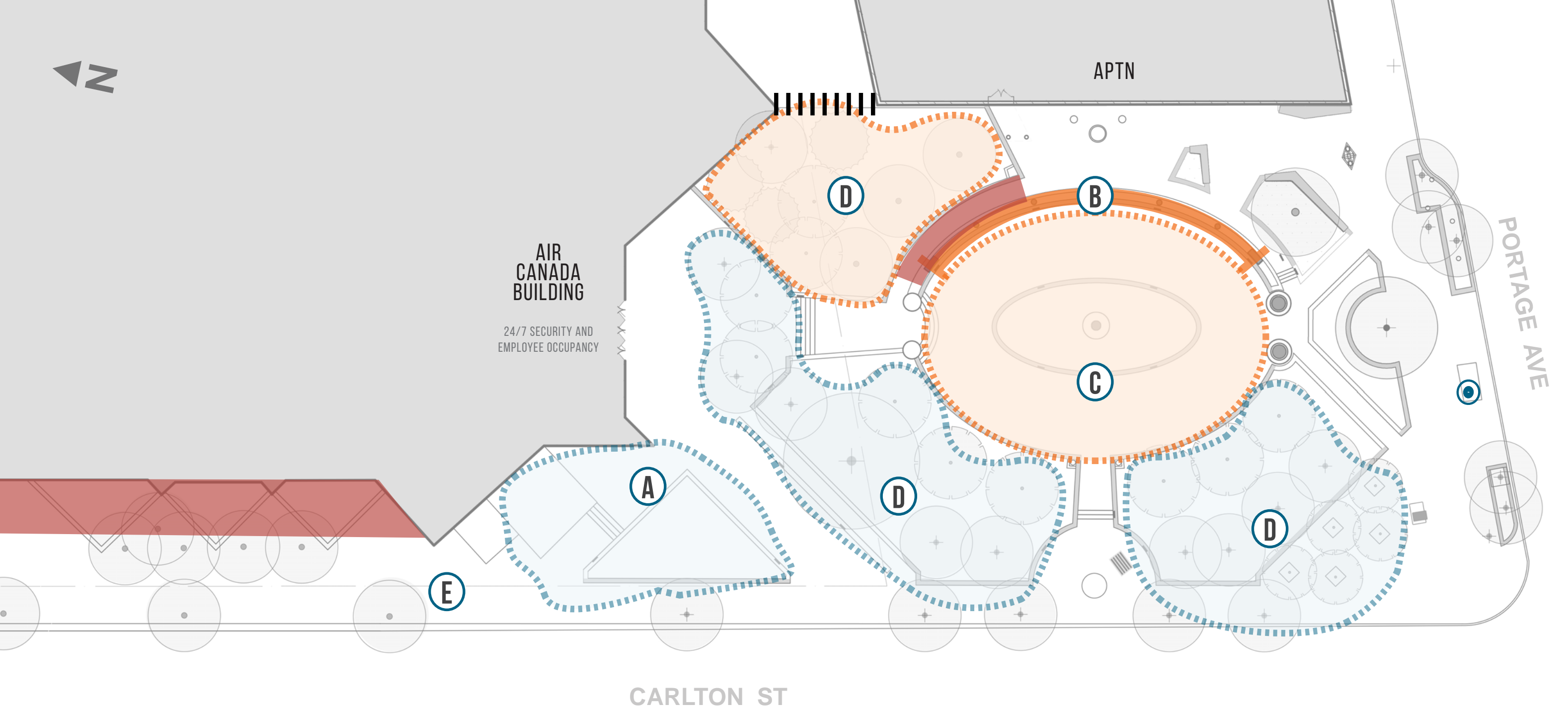
1. NATURAL SURVEILLANCE

2. TERRITORIAL REINFORCEMENT

3. NATURAL ACCESS CONTROL

4. MAINTENANCE

# 03 CPTED ANALYSIS



# LEGEND

- NEGATIVE CHARACTERISTIC
- POSITIVE CHARACTERISTIC
- HIGHLY OBSCURED AREA

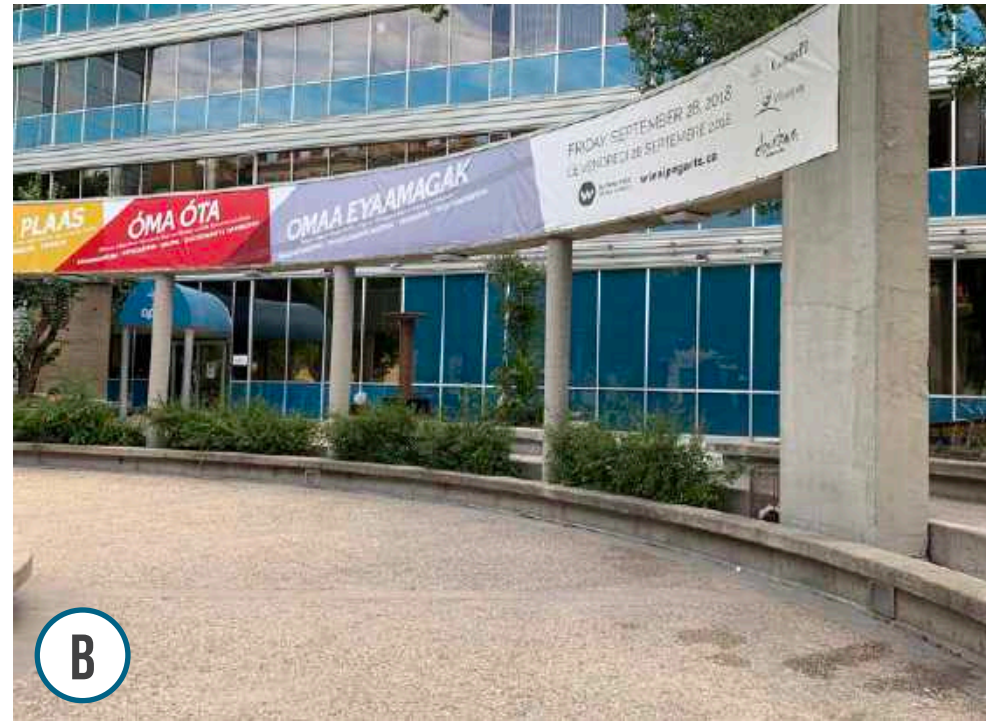
## NATURAL SURVEILLANCE

A MAP OF EXISTING VIEWSHEDS AND VIEWSHED OBSTRUCTIONS. MUCH OF THE CENTRAL SPACE OF THE PARK IS HIGHLY OBSCURED DUE TO THE SUNKEN NATURE OF THE PLAZA, THE NORTH EAST TREE GROVE AND THE ARCADE. THIS CREATES ACCESSIBILITY AND NATURAL PEDESTRIAN SURVEILLANCE ISSUES WITHIN THE PARK.



### NORTH EAST TREE GROVE AND SHRUBS

- LOWER CANOPY AND SHRUBS SLIGHTLY OBSCURES VIEW OF THE AREA FROM A DISTANCE



### ROUNDED ARCADE SUPPORTED BY COLUMNS

- OBSCURES VIEW OF THE NORTH AND EAST SIDES OF THE PARK FROM STREET EDGE CONDITION (BASED ON VIEWERS LOCATION)



### SUNKEN CENTRAL CONCOURSE FOUNTAIN PLAZA

- SLIGHTLY OBSCURED VIEW FROM THE STREET EDGE AND FROM WITHIN THE PLAZA DUE TO ELEVATION DIFFERENCE



### TREES ARE PRUNED UP TO 8'-10'

- CREATES VISIBILITY BOTH INTO AND OUT OF THE SUNKEN PLAZA
- PROVIDES VISIBILITY ACROSS MOST OF THE PARK

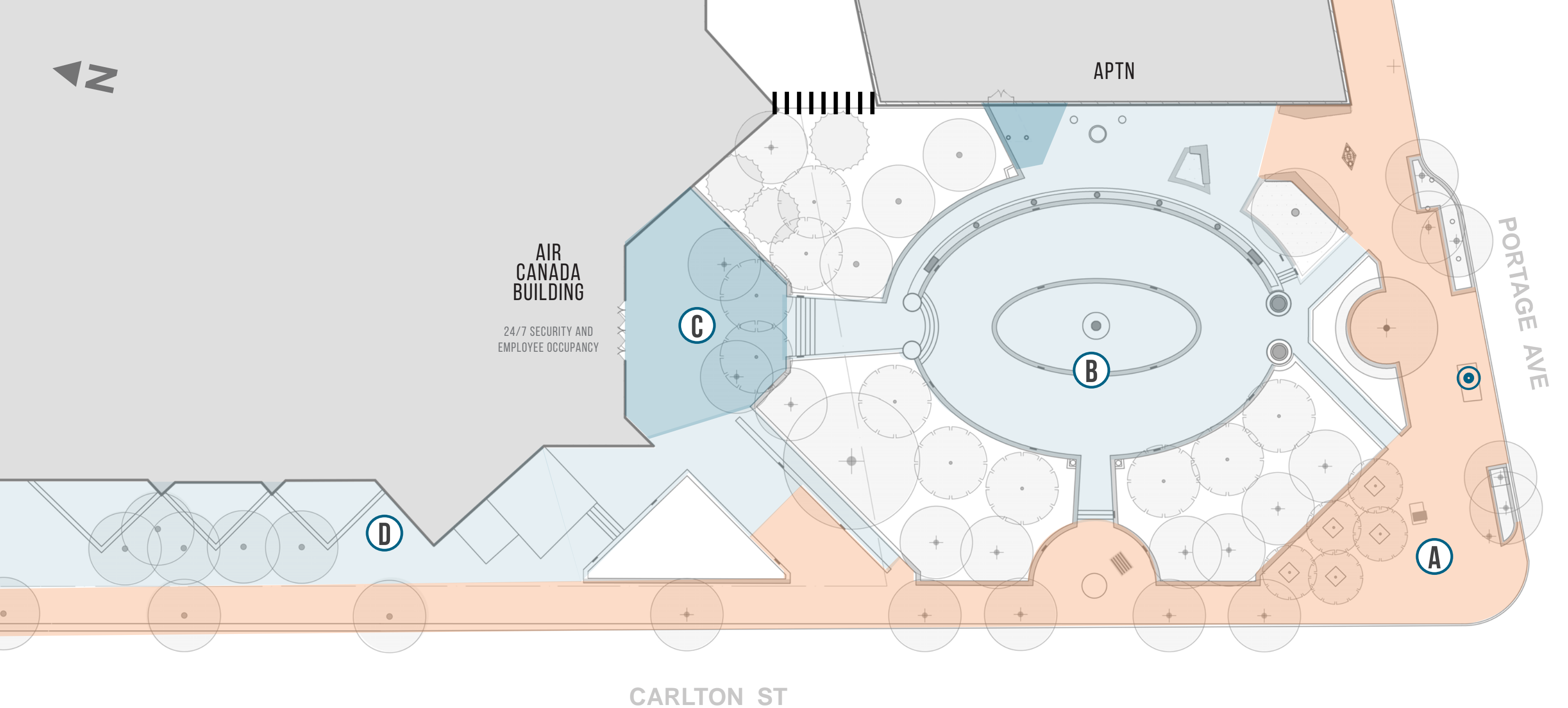


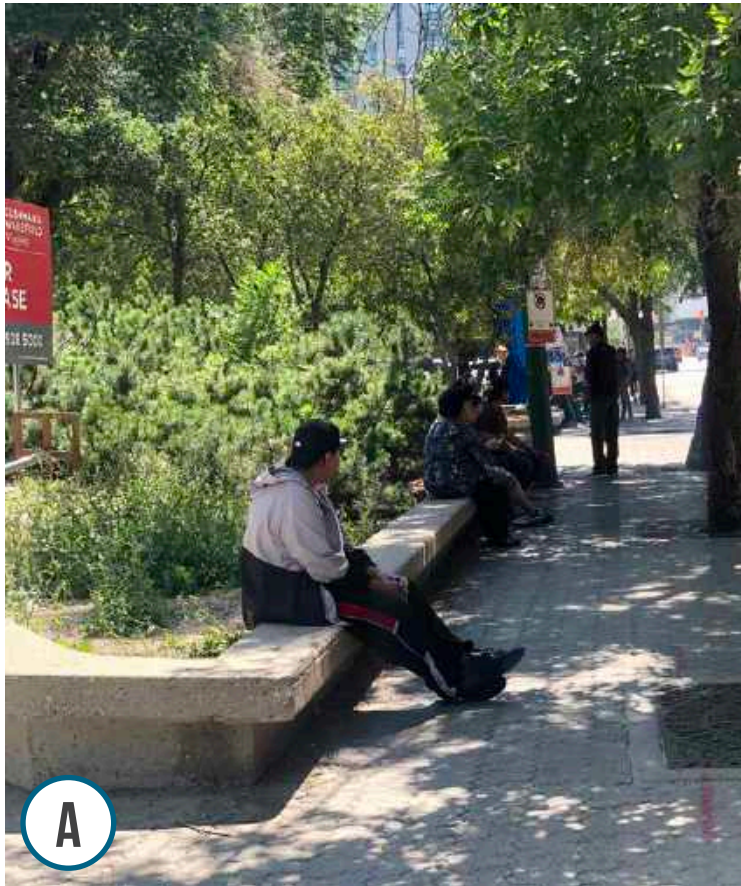
### CARLTON STREET SIDE

- BLIND CORNER WHEN EXITING AIR CANADA BUILDING TO GET TO INDIGO PARKING LOT

## VIEWSHEDS AND OBSTRUCTIONS

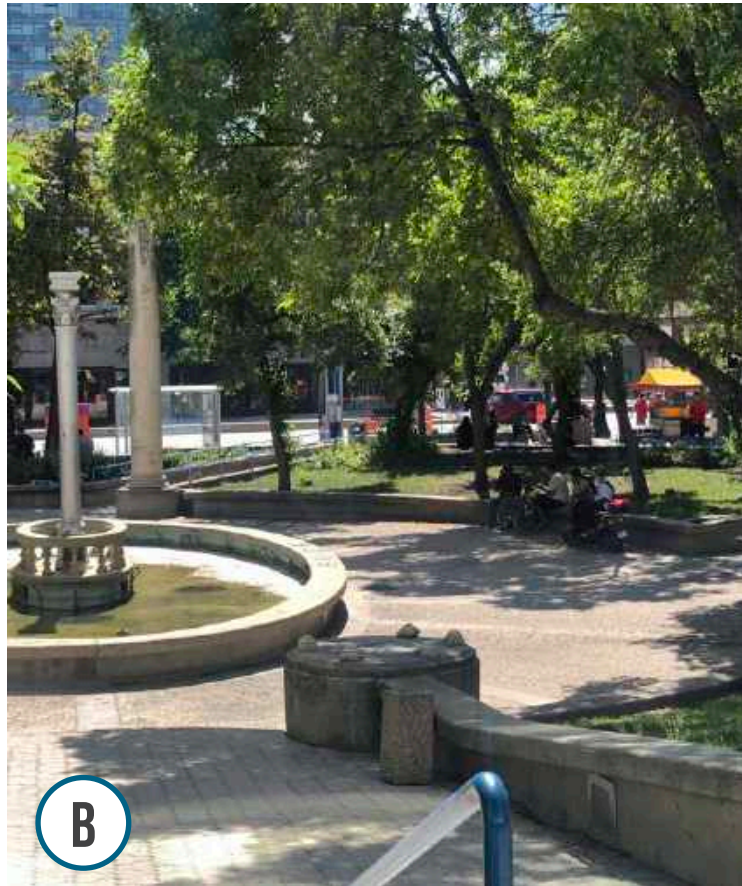
## NATURAL SURVEILLANCE





### STREET SIDE SEATING AND SIDEWALK

- DUE TO ITS OPENESS TO PEDESTRIAN/VEHICULAR THOROUGHFARES, AND HIGH DENSITY OF OCCUPANTS THE PERIMETER SPACES ARE CATEGORIZED AS PUBLIC



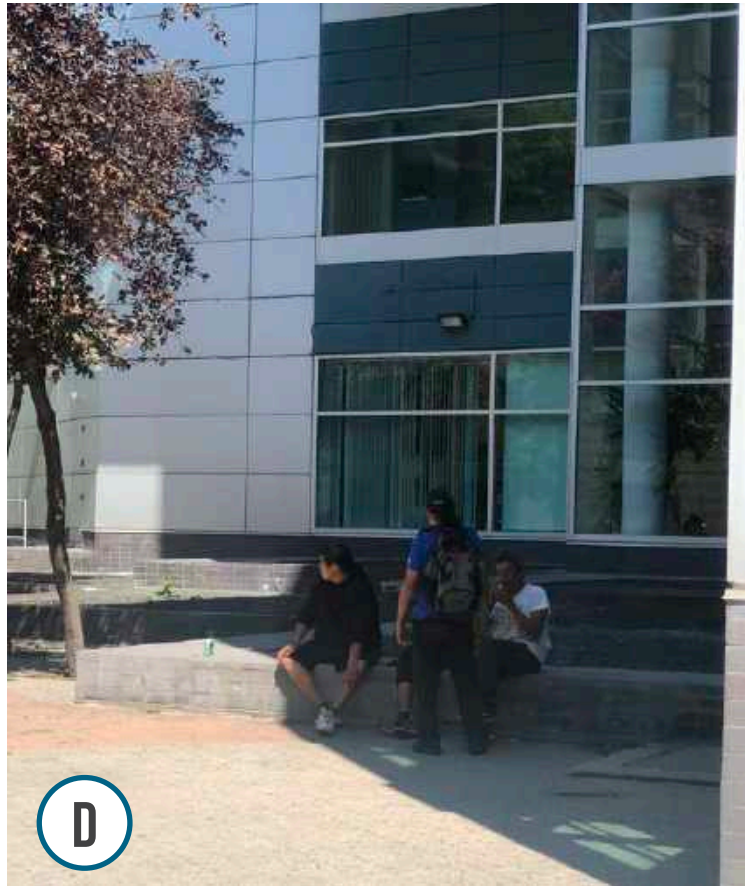
### CENTRAL FOUNTAIN PLAZA AND ENTRYWAYS

- DUE TO THE SUNKEN NATURE OF THE FOUNTAIN PLAZA, NARROWNESS OF THE ENTRYWAYS AND LOW DENSITY OF OCCUPANTS, THESE AREAS ARE CATEGORIZED AS SEMI-PRIVATE



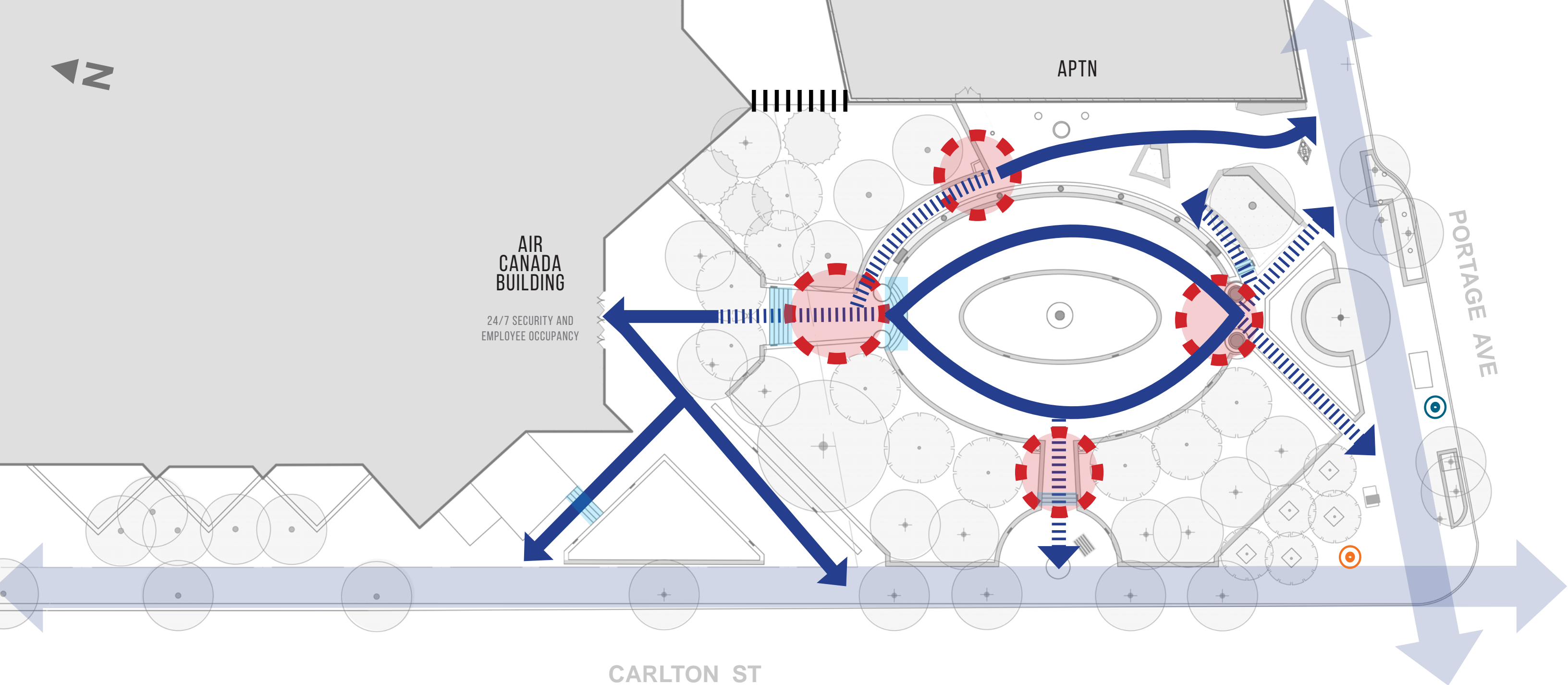
### AIR CANADA BUILDING ENTRANCE AREA

- DUE TO THE HIGHER ELEVATION, LOW PROXIMITY TO PUBLIC SPACE AND NO PUBLIC OCCUPATION THE ENTRANCE AREA IS CATEGORIZED AS PRIVATE



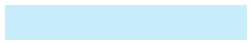



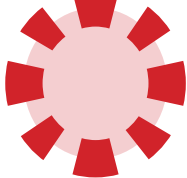


### CARLTON STREET SIDE BUILDING PLANTERS

- DUE THE HIDDEN NATURE OF THE PLANTERS BEHIND BUILDING AND IT'S ACCESS TO CARLTON ST., THE AREA IS CATEGORIZED AS SEMI-PRIVATE

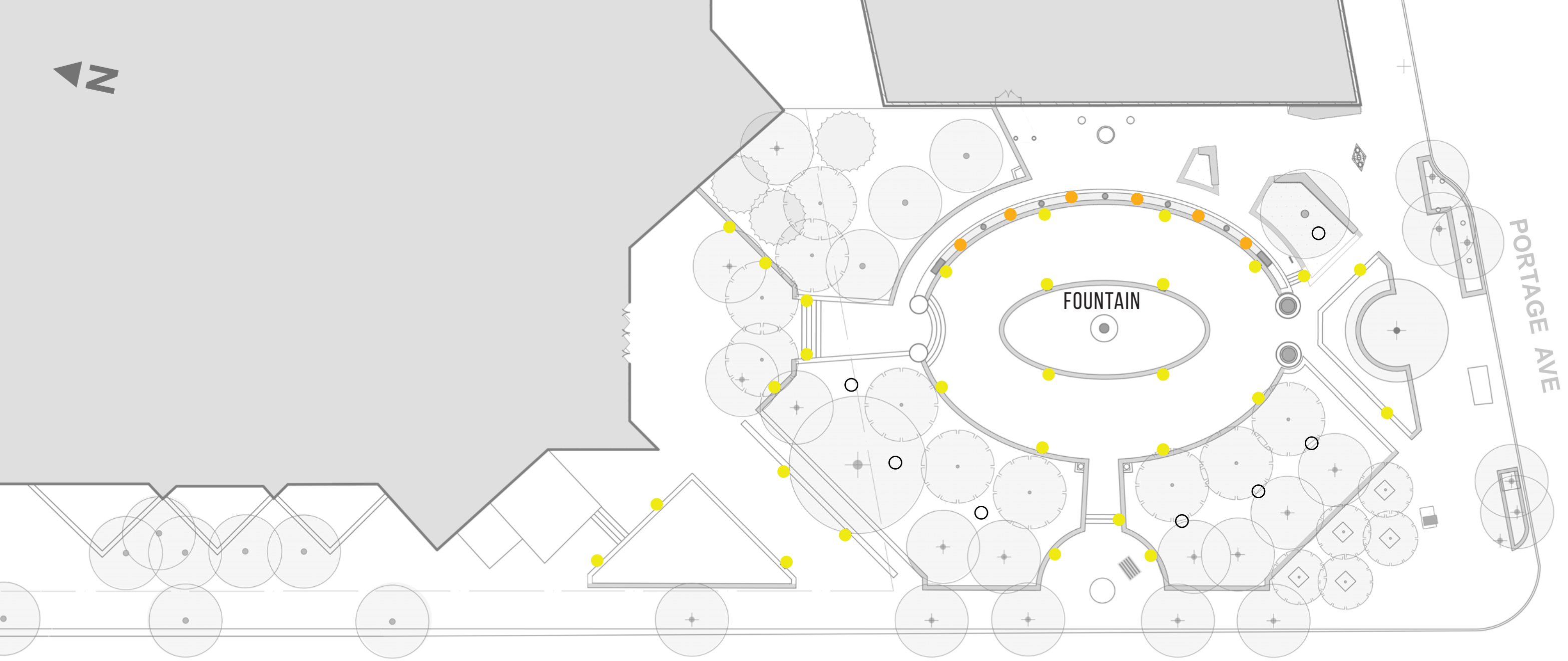


### LEGEND

-  BUS STOP
-  HOTDOG STAND
-  BARRIERS (STAIRS)
-  INTERNAL ROUTES
-  PINCH POINTS
-  MAJOR ROUTES
-  RESTRICTED ACCESS

### NATURAL ACCESS

A MAP OF EASE OF ACCESS WITHIN THE SPACE, PHYSICAL CHARACTERISTIC RELATED TO CPTED. THE OVERALL DESIGN OF THE PARK LENDS ITSELF TO MANY ACCESS ROUTES THROUGH A VARIETY OF THRESHOLDS. HOWEVER, BARRIERS SUCH AS STAIRS, NARROW CHANNELS/PATHS AND UNEVEN GROUND PLANE POSE A CHALLENGE TO ACCESSING THE SITE.



CARLTON ST

PORTAGE AVE

FOUNTAIN

LEGEND

- WALL LIGHTS
- COLONADE LIGHTS
- POWER SUPPLY

MAINTENANCE AND UPKEEP

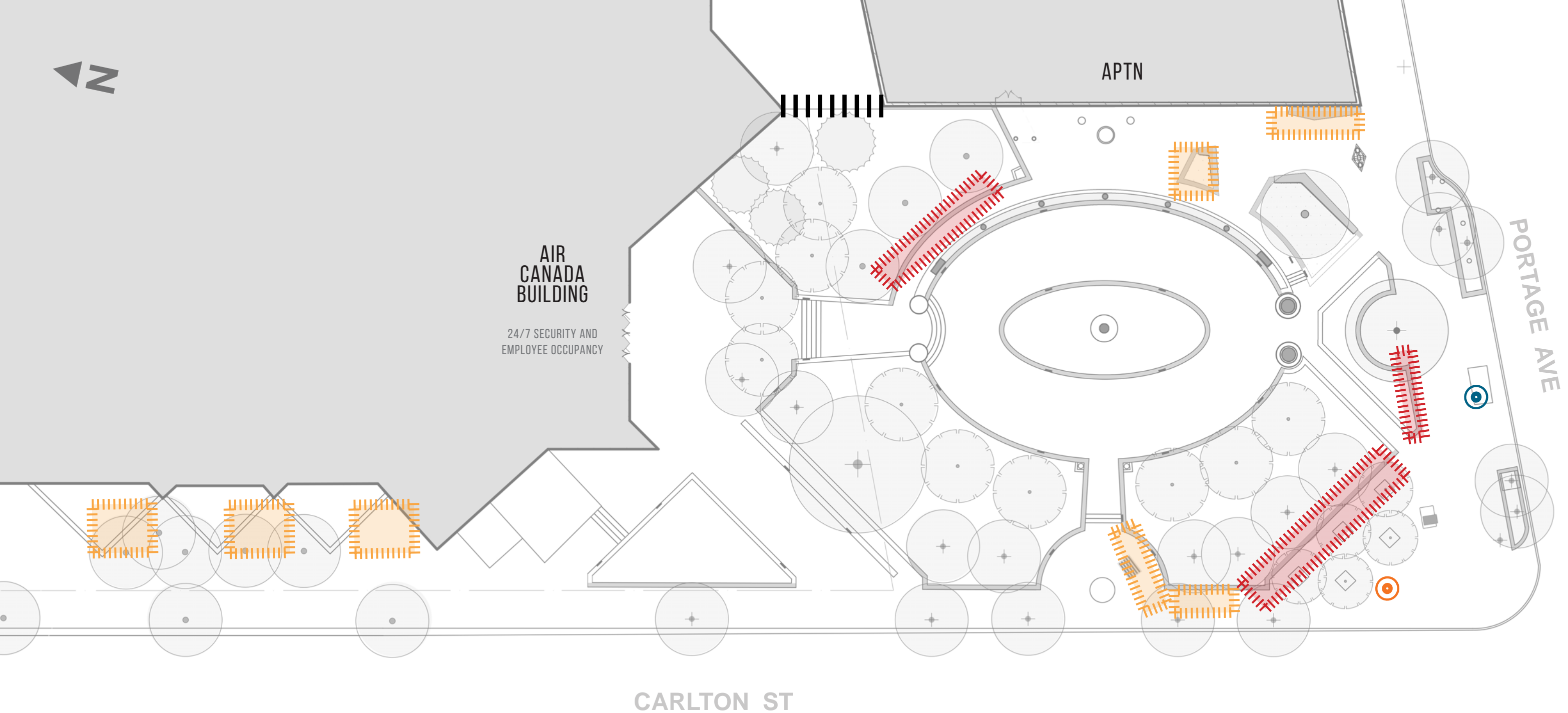
THE CITY OF WINNIPEG PARKS SERVICES OPERATE AND MAINTAIN THE PARK WITH SUPPORT AND CONTRIBUTIONS FROM THE DOWNTOWN BIZ (PROGRAMMING) AND ADJACENT PROPERTY OWNERS.

ALL LIGHTS IN THE PARK HAVE BEEN REPLACED AND/OR RE-ACTIVATED. POWER SUPPLY EXISTS IN THE PLANTERS AND CAN OFFER INFRASTRUCTURE SHOULD ADDITIONAL LIGHTING BE CONSIDERED IN FUTURE PARK IMPROVEMENTS.

THE FOUNTAIN IS ACTIVATED IN THE SUMMER MONTHS AND WINTERIZED IN THE FALL. THIS FEATURE REQUIRES SEASONAL MAINTENANCE THAT IS UNDERTAKEN BY THE CITY.

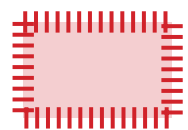
OBSERVATIONS HAVE BEEN UNDERTAKEN AT VARIOUS TIMES OF THE DAY AND EVENING AND DIFFERENT DAYS OF THE WEEK. RESULTS ARE ILLUSTRATED ON MAPS AND SHOW THE AREAS WHERE PEOPLE TEND TO GATHER AND HOW THEY MOVE THROUGH THE SITE.

# 04 OBSERVATIONS

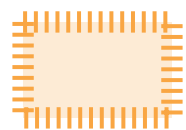


## GATHERING AREAS MORNING

### LEGEND



HIGHLY  
USED



MODERATELY  
USED

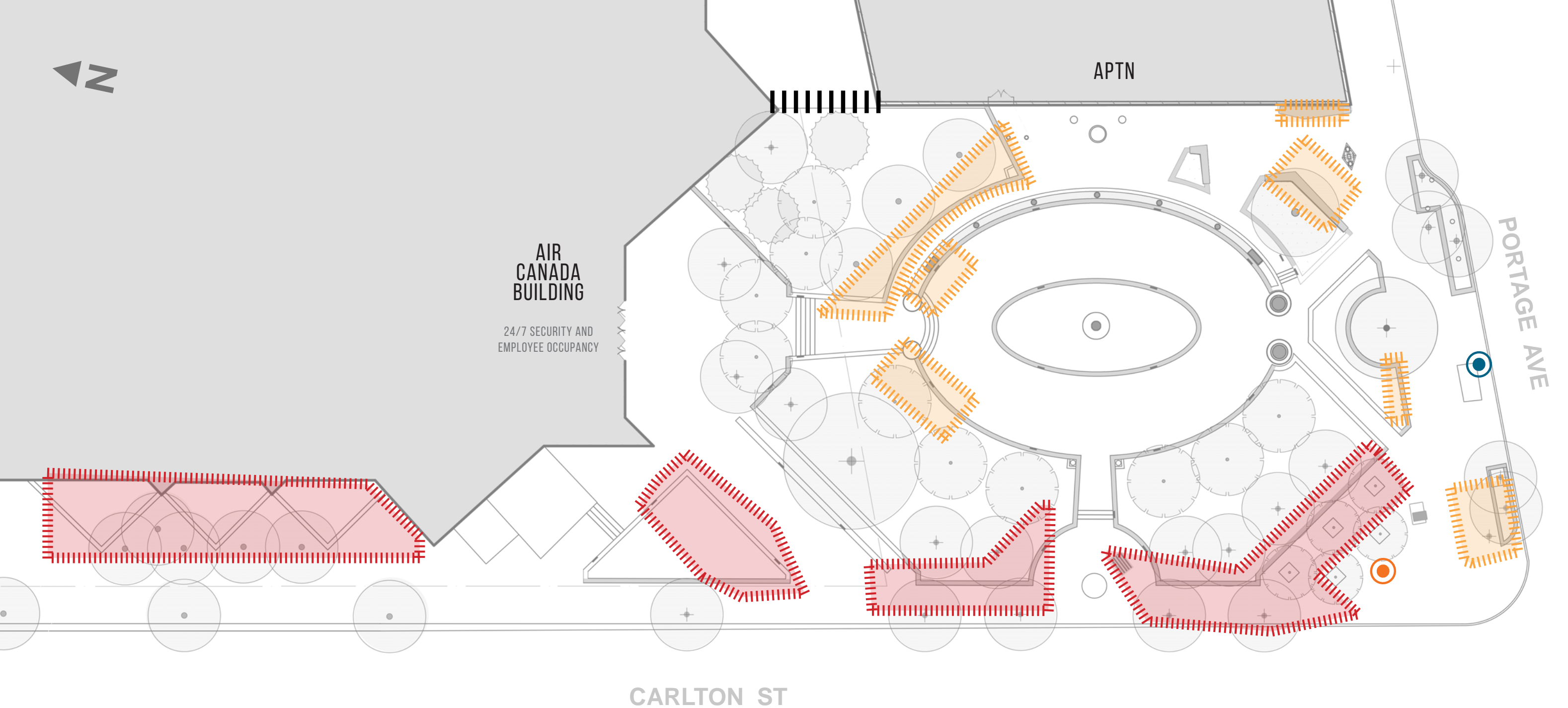


BUS STOP



HOTDOG STAND

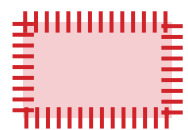
THIS MAP ILLUSTRATES THE OBSERVED GATHERING AREAS THROUGHOUT THE MORNING. OFTEN TIMES, PEOPLE ARE GATHERING UNDER THE GROVE OF TREES AT THE CORNER OF PORTAGE AVE. AND CARLTON ST., AS WELL AS THE BACK NORTH EAST CORNER. THIS MAY BE DUE TO THE SHADE AND PRIVACY PROVIDED BY THE TREE CANOPY. SOME BENCHES ARE ALSO USED IN THE MORNING FOR SLEEPING OR GATHERING.



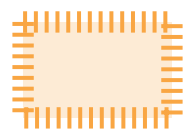
## GATHERING AREAS AFTERNOON + EVENINGS

THIS MAP ILLUSTRATES THE OBSERVED GATHERING AREAS THROUGHOUT THE AFTERNOON AND EVENING. PEOPLE TEND TO GATHER ON THE EDGES OF THE PARK, PARTICULARLY THE EDGE OF CARLTON ST. LARGER GATHERINGS CREATE A CHALLENGE FOR MOVEMENT ALONG CARLTON STREET. SIMILARLY, MANY PEOPLE GATHER BEHIND THE ARCADE IN THE NORTH EAST CORNER, MOST LIKELY DUE TO IT'S PRIVACY AND DISTANCE FROM THE MAIN STREETS.

### LEGEND



HIGHLY  
USED



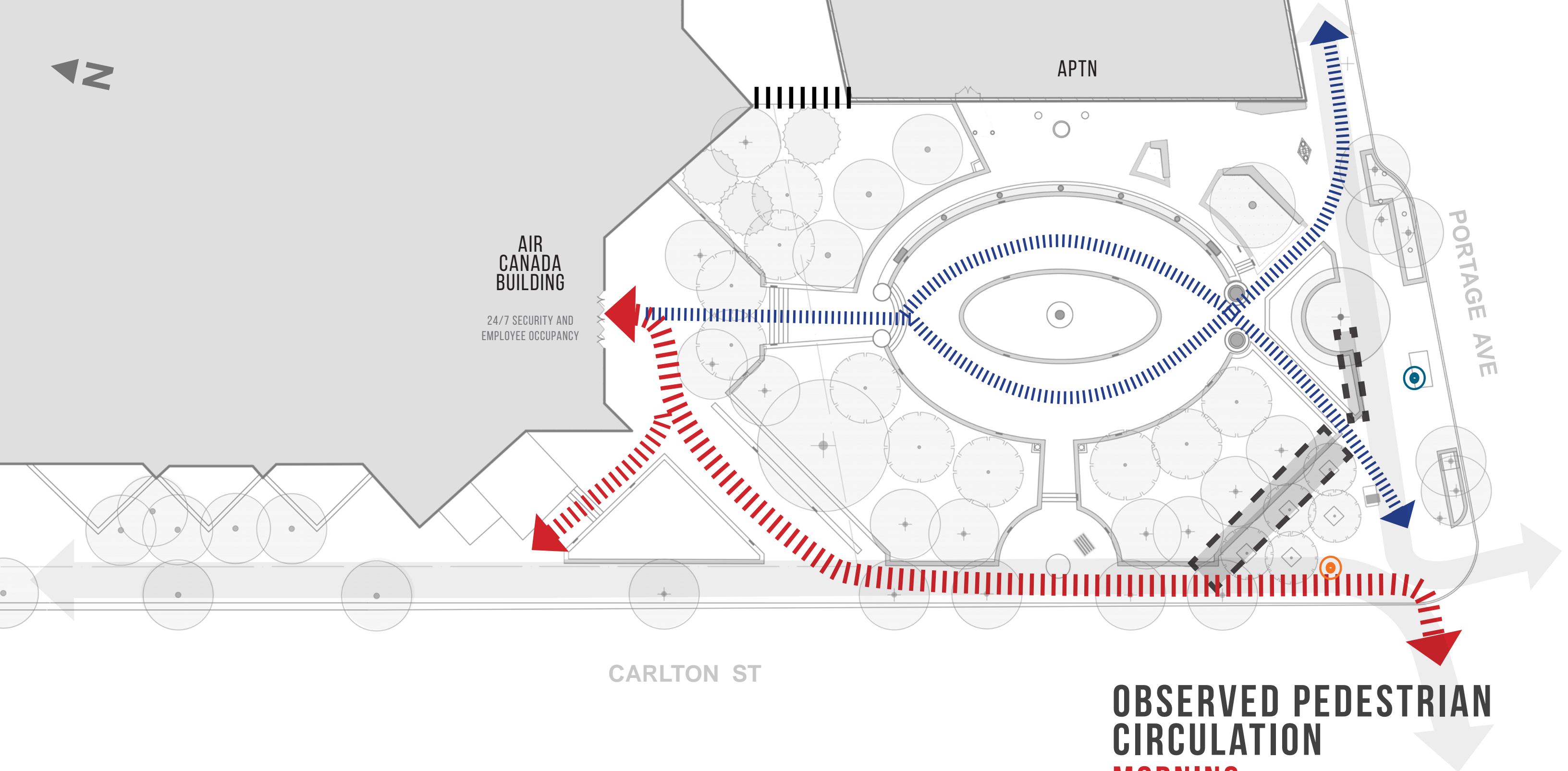
MODERATELY  
USED



BUS STOP



HOTDOG STAND



AIR  
CANADA  
BUILDING  
  
24/7 SECURITY AND  
EMPLOYEE OCCUPANCY

APTN

PORTAGE AVE

CARLTON ST

## OBSERVED PEDESTRIAN CIRCULATION MORNING

### LEGEND



OCCUPIED THROUGH  
DAY TO EVENING



MAJOR  
ROUTE



PRIMARY  
ROUTE



SECONDARY  
ROUTE

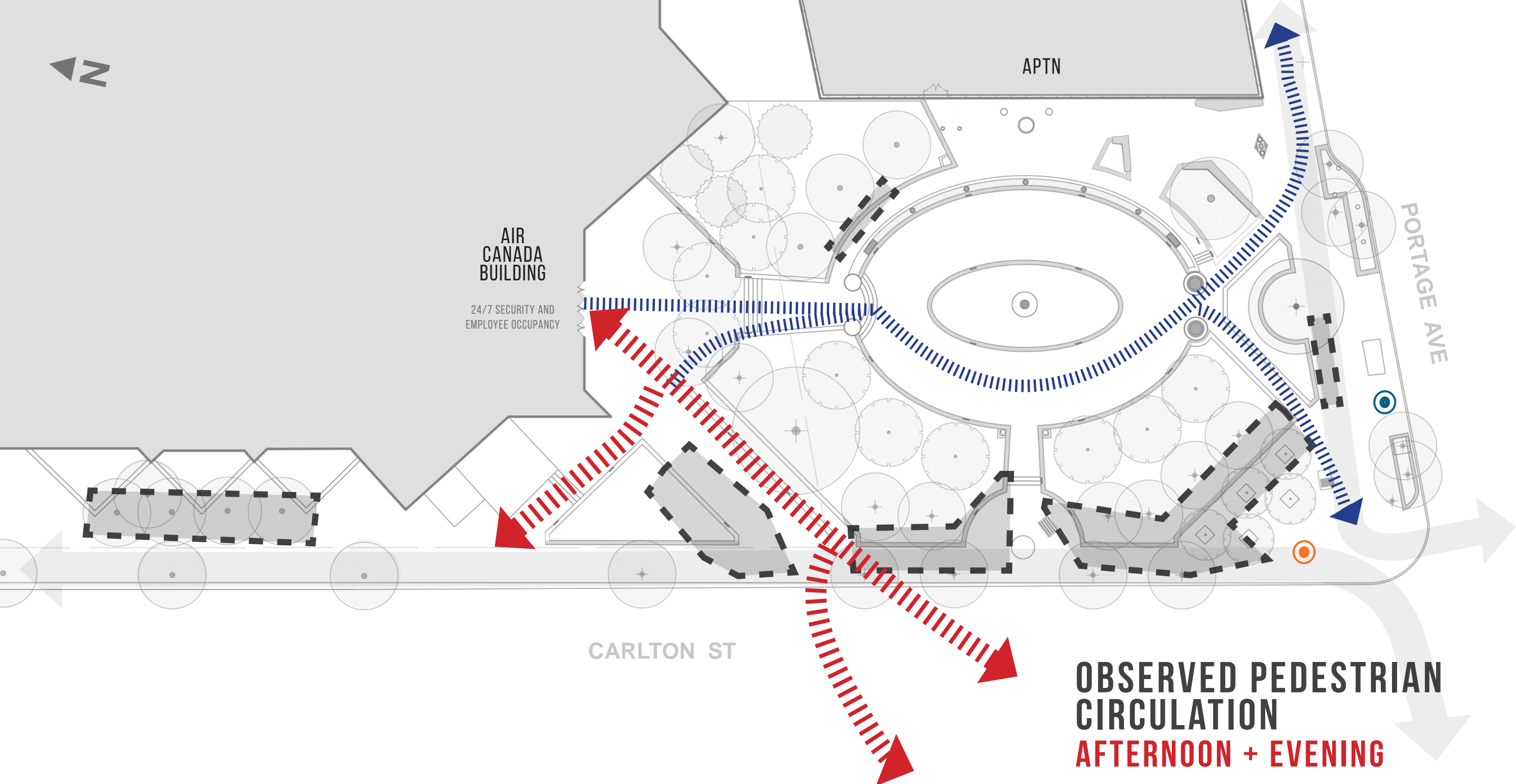


BUS STOP



HOTDOG STAND

THIS MAP ILLUSTRATES MOVEMENT IN THE PARK THROUGHOUT THE MORNING. PEOPLE SOMETIMES OPT TO MOVE THROUGH THE SUNKEN PLAZA, BUT PRIMARILY RELY ON THE CARLTON ST. ENTRY POINTS. GENERALLY, PASSERBYS THAT ARE NOT AIR CANADA EMPLOYEES AVOID WALKING THROUGH THE PARK TO GET TO PORTAGE AVE.



LEGEND

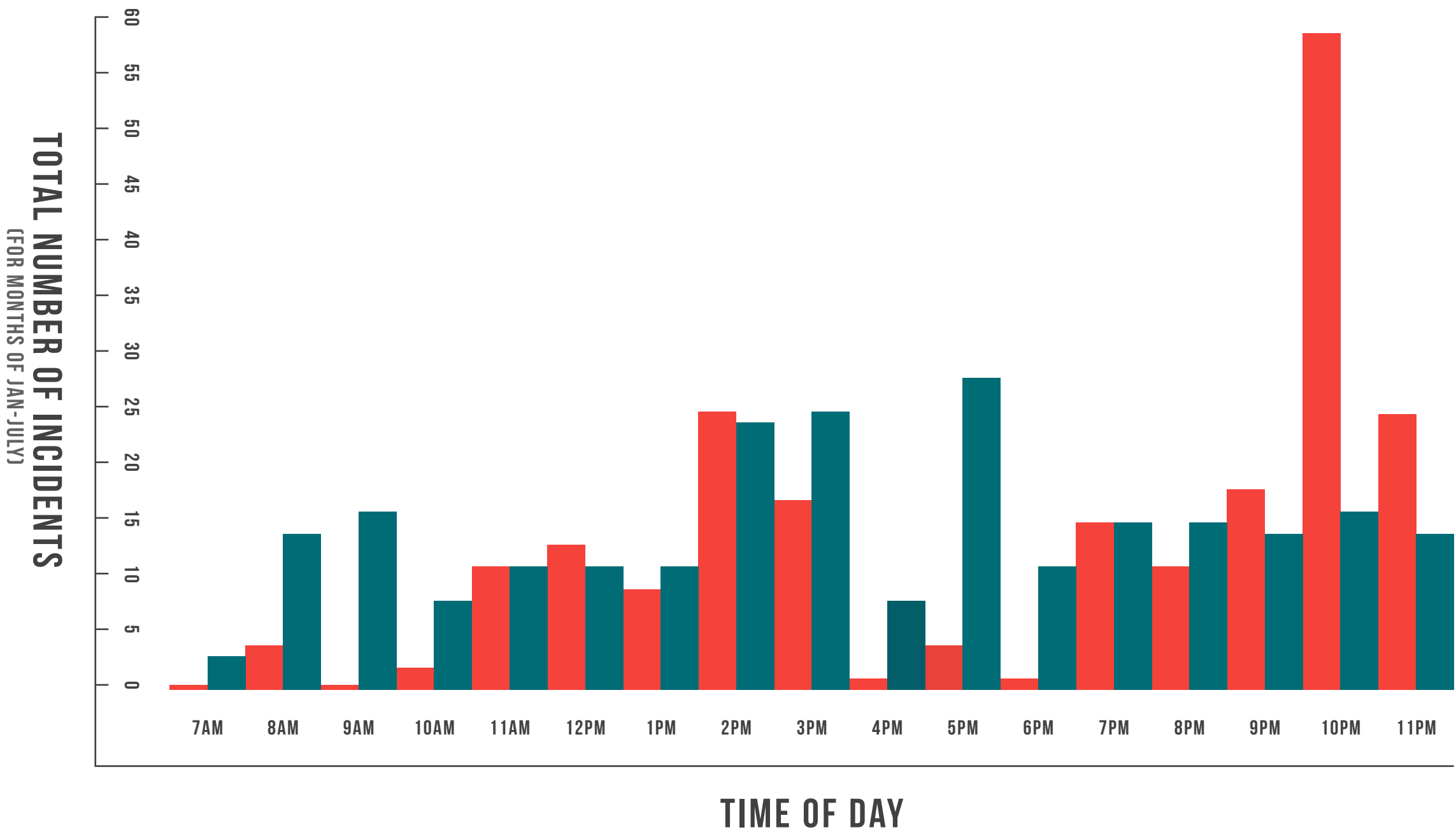
- OCCUPIED THROUGH DAY TO EVENING
- MAJOR ROUTE
- PRIMARY ROUTE
- SECONDARY ROUTE
- BUS STOP
- HOTDOG STAND

OBSERVED PEDESTRIAN CIRCULATION  
AFTERNOON + EVENING

THIS MAP ILLUSTRATES MOVEMENT IN THE PARK THROUGHOUT THE AFTERNOON AND EVENINGS. PEOPLE TEND TO MOVE THROUGH THE PARK BY AVOIDING GATHERING AREAS. THE PRIMARY ROUTE INCLUDES GOING DOWN CARLTON ST. AND CROSSING CARLTON TO AVOID LARGE GATHERINGS ON THE EDGES OF THE PARK.

RECORDS FROM THE DOWNTOWN BIZ OF INCIDENTS THAT OCCUR IN THE PARK AND ARE RESPONDED TO BY THE DOWNTOWN WATCH HAVE BEEN SUMMARIZED IN TABLE FORM. INCIDENTS FROM 2019 AND 2020 ARE SHOWN ACCORDING TO TIME OF DAY AND FREQUENCY. WHEN COMPARED TO THE CHART OF PLANNED EVENTS, (MAINLY DURING NOON IN THE SUMMER MONTHS) THERE IS A CORRELATION BETWEEN TIMES THAT THE PARK IS ACTIVE WITH PROGRAMED EVENTS AND A REDUCTION IN THE FREQUENCY OF INCIDENT REPORTS.

# 05 INCIDENTS + EVENTS

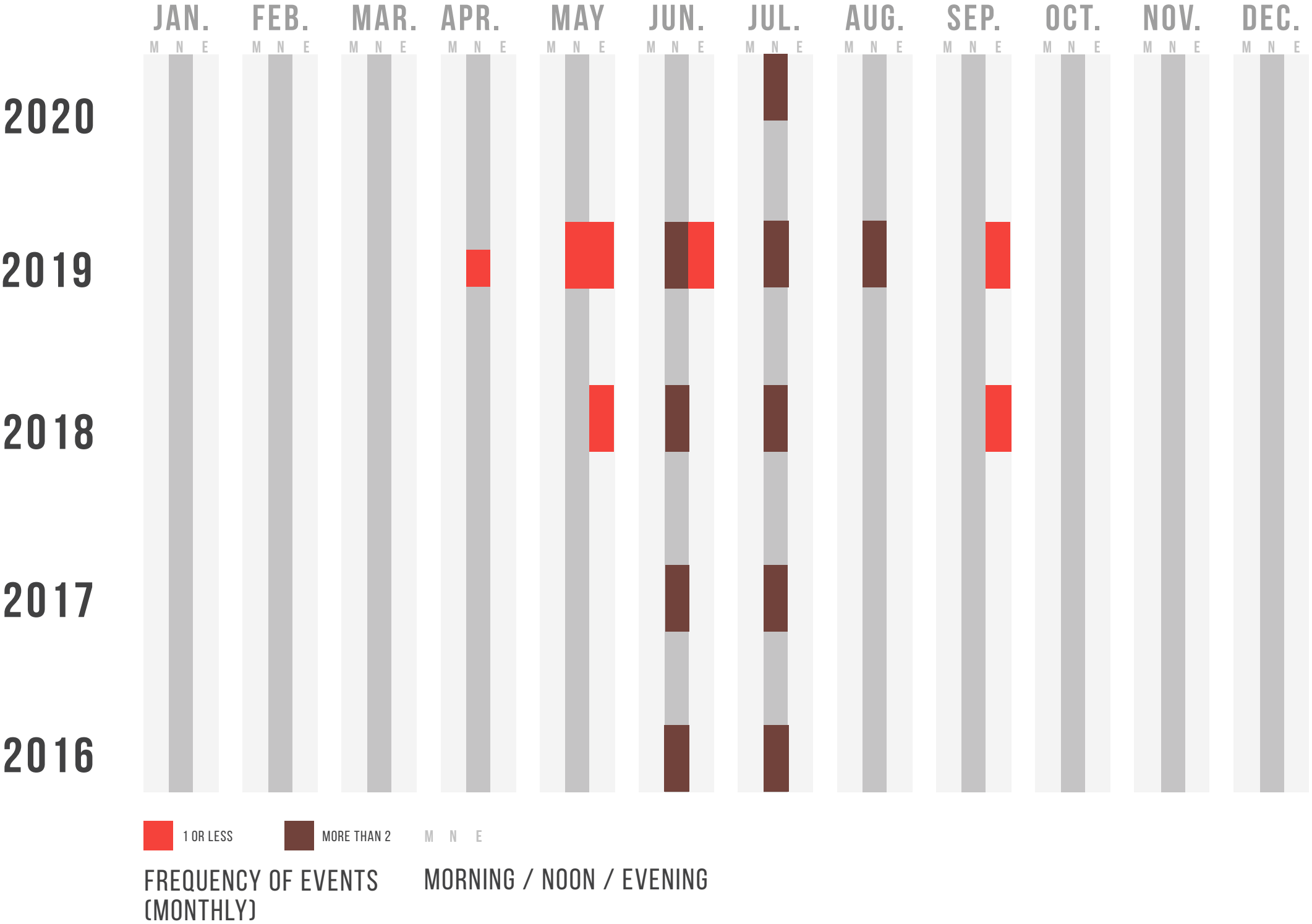


# DOWNTOWN WATCH INCIDENT REPORTS

2019  
2020

## INCIDENT REPORT TYPES

- TOP INCIDENTS
- WELL-BEING CHECK
  - DRINKING PARTY
  - SPECIAL ATTENTION
  - AGGRESSIVE PANHANDLING
  - ASSAULT
  - PUBLIC ASSISTANCE
  - EXCESSIVE GARBAGE
  - GRAFFITI
  - DISTURBANCE
  - INTOXICATED PERSON
  - CALL TO TRANSPORT INTOXICATED
  - MEDICAL ASSISTANCE
  - NEGATIVE LOITERING
  - PERSON
  - MISC
  - SAFEWALK
  - SLEEPING PERSON
  - SYRINGE DISPOSAL
  - THEFT FROM VEHICLE



# DOWNTOWN BIZ EVENTS

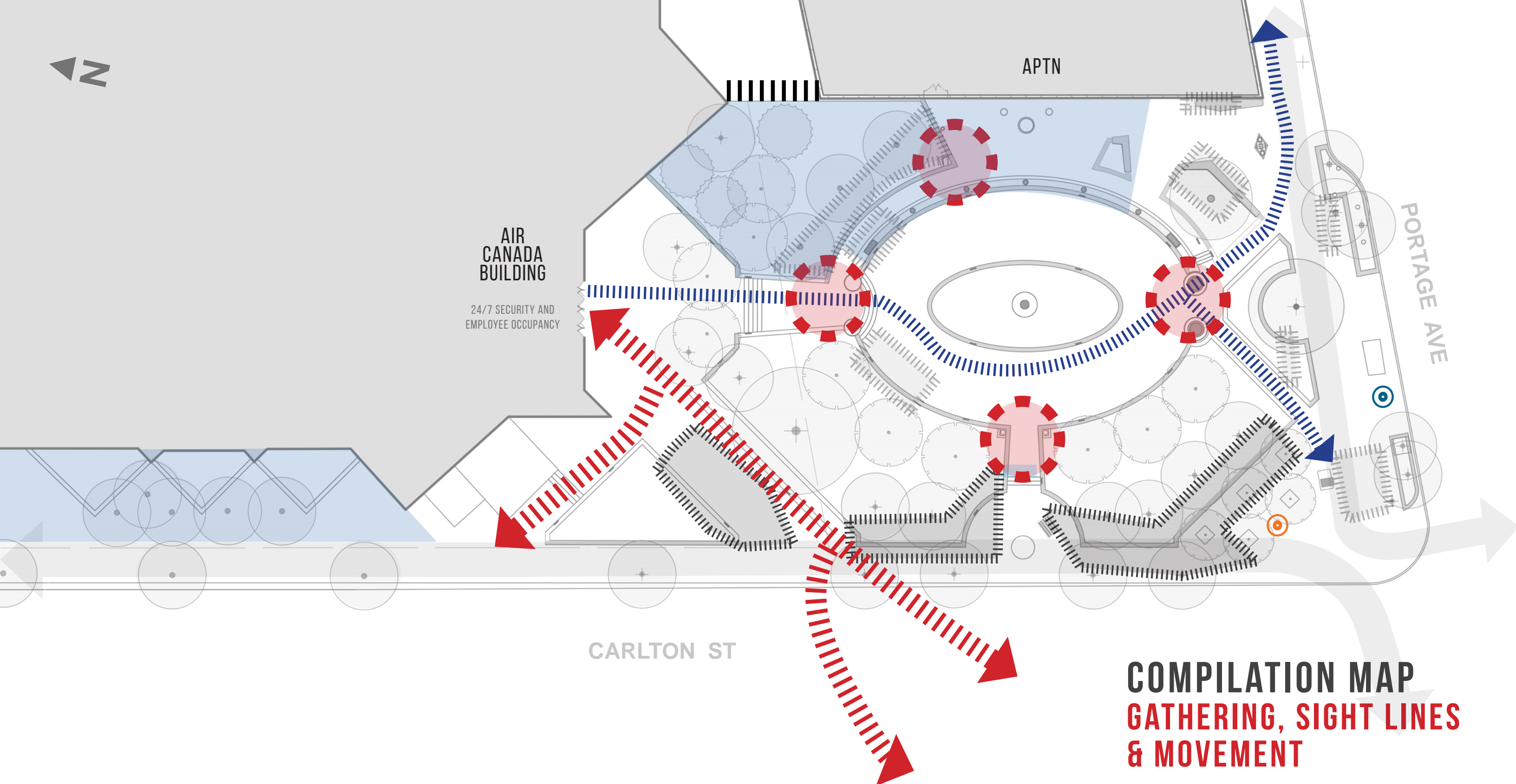
THE DOWNTOWN BIZ HOLDS A NUMBER OF EVENTS THROUGHOUT THE YEAR AT THE AIR CANADA WINDOW PARK.

## TYPICAL EVENTS

- 2020**
- DOWNTOWN CONCERT SERIES  
EVERY SECOND WEDNESDAYS (JULY)
- 2019**
- ARTWALK (MAY)
  - DOWNTOWN CONCERT SERIES  
EVERY WEDNESDAY (JUNE - JULY)
  - ART AT LUNCH (AUGUST)
  - FILM SCREENING (AUGUST - SEPTEMBER)
- 2018**
- DOWNTOWN CONCERT SERIES  
EVERY WEDNESDAY (JUNE - JULY)
  - FILM SCREENING (MAY-SEPTEMBER)
- 2017 & 2016**
- DOWNTOWN CONCERT SERIES AND ART PROGRAMS EVERY WEDNESDAY (JUNE - JULY)

A COMPILATION MAP OF THE CPTED ASSESSMENT AND SITE OBSERVATIONS IS USED TO IDENTIFY AREAS THAT INFLUENCE USERS' SENSE OF COMFORT AND SAFETY. THESE AREAS WILL BE THE FOCUS OF BOTH SHORT TERM AND LONG TERM RECOMMENDATIONS.

# 06 RECOMMENDATIONS

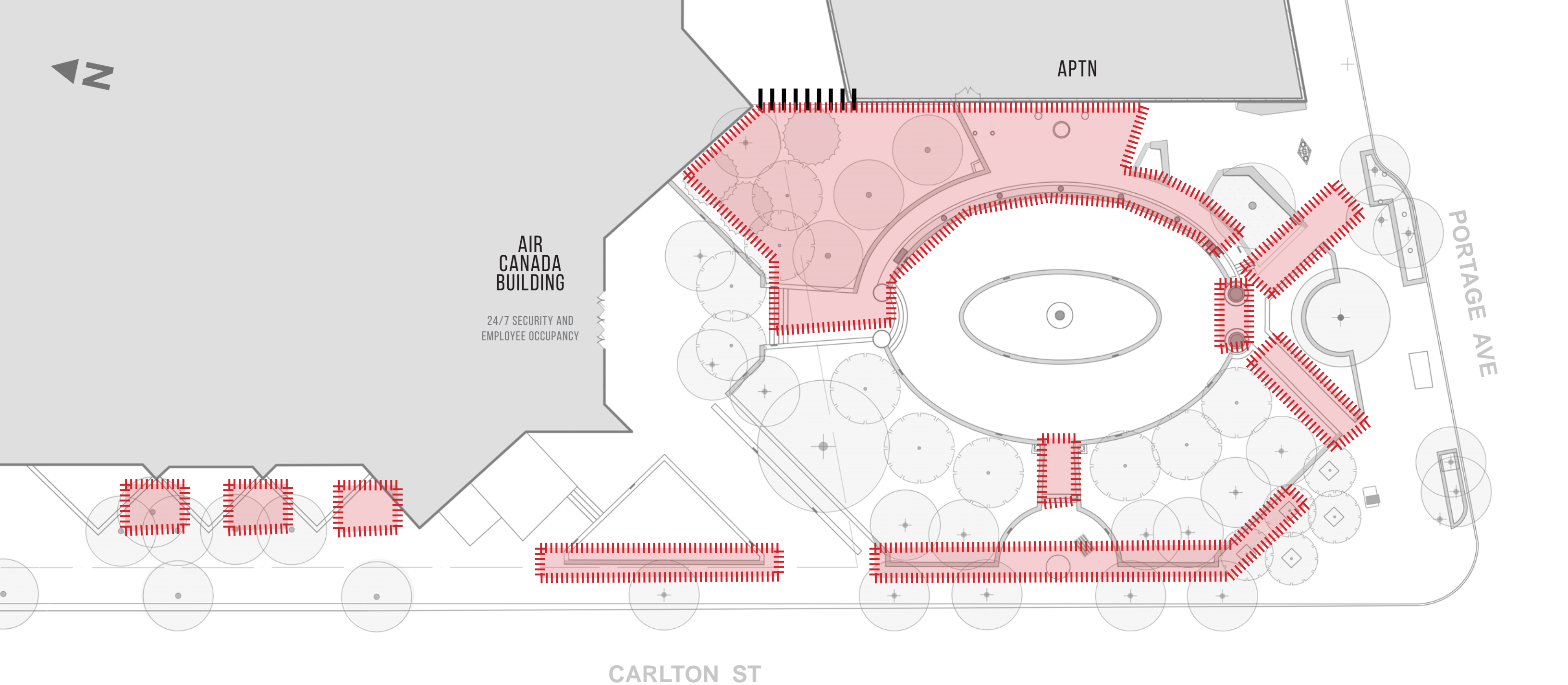


LEGEND

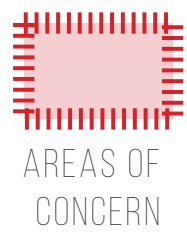
- HIGH AMOUNT OF GATHERING
- MODERATE AMOUNT OF GATHERING
- PRIMARY ROUTES
- SECONDARY ROUTES
- RESTRICTED ACCESS
- LOW VISIBILITY

# COMPILATION MAP GATHERING, SIGHT LINES & MOVEMENT

MOVEMENT THROUGHOUT THE PARK IS DETERMINED BY SIGHT LINES, RESTRICTED/NARROW ACCESS AND HIGH GATHERING AREAS. LOW VISIBILITY DUE TO PLANTINGS IN THE NORTH EAST CORNER, AS WELL AS POOR ACCESSIBILITY (STAIRS) DETER MOVEMENT THROUGHOUT THE CENTER AND EAST SIDE OF THE PARK.



**LEGEND**



THE AREAS OF CONCERNS ARE DEFINED BY CPTD STANDARDS AND OVERALL ASSESSEMENT OF THE PARK. THESE AREAS REQUIRE CHANGES THAT WILL IN TURN AFFECT PHYSICAL IMPROVEMENTS IN THE SPACE TO COMPLY TO CPTD STANDARDS IN NATURAL SURVEILLANCE, TERRITORIAL REINFORCEMENT, NATURAL ACCESS CONTROL AND MAINTENANCE.

- NARROW CHANNELS CREATES A SENSE OF ENTRAPMENT IN CENTRAL PLAZA
- POOR ACCESSIBILITY THROUGH TO CENTRAL PLAZA (STAIRS, VISIBILITY)
- POOR SIGHT LINES TOWARDS NORTH-EAST CORNERS

# AREAS OF CONCERN

# SHORT TERM RECOMMENDATIONS

SHORT TERM RECOMMENDATIONS FOCUS ON IMPROVING SIGHT LINES, SAFETY OF THE PARK AND LEGITIMATE USE OF THE SPACE THROUGH DESIGN STRATEGIES. THE RECOMMENDATIONS NOTED BELOW ADDRESS **PHYSICAL** CONSTRAINTS AND OPPORTUNITIES TO ENHANCE THE OVERALL USE OF THE PARK.

EACH OF THESE CHANGES ARE LIKELY TO BE WITHIN THE AVAILABLE BUDGET OF \$50,000.



**REMOVAL OF ARCADE**  
INCREASING SIGHTLINES TO NORTH EAST CORNER, DE-CLUTTERING WALKING AREAS, INCREASING OPPORTUNITY FOR PUBLIC ART DISPLAY



**PRUNE AND TRIM TREES AND SHRUBS IN NORTH EAST CORNER + CARLTON PLANTER**  
TO ENHANCE ACCESSIBILITY AND VISIBILITY THROUGHOUT THE PARK  
CONSIDER PLANT HEALTH/VITALITY



**REDUCING HIDDEN CORNERS**  
PRUNING STREET TREES FOR INCREASED VISIBILITY ACROSS THE STREET, CONSIDER FEATURES TO 'OCCUPY' HIDDEN ALCOVES (EX. LIGHT SCULPTURES)

## OTHER RECOMMENDATIONS

- **ENHANCED PROGRAMMING**  
IMPROVE LEGIBILITY THROUGH WAYFINDING AND ORIENTATION, COVID REGULATED EVENTS TO DRAW CROWDS
- **ACTIVATE SPACE**  
BIZ WATCH, BIZ EVENTS, ETC

# LONG TERM RECOMMENDATIONS

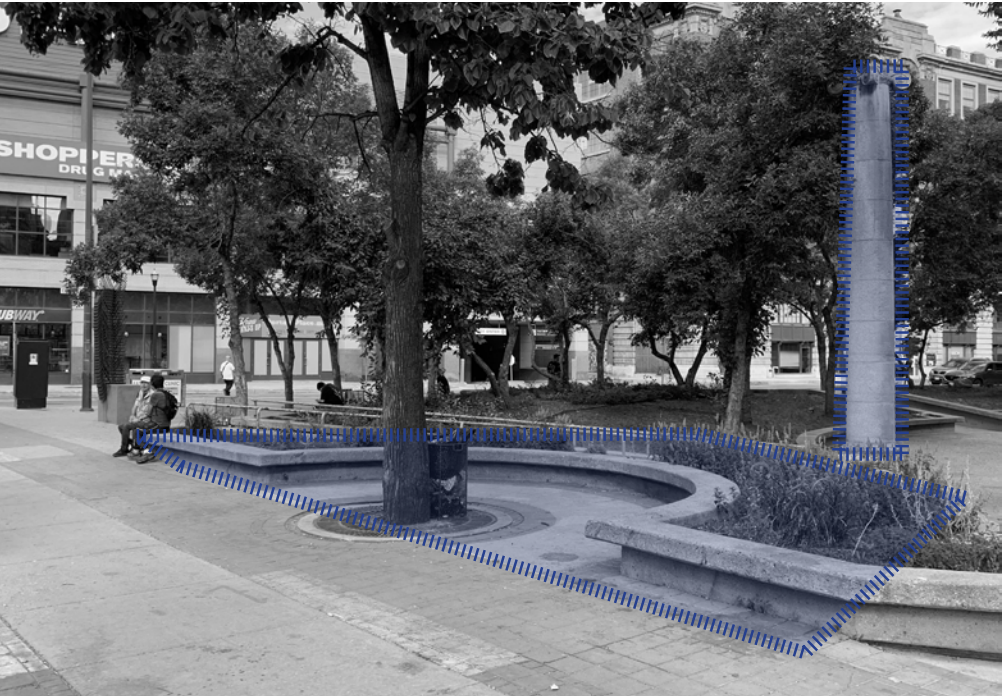
LONG TERM RECOMMENDATIONS FOCUS ON THE OVERALL REVITALIZATION OF THE PARK. PLEASE REFER TO THE CONCEPT PLAN FROM 2017, SEE FIGURE 1. THE RECOMMENDATIONS NOTED BELOW ADDRESS **PHYSICAL** CONSTRAINTS AND OPPORTUNITIES TO ENHANCE THE OVERALL USE OF THE PARK. WE RECOMMEND A COMPLETE REVITALIZATION OF THE PARK AND INVESTING INTO IT AS A PUBLIC SPACE.



**REMOVAL OF FOUNTAIN / REPURPOSE INTO SMALLER WATER FEATURE**  
ENHANCING USABILITY AND ACCESS THROUGHOUT CENTER OF THE PARK



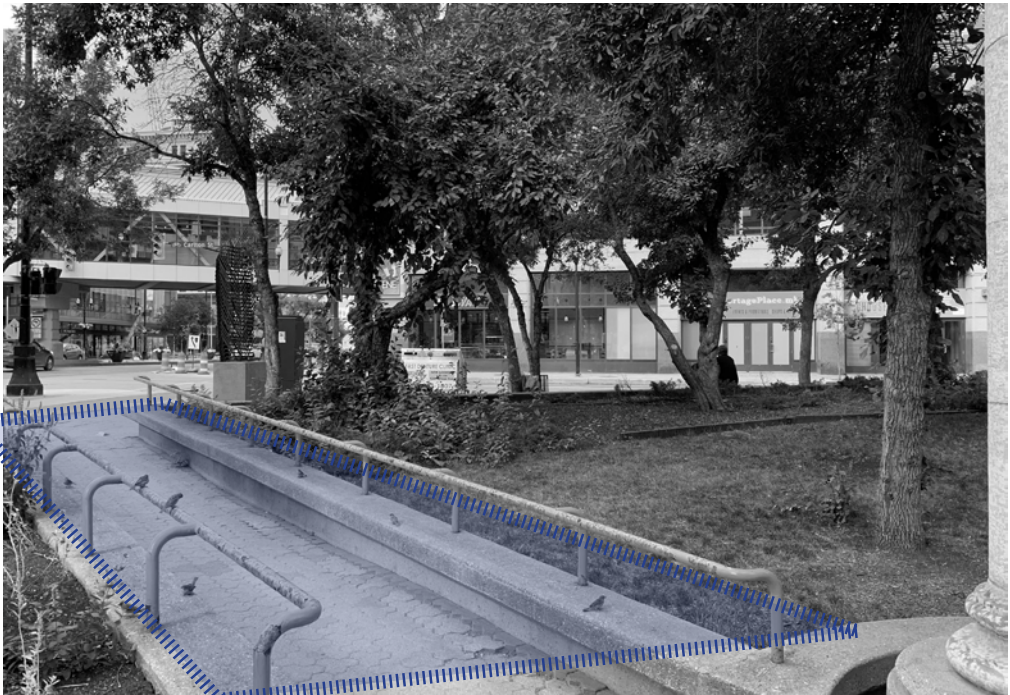
**GROUND LEVELLING AND PAVING**  
LEVELLING CENTER FOUNTAIN AREA CLOSER TO STREET LEVEL FOR ENHANCED VISIBILITY AND ACCESSIBILITY



**OPENING UP MAJOR STREET VIEWS + ACCESS**  
OPENING UP PLANTERS AND COLUMNS TO INTEGRATE AND WELCOME PEDESTRIAN MOVEMENT/ACCESS THROUGHOUT THE PARK.



**EAST SIDE INTEGRATION**  
INTEGRATING EAST RE-DEVELOPMENT TOWARDS CENTER FOR BETTER LEGIBILITY. REMOVING ARCADE TO INTEGRATE EAST SIDE INTO THE REST OF THE PARK.



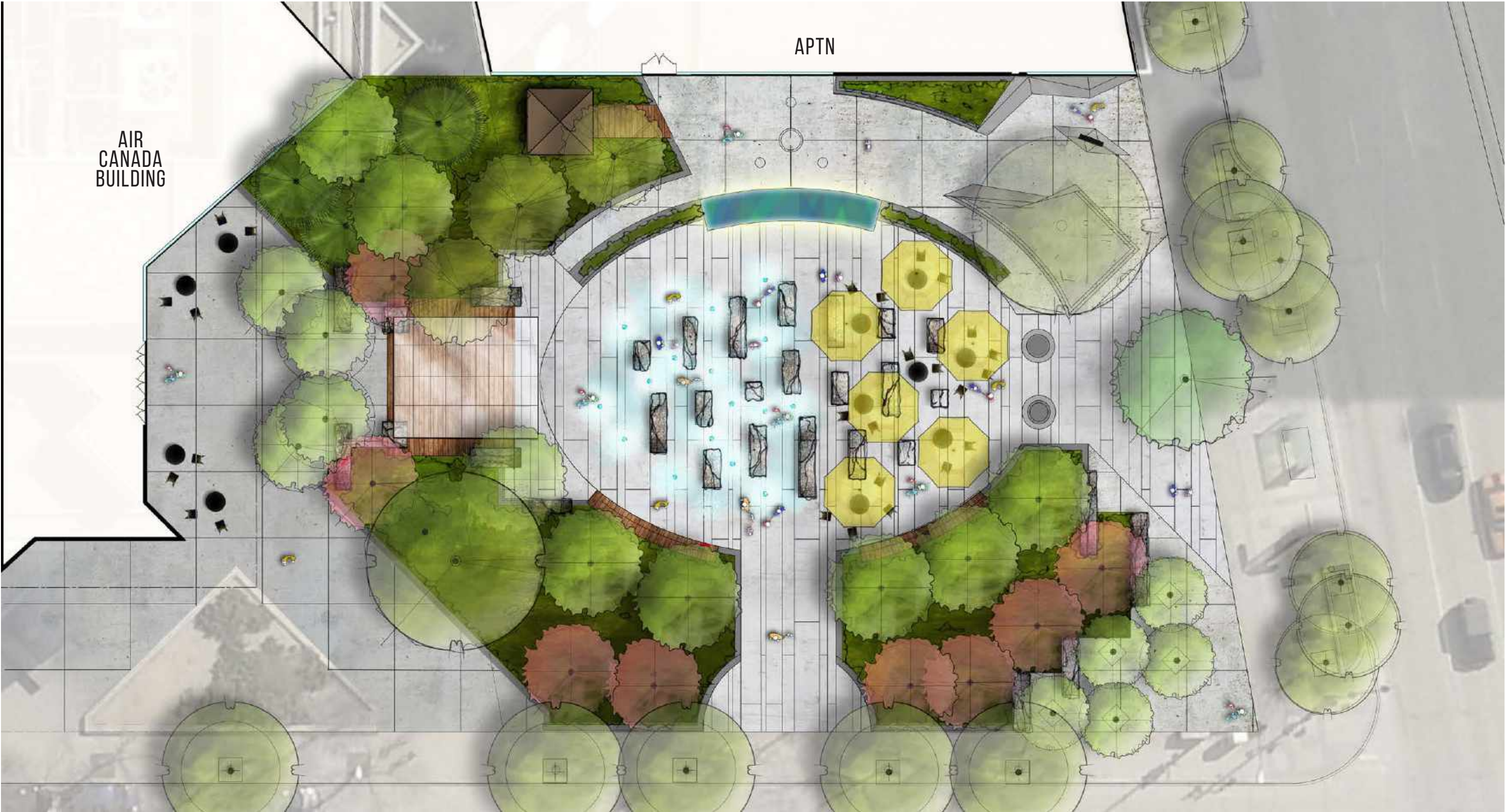
**WIDENING OF NARROW ENTRIES**  
WIDENING NARROW CHANNELS AND MINIMIZING CONCEALED ROUTES TOWARDS THE CENTER OF THE PARK DECREASE SENSE OF ENTRAPMENT AND INCREASE OVERALL ACCESSIBILITY

## OTHER CONSIDERATIONS

- **PROGRAMMING**
- **KIOSK / PERMANENT PRESCENCE ON THE SITE**  
BECOMES PART OF THE STREET'S 'PUBLIC REALM' BY PROVIDING PUBLIC AMENITIES LIKE COFFEE KIOSK, INFO KIOSK, SMALL RESTAURANT PROMOTE SAFE USE OF THE SPACE AND INCREASE OVERALL SURVEILLANCE IN THE SPACE
- **ACTIVATE SPACE**
- **VENUE SPACE**

THESE LONG TERM RECOMMENDATIONS WORK TOWARDS THE VISION OF THE CONCEPT DESIGN IN FIGURE 1, TO NOT ONLY PROVIDE A SENSE OF COHESION WITH THE PUBLIC REALM, BUT ALSO ENHANCE ONE OF THE ONLY PARK SPACES ALONG DOWNTOWN'S MAIN ARTERIES AS A PLACE OF RESPITE AND PUBLIC WELL-BEING.

FIGURE 1



THE PROPOSED CONCEPT PLAN FROM 2017, FOCUSES ON THE OVERALL ACTIVATION OF THE SPACE AND COMPLETE REVITALIZATION OF THE PARK BY OPENING UP THE NARROW ENTRIES AND OFFERING ACCESSIBLE AND FLEXIBLE USE THROUGHOUT THE SPACE FOR PROGRAMMING AND ACTIVITIES YEAR ROUND.