Agenda – Executive Policy Committee – July 12, 2006

REPORTS

Item No. 1 University of Manitoba Play-space - Land Dedication Reserve File EP-2

COMMUNITY COMMITTEE RECOMMENDATION:

On July 4, 2006, the City Centre Community Committee rescinded its May 2, 2006 recommendation and recommended to the Executive Policy Committee:

1. That funding to assist with the cost of creating a multifunctional outdoor space for newly arrived government-sponsored refugees at "Welcome Place", 404 Qu'appelle Avenue and a bench at 95 Helen Street, in the total amount of $4,483.12, be allocated from the City Centre Community Committee Land Dedication Reserve to the University of Manitoba Play-space.

2. That the criteria of the Council Policy for the Land Dedication Reserve Fund be waived for any expenditures which do not qualify.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On July 4, 2006, the City Centre Community Committee rescinded its May 2, 2006 recommendation and submitted the following recommendation to the Executive Policy Committee, namely:

1. That funding to assist with the cost of creating a multifunctional outdoor space for newly arrived government-sponsored refugees at "Welcome Place", 404 Qu'appelle Avenue and a bench at 95 Helen Street, in the total amount of $4,483.12, be allocated from the City Centre Community Committee Land Dedication Reserve to the University of Manitoba Play-space.

2. That the criteria of the Council Policy for the Land Dedication Reserve Fund be waived for any expenditures which do not qualify.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 10, 2006, the Executive Policy Committee laid over the matter pending receipt of further information on project specifics.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 2, 2006, the City Centre Community Committee recommended:

1. That funding to assist with the cost of creating a multifunctional outdoor space for newly arrived government-sponsored refugees at "Welcome Place", 404 Qu'appelle Avenue, in the amount of $4,483.12, be allocated from the City Centre Community Committee Land Dedication Reserve to the University of Manitoba Play-space.

2. That the criteria of the Council Policy for the Land Dedication Reserve Fund be waived for any expenditures which do not qualify.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

and submitted the matter to the Executive Policy Committee.

Smith, Harvey

From: Neufeld, Caroline
Sent: Wednesday, March 15, 2006 11:29 AM
To: Smith, Harvey
Subject: U. of M. Student Project in your ward
Attachments: WPA Proposal (compressed).pdf

Hi Harvey:
The WPA Office received a proposal from a group of U. of M. Students who are partnering with Welcome Place to build a safe place for newcomer residents and families who reside at 404 Qu' apelle. It seems like a good project and I am attaching the proposal here for you to take a look at. On page7 , they outline their funding sources which include U. of M., Welcome Place, and the building owner Maureen Pendergast. They are looking for $4,483.12 from the WPA. I was hoping that we could come up with half of that - the Province has indicated they would consider matching it. Would you consider recommending this for Land Dedication funds?
Pls. advise and call if you have any questions.

Thanks Harvey -
Caroline.

Caroline Neufeld
Winnipeg Partnership Agreement

March 6, 2006

UNIVERSITY OF MANITOBA | Faculty of Architecture Environmental Design | Winnipeg's Welcome Place *Manitoba Interfaith Immigration Council*

Dear Winnipeg Partnership Agreement,

We are a group of design students from the University of Manitoba seeking financial support to realize our joint project with Welcome Place.

Welcome Place is an organization that promotes and supports the resettlement of newly arrived government-sponsored refugees. They have given us the opportunity to create a safe play-space for the residents and their families by providing an outdoor site at their 404 Qu'appelle Avenue residence. Our goal is to create a multi-functional outdoor space for both adults and children, which will help create a more pleasant transition into Canadian society. Collaborating with Carlos Vialard, manager of Settlement Services, as well their support staff at Welcome Place, we have developed a vision for the space. With your financial support we hope to turn this vision into a memorable outdoor play-space.



We have recently completed the final design and are currently seeking donations to begin the construction phase. Our estimated budget is $10,000, which will go towards the purchase of tools, materials, and installation costs necessary to complete this project. Your contributions will be recognized and greatly appreciated by Welcome Place, their residents, and the Faculty of Architecture. We have received media attention from The Free Press and have been in contact with CTV, Global, and CityTV to help promote this project once construction is underway.

We have made arrangements with the University of Manitoba to provide tax receipts to all donations given through cash or cheque. Donations must be made payable to The University of Manitoba (Play-Space in reference line of cheque) and sent to:

Play-space
c/o Mr. Stewart Dutfield
Rm. 216 Arch 2
Faculty of Architecture
University of Manitoba
Winnipeg, MB R3T 2N2

Thank you for your time and consideration. Please feel free to contact us for more information.

Liz Hartman
Fundraising Coordinator
(204) 336-0946
hartman_liz@hotmail.com

Amanda Byblow
Fundraising Coordinator
(204) 952-1205
may_af@hotmail.com

UNIVERSITY OF MANITOBA

March 6, 2006

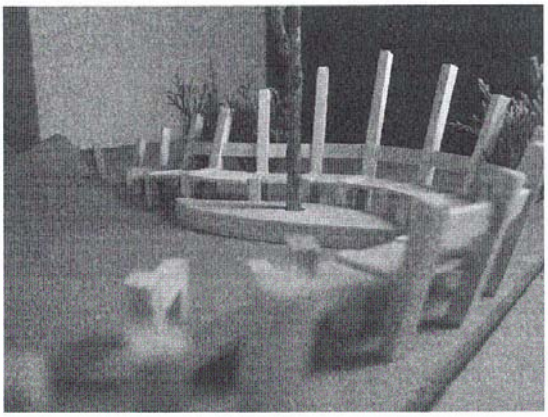
UNIVERSITY OF MANITOBA | Faculty of Architecture Environmental Design | Winnipeg's Welcome Place *Manitoba Interfaith Immigration Council*

Material/Equipment Donation Form

As we continue to refine our design, and come closer to installing our built work on site, we have been compiling a list of materials and equipment that will be necessary to complete this project.

The following list of materials and equipment will be imperative to the construction and installation phases of the project:

- ☐ various timber components (6"x6"s, 4"x4"s, 2"x4"s)
- ☐ hardware (specifics available at later date)
- ☐ gas powered post auger
- ☐ plate tamper
- ☐ concrete (quantity to be determined)
- ☐ gravel fill (quantity to be determined)
- ☐ topsoil
- ☐ tree/shrubs



Although the process of making out tax receipts for material donations is a little more complicated than a monetary donation we can discuss the methods in which a receipt may be obtained. Material and/or equipment donations can be made by contacting the representatives listed below or by checking off the materials/equipment that apply on this form and sending it, along with your contact information, to:

Play-space
c/o Mr. Stewart Dutfield
Rm. 216 Arch 2
Faculty of Architecture
University of Manitoba
Winnipeg, MB R3T 2N2

Thank you for your time and consideration. Please feel free to contact us for more information.

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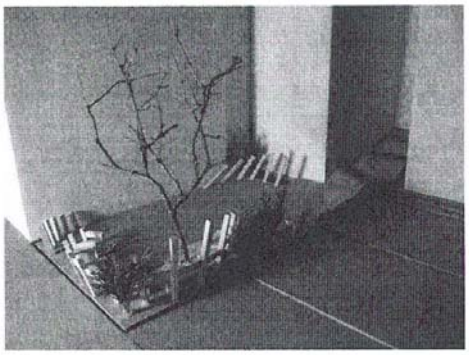
UNIVERSITY OF MANITOBA

FAUM - Welcome Place Design-Build Project Proposal



A – Project Summary

The Faculty of Architecture at the University of Manitoba (FAUM) offers a 'Special Topics' elective allowing students to direct their own education in their final year of Undergraduate studies. This year eleven students in the architecture and landscape architecture options have utilized this elective to design and build a structure to be donated to a local Winnipeg charity or non-profit organization.

Welcome Place, a center assisting in the housing and transition of government sponsored refugees entering the Winnipeg area, was identified as a suitable recipient. Since September 2005 residents and administration from Welcome Place have been working with us to develop a small portion of property at their temporary housing facility into a usable outdoor space where residents can socialize with each other, the surrounding community, and watch their children play.

We are currently building the structure at the university and will be installing the components on site in mid-April/early-May as time and weather permit. Additional information regarding the project and our process can be found on the attached document.

B – Contact Information

Faculty of Architecture – University of Manitoba

Student Representative:
Matt Roper
3rd Year Architecture Student
University of Manitoba
tel: 204.261.4792
email: matt_roper@hotmail.com

Supervising Professor:
Jean Trottier – BLA, MUP
Assistant Professor
tel: 204.474.9641
email: trottier@cc.umanitoba.ca

Manitoba Interfaith Immigration Council - Welcome Place

Wanda Yamamoto
tel: 204.977.1000

C – Description of Organization

Welcome place is a non-profit organization assisting government sponsored refugees entering the Winnipeg Community. This organization provides temporary housing, sponsorship, and settlement services which supports and assist the transition into Canadian society.

The University of Manitoba's Faculty of Architecture is a nationally accredited academic institution offering an undergraduate Bachelor of Environmental Design program as well as four post-graduate, built-environment degree programs. Through its focus upon design excellence, teaching and research, the Faculty demonstrates its commitment to improving the quality of the built environment and associated ecological, economic, physical and social well-being of the global community.

D – WPA Program Targeted

- Building Sustainable Neighborhoods
- Downtown Renewal

Our project fits in to two of the Winnipeg Partnership Agreement programs in terms of its location and initiative. The site is located within the downtown core and will benefit the quality of space and life surrounding that space. The project also aims to build a better neighborhood by allowing for and creating a space for refugees to socialize and integrate into the surrounding neighborhood.

E – Proposal Details

This project will directly address the needs of the refugees spending time in Welcome Place's temporary residence at 404 Qu'appele Ave. Roughly 800 individuals pass through this residence yearly and the addition of a functional outdoor space will increase their quality of living during this stay. This space will

function as Welcome Place's own park-like setting and the success of this intervention will be measurable through its occupation.

The project has been underway since September 2005. During the first four months of the project students spent time in consultation with the staff of Welcome Place designing the structure to be installed outside Welcome Place's temporary residence apartment. Beginning in January students have been exploring the construction details of the structure and will complete building the components by the middle of April. Weather permitting; installation of the structure will occur at the end of April 2006.

This is a student initiated and student run project with supervision and consultation provided by Jean Trottier (University of Manitoba – Landscape Architecture Department) and Wanda Yamamoto (Welcome Place).

Please refer to the attached spreadsheets for a detailed project budget indicating both expenses and secured donations.

F – Additional Information

Please find attached newspaper articles

FAUM - Welcome Place Design-Build Budget Breakdown

component	value	time
Design Development		
Consultation with Client		5 meetings
Time		12 weeks
Model Materials	$100.00	
Printing Costs	$20.00	
Fundraising		
Time		ongoing
Printing Costs	$100.00	
Postage	$75.00	
Promotions		
Gallery Rental Space	$200.00	
Gallery Display Material	$100.00	
Time		1 week
Detail Exploration		
Research Materials	$300.00	
Shop Time		3 weeks
Design Time		2 weeks
Site Preperation		
Site Drainage	$600.00	
Staircase Modifications	$300.00	
Railing Instilation	$100.00	
Time		2 weeks
Construction - Phase 1		
Posts		
excavation	$320.00	
gravel fill	$480.00	
lumber	$438.56	
hardware	$110.50	
Bench		
laminated members	$1,623.50	
spacers/hangers	$52.92	
hardware	$31.20	
Backrests		
lumber	$110.32	
hardware	$36.40	
Platform		
excavation	$120.00	
gravel fill	$180.00	
lumber	$200.00	
hardware	$30.00	
Tree/bushes	$450.00	
Paving Stones	$300.00	
Weather sealant	$165.00	
Outdoor wood glue	$300.00	
Construction Time		8 weeks
Construction - Phase 2		
Wave Platform		
foundation	$200.00	
lumber	$740.00	
hardware	$50.00	
weather sealant	$66.00	
Construction Time		2 weeks
Instalation		
fuel (tools/vehicles)	$400.00	
tool rentals	$315.00	
truck rentals	$240.00	
time		3 weeks
14% tax	$1,239.62	
15% contingency	$1,514.10	
Total Expenses	$11,608.12	

FAUM - Welcome Place Design-Build Donation Summary

Contributer	Value Commited	Pending
Students	$445.00	
Welcome Place	$240.00	
Faculty of Architecture	$450.00	$1,700.00
Dean's Office	$1,500.00	
Building Owner	$1,000.00	
Inland Aggregates	$660.00	
Hertz Equipment Rental	$315.00	
Steamatics of Winnipeg	$500.00	
Individual Donations	$315.00	
Total Donations	**$5,425.00**	

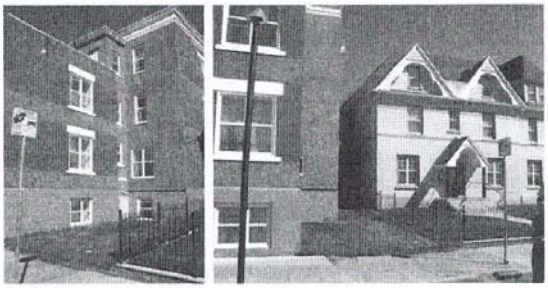
Total Expenses	$11,608.12
Total Donations	$5,425.00
Amount Required	**$6,183.12**

Pending Donations	$1,700.00
Amount Requesting	**$4,483.12**

University of Manitoba - Faculty of Architecture

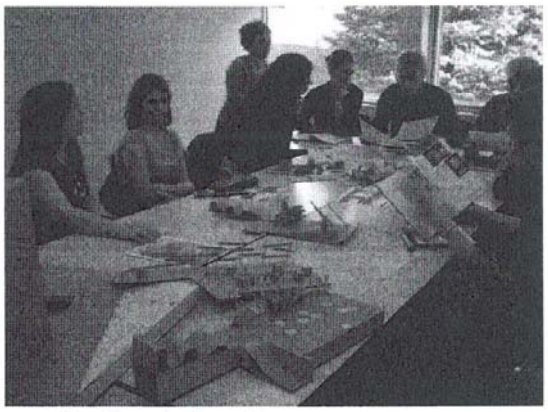
Special Topics 079.371 - Welcome Place Design-Build

Project Description/Process



The Faculty of Architecture's Environmental Design program offers a 'Special Topics' course which provides students the opportunity to direct and explore their own education. In years past this option has been available to students on an individual basis but for the first time has been initiated and operated as a group project. As each Special Topics course has its own objectives we set our goal to design and build a play structure or outdoor space that would be donated to a local recipient or charity.

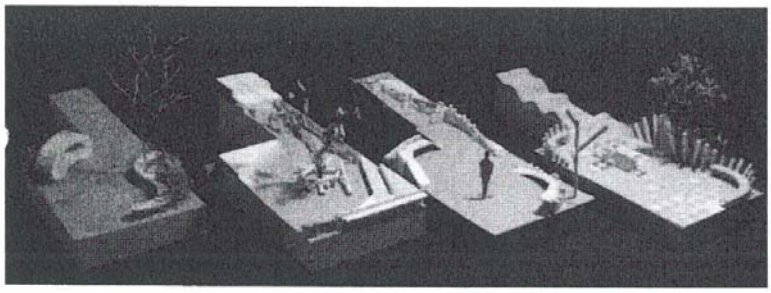
Students actively pursued an organization willing to participate in our course and Welcome Place has helped turn our project into a reality. We were asked to design and develop an outdoor site adjacent to their refugee housing complex which is used be the tenants of that building. The site is quite small and therefore requires careful consideration and exploration to maximize the space in the in the most effective way.



The intervention must accommodate for various age groups. Our aim was to define a space that would cater to the needs of both the parent and the child, allowing them to explore, play and reflect in a space that is comfortable and safe. Flexible and multi-faceted components are required to engage the small site and realize our intervention.

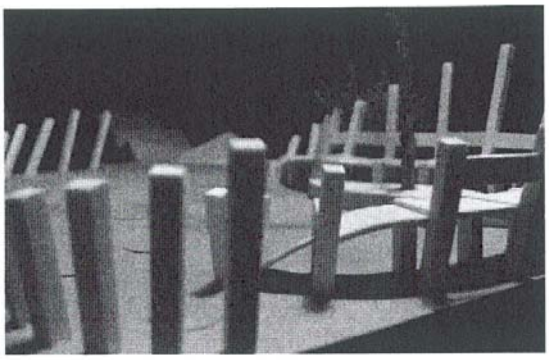
Throughout our design process we spilt off into groups to formulate a number of option in which the site could be developed into. With these options we visited Welcome Place a number of times to receive feedback and help narrow down our final composition. We were then able synthesize our ideas into a cohesive design which was presented to Welcome Place and the Free Press nearing the end of our first semester.

At the end of this process students will have gained the invaluable experience of working with a client, managing a project, physical construction, as well as being able to give something back to the community.



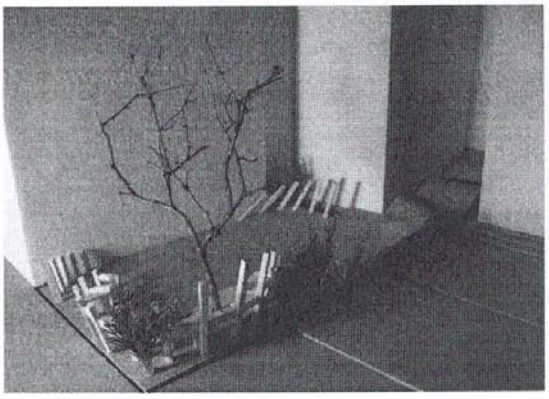


Design Intent



Our approach was at first to understand the reality and needs of a refugee entering Canada. Through consultation with a variety of learned individuals and refugees we began to form parameters in which to work that may help ease the transition into the foreign culture many of these refugees are entering.

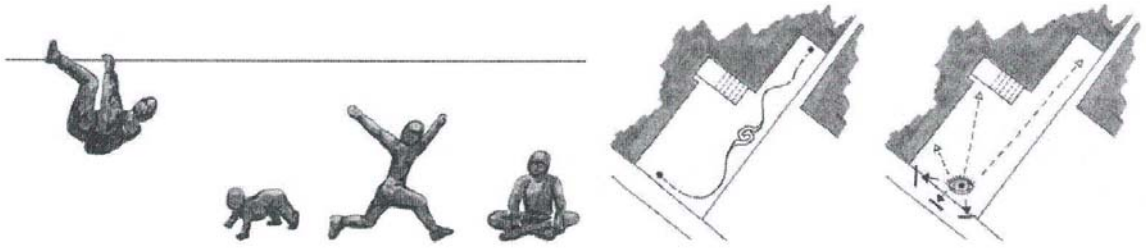
In respect to the creation of play for children, we only had to reflect upon our own childhood experiences to understand that the most fundamental acts of play lie in the free and abstract expression of imagination. From this abstract forms and components were chosen to allow children to determine their own method of play or 'game' and manipulate the space to their imagination. In our small site this abstraction of objects was also necessary to incorporate an engaging amount of structure while not crowding the space. This incorporation of objects is seen most prevalent in the seating areas for parents to supervise and play with their kids while conversing with other tenants.

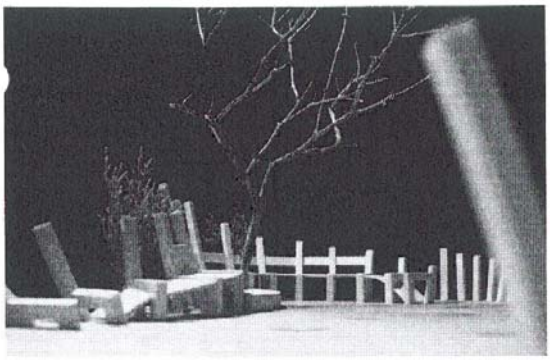


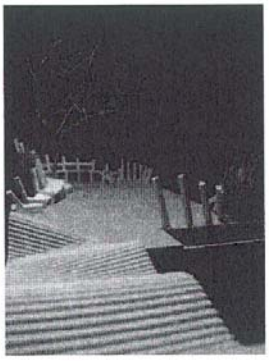
We worked to define the threshold of our resident's small green space without physically separating them from their surroundings. Our aim was to define a secure a comfortable space that would not make them feel as if they were caged within the site. The low seating structure defines that threshold while at the same time acknowledges the urban context and allows for complete visibility throughout the site.

Further, we sought to unify the site by linking the length of the site with elements that maintained a contextual and physical relationship. Recognizing the role materiality plays in the cohesion of any scheme, we decided to make use of a limited palette of materials. Using wood, concrete, and vegetation we aimed to maintain an organic relationship accentuated by the use of materials and form in a conscious and considerate manner.

A curving 'spine' supports the bench and disintegrates into the slatted wavy platform that nestles between the two buildings providing an intriguing place to sit, slide, run, and jump. This element pulls the residents into the site which fully engages and makes use of the entire site. The ground plane is also engaged through the use of concrete stepping stones which have the opportunity to be used in a variety of games.

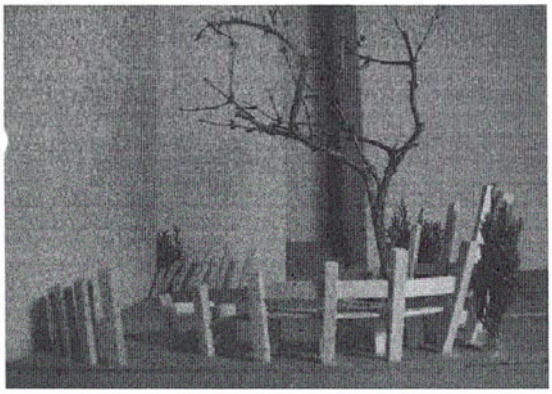








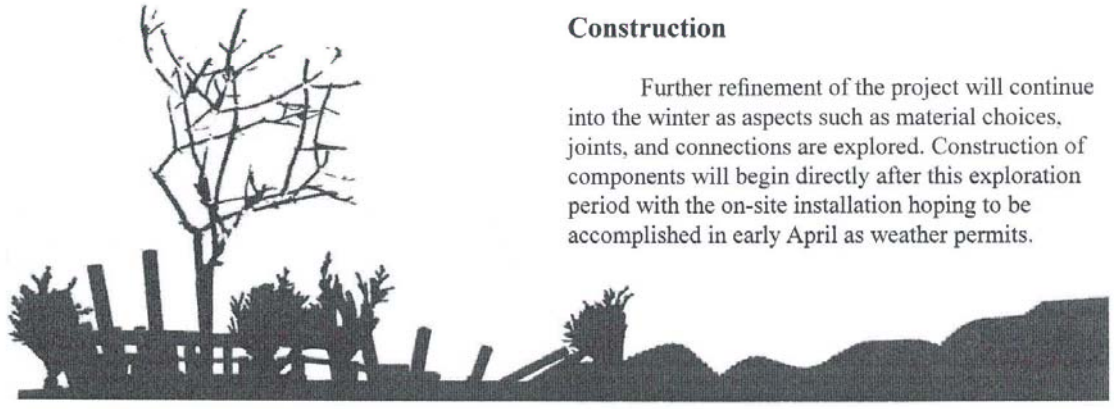
Fundraising



As this is a student initiated course we are required to raise all of the financial costs attributed to this project and are looking for generous support from the businesses and members of the community to help realize this project. We have made arrangement through the University of Manitoba to provide tax receipts to any and all donations that can be made payable through cash, cheque, or credit card.

We have been grateful for the media attention we have received to date and are in contact with other media outlets to help support our project in the future. We also intend on updating the public on the status of our project throughout the second semester where we will be able to recognize and thank our sponsors through our media and publicity outlets.

Construction



Further refinement of the project will continue into the winter as aspects such as material choices, joints, and connections are explored. Construction of components will begin directly after this exploration period with the on-site installation hoping to be accomplished in early April as weather permits.

Article as seen in the **Winnipeg Free Press** Wednesday, December 7, 2005

CENTRAL PARK

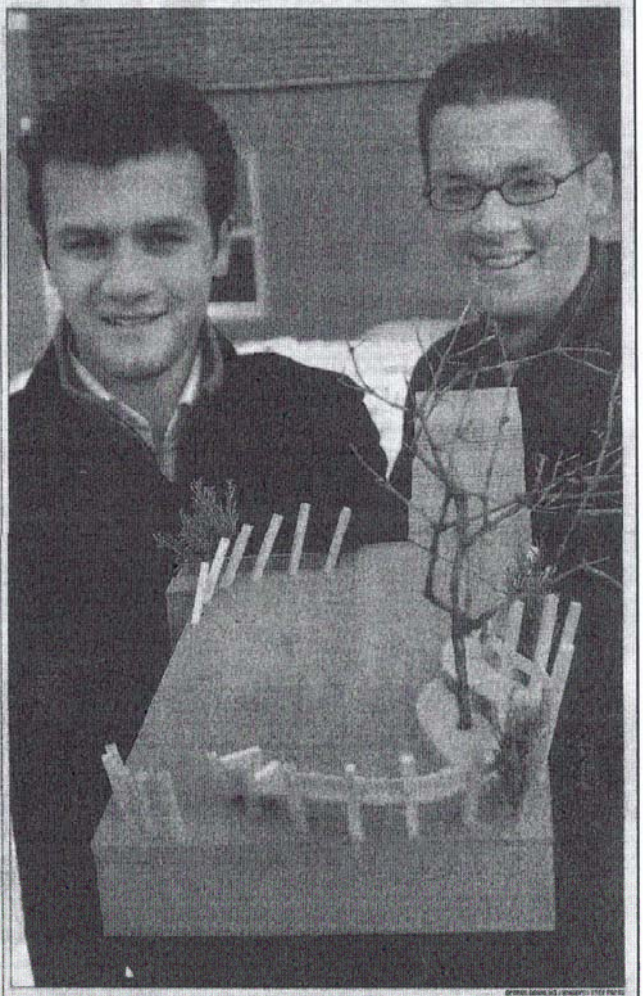
Creating a little place to play

Design students' hard work to transform snow-filled space

By Jen Skerritt

WITH a little imagination and a lot of hard work, 11 third-year environmental design students from the University of Manitoba are transforming an empty, snow-covered space next to refugee housing into a small park where children and adults can enjoy their neighbourhood.

"It's just a small little space, but hopefully we can do a lot with it," says student **Amanda Byblow.** "Giving kids a peaceful place they can play is something that's really important to us too."



Adrian Benoit (left) and Matt Roper designed a play structure for refugees living in Welcome Place.

This year, Byblow and her peers are taking their architecture skills out of their faculty building and into the community for the first student-led initiative of its kind. As part of the university's first credit course for designing and building community space, students spent three weeks drafting plans for a unique playground for refugee children and adults living in Welcome Place — an apartment complex for international refugees arriving in Winnipeg on Qu'Appelle Avenue near Central Park.

After presenting their final proposal to Welcome Place last week, students will begin fundraising for the project in the new year and crafting the materials in their woodworking studio. The playground is set to be completed by April 2006.

"They really did creative things with this," says **Carlos Vialard,** manager of settlement services at Welcome Place. "It's just a lot of space where kids can figure out what they're going to do with it."

Vialard says the new playground will be an exciting addition to the complex that can house up to 100 refugees at a time. The tight space will include a two-tiered sloping bench, new shrubs and a wavy structure where children can sit, run or slide.

Student Adrian Benoit says he and a co-organizer sought out local organizations like day cares to see if they needed help redesigning a playground space. In previous years, Benoit says architecture students donated their time to build playgrounds for Habitat for Humanity.

A professor who had been in contact with Welcome Place pointed Benoit and his peers in that direction, and students approached the organization to see if they could develop a space where refugee children could play creatively and have a safer alternative to nearby Central Park. Benoit estimates the cost of the project at between $5,000 and $10,000, and says they will be looking for corporate sponsors in January.

Boris Ntambwe moved to Winnipeg from Uganda two weeks ago along with his two children, ages four and two.

A former liaison between Congolese locals and the United Nations, Ntambwe says Canada was a safe place to relocate after being tossed in a Congo jail and fleeing to Uganda.

Now living in Welcome Place's housing for international refugees arriving in Winnipeg, Ntambwe says the new community outreach project will give children like his a place to romp around outside his small apartment and adjust to a new city.

Ntambwe says adjusting to life in Canada isn't easy, and a playground close to home will give refugee children and adults the free space they need to enjoy the outdoors.

"It's not easy for newcomers to come here and see kids getting used to (Winnipeg)," he says. "I keep telling them don't jump, don't run (inside), but if they can have a place outside where they can be free, it would be really nice."

jen.skerritt@freepress.mb.ca

Article as seen in the **U of M Bulletin** Thursday, February 9, 2006

A tiny space that offers a world of potential

Students plant to turn vacant yard into playspace for kids and meeting space for adults

BY DALE BARBOUR
The Bulletin

You could call it a rough in want of a diamond.

The 11 students enrolled in the Faculty of Architecture Special Topics 079.371 class have teamed with Welcome Place, a downtown apartment complex for international refugees arriving in Winnipeg, to turn an empty bit of yard into a playground for children and meeting place for adults.

Welcome Place is located on Qu'Appelle Avenue next to Central Park. The yard in question is a 16 by 28 foot bit of green space. The task for the class of 079.371 is to design a project for that space and then do the necessary fundraising and grunt work to ensure that the project gets built.

So far they're halfway there – the plans for the space have already been drawn up.

"It's been a challenge, and certainly a real chance to get hands on experience working with a client. Usually as a student you just get free reign to do whatever you like," Stewart Dutfield said.

The special topics course requires students to hit the street and find a client. In this case they were tipped off by interior design professor Kelley Beaverford that Welcome Place might have just what they were looking for.

She couldn't have been more right.

At first glance, the small yard featured a bit of grass and some drainage problems. It's tucked between the Welcome Place apartment building and a neighbouring property.

"It seemed so tiny," Dutfield said of their first impression. But immediately they circled around it and the ideas started to flow. If anything the size makes it a more challenge space to work with.

"Right away you have delusions of grandeur and you want to build something gigantic, but then you realize that's just not feasible," Andrew Edge said.

And besides, for whatever aspirations the students might have for leaving their mark on the space, the challenge of a design build project is to work with the clients and come up with a project that suits their needs.

"We're working with adults who have children, so they look at different challenges than we would as university students," Edge said.

The space had to be safe for children. Given that Central Park is a high traffic area, the Welcome Place residents didn't want enclosed spaces that could provide cover for people engaged in unsavoury activities. The area had to be private, but no one wanted to see a large fence around it. Finally, it also had to provide a relaxing area for adults.

"We had two or three primary contacts at Welcome Place but we had 15 or 20 people sit in with us during the design discussions," Amanda Byblow said.

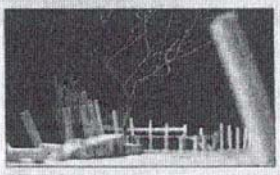




Photo by Bob Barbour

Above clockwise, Stewart Dutfield, David Gordon, Matt Roper, Andrew Edge, Laura Rempel, Adrian Benoit, Evan Manoch and in the centre Amanda Byblow with a model of the design they and the rest of their Special Topics 079.371 class have built for Winnipeg's Welcome Place. Below, the students meet with people from Welcome Place to discuss the plans. They hope to begin construction on the project in April.

Welcome Place manager of volunteer services Wanda Yamamoto said they had long term plans to develop the small green space, but hadn't really thought about concrete plans until the students came to them.

"We're really quite excited about how the project has developed," Yamamoto said. "It looks like it will be a beautiful space for our clients to sit and for their kids to play."

Welcome Place typically houses up to 90 new residents to Canada. They'll spend a month or two at the apartment setting in before moving on to permanent accommodations elsewhere.

"It's been a challenge, and certainly a real chance to get hands on experience working with a client. Usually as a student you just get free reign to do whatever you like"
Stewart Dutfield
Faculty of Architecture student

The final design is still being tweaked, but it includes a fluid two-tiered bench and shrubs, and a way structure for kids to play on between Welcome Place and the neighbouring building.

Of course, designing the project is only half the battle. Now they have to build it and that means raising the estimated $10,000 that the project is going to cost.

Matt Roper said the financial end of things might end up being the most challenging part of the project.

"This is the first time a student group has tried to launch a project like this," Roper said. "The organizations that typically fund these programs want you to submit your requests three or four months in advance." Had they known that earlier they would have moved the entire design part of the project up to facilitate fundraising. But learning is part of the process and while they're in the thick of fundraising now, they're also working with construction sites to acquire surplus material for the project and cut their expenses.

"We've made a commitment to these people," Dutfield said. The goal is to begin construction of the project in the spring.

Models of the project are on display outside the Architecture 2 gallery. Donations to the project can be made to the University of Manitoba with Playspace in the tagline of the cheque and mail in care of Stewart Dutfield, 216 Architecture 2, Faculty of Architecture, University of Manitoba, Winnipeg, MB, R3T 2N2.



