Agenda – Executive Policy Committee – December 14, 2005

REPORTS

Item No. 1 Funding for Buhler Recreation Park (Transcona Recreation Park) File PR-2(33)

COMMUNITY COMMITTEE RECOMMENDATION:

On December 12, 2005, the East Kildonan-Transcona Community Committee recommended to the Executive Policy Committee:

1. That funds, to a maximum of $1,500,000.00, be immediately provided to the Buhler Recreation Park (formerly known as Transcona Recreation Park) and the East Winnipeg Sports Association Inc., said funding would represent the City of Winnipeg contribution as per the Transcona Recreation Park Business Plan and addresses the Council Decision of July 27, 2005 (Minute 568, Item 12, Recommendation Nos. 6 and 7).

2. That the Administration be directed to utilize the following sources to realize funding to a maximum of $1,500,000.00:

   A. That any future application(s) for the development of the lands north of Devonshire Drive and south of the CPR Mainline and east of the North/South Transcona Route Alignment and west of Plessis Road, in cooperation with the applicant(s), be subject to a maximum of six percent (6%) land dedication for park space, with the balance of the land dedication of two percent (2%) to be cash in lieu towards the repayment of the $1,500,000.00 city receivable.

   B. That any future application(s) for the development of the lands north of Regent Avenue and south of the CPR Mainline, west of the North/South Transcona Route Alignment and east of Peguis Road, in cooperation with the applicant(s), be subject to a maximum of six percent (6%) land dedication for park space, with the balance of the land dedication of two percent (2%) to be cash in lieu towards the repayment of the $1,500,000.00 city receivable.

   C. That the Joint Venture Agreement with Genstar Development Company and the City of Winnipeg provide for a ten percent (10%) community dividend from the City of Winnipeg net income share and such funds shall be annually determined and fully directed towards the repayment of the $1,500,000.00 city receivable.

DECISION MAKING HISTORY:

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DECISION MAKING HISTORY (continued):

COUNCIL DECISION:

On July 27, 2005, Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the proposed Masterplan outlined as Appendix "A" in the report from the Director of Planning, Property and Development dated July 8, 2005, be received as information, and that the Chief Administrative Officer be delegated the authority to approve the Masterplan subject to obtaining the necessary revisions to satisfy the concerns of the Administration as stated in the aforesaid administrative report.

2. That the Business Plan dated April 2004 be received as information and that the Chief Administrative Officer be delegated the authority to approve the Business Plan subject to obtaining the necessary amendments to the Business Plan to satisfy the concerns of the Administration contained in the report from the Director of Planning, Property and Development dated July 8, 2005.

3. That East Winnipeg Sports Association Inc. request for a waiver of the $120,000.00 payable to the Land Operating Reserve be approved.

4. That subject to Recommendations 1 and 2 above, a Lease Agreement with East Winnipeg Sports Association Inc. be approved in accordance with the terms and conditions discussed in the report from the Director of Planning, Property and Development dated July 8, 2005, and that the Chief Administrative Officer be delegated the authority to finalize the Lease Agreement generally in accordance with the intent of the foregoing.

5. That subject to Recommendations 1 and 2 above, a Project Development Agreement with the East Winnipeg Sports Association Inc. be approved in accordance with terms and conditions discussed in the report from the Director of Planning, Property and Development dated July 8, 2005, and that the Chief Administrative Officer be delegated the authority to finalize the Project Development Agreement generally in accordance with the terms in the report from the Director of Planning, Property and Development dated July 8, 2005.

DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

6. That subject to approval of Recommendations 1 and 2 above, and upon receiving an updated and revised request for funding from the East Winnipeg Sports Association Inc. based on Tender Prices and issues related to development and permit fees and GST, that the Administration report back on any request for capital funding.

7. That the Administration be requested to proceed with a comprehensive review of the rationalization process for the remaining athletic fields in Transcona and report back on the results of same and to identify the potential net proceeds from the sale of City-owned land which could be used to finance the development of the Transcona Recreation Park.

8. That upon the East Winnipeg Sports Association Inc. Inc. taking possession of the subject City-owned lands, By-law 89/2005 be amended by adding the subject occupancy to the Non Profit Community Groups Occupying City-owned Property List.