REPORT OF THE

COMMITTEE ON PROTECTION, PARKS AND CULTURE

DATED JUNE 18, 1997

On motion of Councillor Prystanksi, the rule was suspended and the Report of the Committee on Protection, Parks and Culture, dated June 18, 1997, was considered.

Proposed Old Exhibition Grounds Athletic Site Redevelopment Strategy
File PR-7(34) (Vol. 1)
[c/r GC-8.9 (Vol. 4)]

915 - 1. The Committee on Protection, Parks and Culture has been advised that on April 10, 1997, the Parks and Recreation Department was informed that a Corporate Sponsor had approved a $525,000.00 grant towards the redevelopment of the Old Exhibition Grounds Athletic Site, subject to a City of Winnipeg funding commitment for the site.

On November 20, 1996, Council adopted Clause 4 of the Report of the Committee on Protection, Parks and Culture, resolving that the Administration (Parks and Recreation Department) be requested to identify locations in the North End of the City, west of the Red River, where 1999 Pan American Games events and/or facilities could be hosted, and communicate with the Pan American Games Society (Wpg. 1999) Inc. to identify their concerns and support for the endeavours.

On September 27, 1996 , the Parks and Recreation Department received confirmation from the Pan Am Games Society (Wpg. 1999), that if the Old Exhibition Grounds Athletic Site were to be redeveloped, it would be utilized as a facility for the 1999 Pan Am Games.

OLD EXHIBITION GROUNDS

The Old Exhibition Grounds are a 14.74 hectare (36.42 acre) site located east of McPhillips Street, north of Jarvis Avenue, west of Sinclair Street, and south of Flora Place. In addition to the North End Centennial Pool, the Old Exhibition Arena, the Charlie Krupp Stadium, as well as the Hawkeyes Football Facility and field, the site has one soccer pitch and eight softball diamonds making it one of the premier regional athletic sites within the City of Winnipeg. The site is one of the few capable of hosting large softball tournaments.

Recognizing the potential of the site, the Parks and Recreation Department allocated approximately $150,000.00 (including $100,000.00 of 1995 Capital and $48,635.25 of Athletic Field User Fees) towards the creation of a softball fourplex on the site similar to the John Blumberg Softball Complex facility. The fourplex is the preferred design for tournament play as well as site layout effectiveness.

The ability to host tournament play is a key factor in the Parks and Recreation Department strategy as softball tournaments have become a growth industry as witnessed by the success of the John Blumberg and the Brandon Facilities. The Department was also aware that the Pan Am Games Society may require the fourplex for the 1999 Games use. In the fall of 1996, backstops, fences, and infields were constructed into the new fourplex design.

The inherent problem with the site has been and remains, a lack of positive drainage. The fields are virtually “tabletop” flat and compacted due to both heavy use and standing water following rains. Due to the site size, the logistics of the existing outlet for the land drainage sewers, as well as the need for extensive filling, regrading, and resodding, the cost for redevelopment is significant. Furthermore, the facility’s existing gravel and asphalt parking lots are in poor condition and the perimeter fencing around the site requires replacement. Cost estimates to address the aforementioned deficiencies as outlined below indicate a total budgetary requirement estimated at $811,085.00.

Report of the Committee on Protection, Parks and Culture dated June 18, 1997

1. Site Development to complete the Fourplex (including filling, grading, land drainage, irrigation, fencing and sodding)	*[1] $465,000.00
2. Development of the existing gravel parking lot (including land drainage, excavation, granular base preparation and asphalting)	*[2] $238,000.00
Sub-Total A Contingency @ 5% Professional Fees (include testing) @ 5%	$703,000.00 35,150.00 35,150.00
Sub-Total B GST @ 3% (not on Professional Fees) Finance and Administration Charges (4% on $391,000.00 of City funding)	$773,300.00 22,145.00 15,640.00
Total Budget requirement	$811,085.00
*[1] Assumes clean fill is available at no cost *[2] Fill from the parking lot would be utilized on site	

During 1996, the Parks and Recreation Department became aware of a Corporations' desire to improve the streetscape image along McPhillips Street between the CPR Main Line and Selkirk Avenue. The image improvements which incorporate the City-owned Exhibition Grounds property adjacent to McPhillips Street includes the Charlie Krupp Stadium and the Hawkeye Fieldhouse.

Recognizing the obvious potential to combine the separate projects into an overall site redevelopment strategy, Parks and Recreation Department officials advised the Corporation of the site improvements that were planned for the remainder of the Old Ex Site including, the fourplex design which would be utilized for tournament play, the possibility of the facility serving as a site for the Pan Am Games, as well as the first phase of improvements taking place. The Corporation indicated their willingness to sponsor a greater portion of the overall site improvements because it was in keeping with their mandate as well as their long range plans for the immediate area. Furthermore, the Corporate Sponsor has not requested any special provisions as a condition of their financial support other than the proposed McPhillips Street streetscape and Charlie Krupp Stadium facilities improvements being the first charge (estimated at $100,000.00) against their total funding allocation.

Further discussions have led to a mutual agreement as to the overall project scope, budget, and proposed construction schedule based upon certain assumptions that require Council adoption.

PROPOSED FUNDING STRATEGY

Based upon the $811,085.00 overall project budget, the proposed funding strategy is as follows:

Corporate Sponsorship (total includes $100,000.00 for McPhillips Street Streetscaping)	*[1] $525,000.00
Parks and Recreation Department Back Capital	$331,900.00
Community Incentive Grant Program	$55,000.00
Total	$911,900.00
*[1] Corporate Sponsorship accounts for approximately 58% of the total with City funding accounting for the remaining 42%.	

PROPOSED CONSTRUCTION/CASH FLOW SCHEDULE

As the proposed project strategy involves funding over a two year period, the following is the proposed construction strategy in recognition of the timing of the 1999 Pan American Games as well as possible disruption to the site which inconveniences existing user groups:

Report of the Committee on Protection, Parks and Culture dated June 18, 1997

Following Council approval to proceed, working drawings and contract documents will be prepared for late summer 1997 construction.

SUMMER 1997 - BUDGET CONSTRUCTION SCHEDULE	EXPENSES	FUNDING
Transferred Parks and Recreation Department Back Capital (proposed)		$331,900.00
Corporate Sponsors 1996 Grant		175,000.00
Corporate Sponsors 1997 Grant		175,000.00
Community Incentive Grant Program (proposed)		30,000.00
Total Funding		711,900.00
Improvements to the City owned property and facilities facing onto McPhillips Street	*[1] $100,000.00	
Completion of the Fourplex to Competition standard including complete athletic field land drainage, filling, grading, sodding, 'Shakopee' clay infield, and fencing	465,000.00	
Excavation, and granular base preparation for the parking lot including contingencies professional fees and finance and administration	*[2] 146,900.00	
Total 1997 Construction Expenses	711,900.00	
*[1] Corporate Sponsor requirement (estimated) *[2] The unsuitable material excavated from the parking lot will be utilized as fill for the fourplex		

SUMMER 1998 - BUDGET CONSTRUCTION SCHEDULE	EXPENSES	FUNDING
Corporate Sponsors 1998 Grant		$175,000.00
Community Incentive Grant Program (proposed)		25,000.00
Total Funding		200,000.00
Completion of the existing gravel parking lot including land drainage, granular base preparation and asphalting	$115,000.00	
General landscape and parking lot improvements to the site in anticipation of the 1999 playing season/Pan Am Games including contingencies, professional fees, and finance and administration	85,000.00	
Total 1998 Construction	200,000.00	

ECONOMIC IMPACT

Tourism Winnipeg suggests that Winnipeg has great potential to be a lead community in the amateur sport market. Study has determined that the economic benefits associated with hosting major amateur sport championships is substantial as evidenced by $5.5 million in estimated economic impact to the City of Winnipeg associated with our successful bid to host the 1998 World Junior Hockey Championships.

The redevelopment of the Old Exhibition Slowpitch facility will allow Winnipeg to be competitive in attracting major championships to Winnipeg. Slowpitch National in consultation with Tourism Winnipeg estimates the economic impact of hosting a national championship in Winnipeg to be $875,000.00 in direct spending and a total economic impact of $1.5 million.

CITY OF WINNIPEG FUNDING COMMITMENTS

1. The Parks and Recreation Department believes that the Old Exhibition Grounds Athletic Site Redevelopment Project offers such substantial merit that the Department conducted a review of all existing Capital Projects with outstanding balances. Four projects were identified as being of a lower priority than the Old Ex Project and the Department therefore recommends transfer of the funding for the 1997 construction season.

Report of the Committee on Protection, Parks and Culture dated June 18, 1997

(a)	Australian Animal Display Development 03 118xxx 549060701 ($124,900.00 remains) Project complete except for some eaves trough to prevent visitors to the Australian display from getting wet ($31,500.00).	$93,400.00
(b)	Assiniboine Park Zoo Improvements - Zebra Enclosures Phase II 03 118xxx 5496080701 ($195,000.00 remains) Zoo priorities have changed to maintenance of the existing infrastructure including pedestrian walkways and renovation of the Carnivore Holding Cage. These projects are proposed for the 1999 Capital Program.	$195,000.00
(c)	Visual upgrading of downtown streets 03 118xxx 5491160701 ($18,534 remains) Program to date complete.	$18,500.00
(d)	Beecher Park Development 03 118xxx 5495450303 ($115,000.00 remains) Project essentially complete. The account balance is subject to a separate report.	$25,000.00
	Total Proposed Transfer	$331,900.00

2. The Point Douglas Ward Councillor has indicated a willingness to support the project by recommending $30,000.00 in 1997 and $25,000.00 in 1998 out of his Community Incentive Grant Program funding.

3. The Parks and Recreation Department currently spends in excess of $20,000.00 per year maintaining the Complex's seven baseball fields and one soccer field. Additional annual costs are incurred topping up the existing granular parking lot with gravel and replacement of fencing around the perimeter of the site as necessary to ensure the safety and the security of the site. Once redevelopment has taken place, and although the fourplex will be developed to competitive standards, it is anticipated that maintenance costs will remain the same as the reduced cost of granular and fencing materials will be offset by the cost of the newly installed irrigation on the site.

The project not only provides for a new "competition level" softball fourplex in time for use in the 1999 Pan American Games, it helps the Department to upgrade one of our premier athletic sites which is greatly in need of infrastructure renewal. The project will also signal to sports teams throughout the City of Winnipeg, that their user fees will be put to good use on high priority projects that will have a significant impact on sport in the City.

The Parks and Recreation Department is therefore recommending that Council endorse the Corporate Sponsorship of the Old Ex Site Redevelopment Project, accept the site as a Pan Am Games venue, as well as approve the transfer of the funds from back Capital Programs as identified.

The Planning and Design Branch has designed and coordinated the previous $150,000.00 expenditure to date, has prepared a preliminary overall land drainage and site grading design for cost estimate purposes, and is prepared to proceed immediately to working drawings and tendering as soon as the funding has been approved to ensure construction this season.

Since the Parks and Recreation Department could not anticipate when and if the additional funding would flow, the design had to accommodate current use as a $150,000.00 improvement, while not being a through-away cost for the $811,085.00 solution. As the construction conducted last fall was based on the ability of the user group to assume play in the spring of 1997, some of the just completed work (ie. infields) will have to be re-built as a result of the 60 cm difference in the design elevations of the low cost solution compared to the higher standard. The four new backstops were designed in such a way to accommodate either design elevation.

Construction in 1997 would proceed in the late summer to allow the user group a chance to complete their spring playing schedule.

Report of the Committee on Protection, Parks and Culture dated June 18, 1997

The matter of the endorsement of the Corporate Sponsorship, acceptance of the Old Exhibition grounds as a location for Pan Am Games events, as well as revisions to Council approved Capital Programs, require Council adoption. Upon endorsement, a joint communication strategy will be mutually developed between the Corporate Sponsor and the Parks and Recreation Department.

The Committee on Protection, Parks and Culture therefore recommends:

I. That the Corporate Sponsorship and the overall project strategy for the redevelopment of the Old Exhibition Grounds Athletic Site as a key facility for the 1999 Pan American Games, be endorsed.

II. That funding in the amount of $331,900.00 be transferred from the following lower priority and completed capital projects to the Old Exhibition Grounds Site Redevelopment Project:

Australian Animal Display Development (1993 Capital Program)	$93,400.00
Assiniboine Park Improvements - Zebra Enclosures Phase II (1996 Capital Program)	195,000.00
Visual Upgrading of Downtown Streets (1991 Capital Program)	18,500.00
Beecher Park Development (1995 Capital Program) Lord Selkirk-West Kildonan Community	25,000.00

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

The Executive Policy Committee concurs with the recommendation of the Committee on Protection, Parks and Culture, subject to the Committee Clerk conveying to the Board of Commissioners that funds for the upgrading of the Old Exhibition Grounds were approved outside of the budget for 1997.

Moved by Councillor Prystanski,
Adoption of the clause.

In amendment,

Moved by Deputy Mayor Eadie,
That the amendment proposed by the Executive Policy Committee be adopted.

The amendment proposed by the Executive Policy Committee was put and declared carried.

The motion for the adoption of the clause, as amended, was put and declared carried.

REPORT OF THE

COMMITTEE ON PROTECTION, PARKS AND CULTURE

DATED JULY 11, 1997

On motion of Prystanski, the Report of the Committee on Protection, Parks and Culture, July 11, 1997, was considered clause by clause.

Moved by Councillor Prystanski,
That the Consent Agenda, Clauses 1,2,4,5,6,7,8,9,10,11,12,13,14 and 15 be adopted.

Councillor Steek requested that Clause 10 be pulled from the Consent Agenda.

The motion to adopt the Consent Agenda, Clauses 1,2,4,5,6,7,8,9,11,12,13,14 and 15 was put and declared carried.

Request for a Fee Waiver for use of the Fort Rouge Leisure Centre east parking lot for the Annual Osborne South Street Festival - Osborne South Business Improvement Zone File PR-2.10 (Vol. 9)

916 - 1. The Committee on Protection, Parks and Culture has considered a request from the Osborne South Business Improvement Zone to use a portion of the Fort Rouge Leisure Centre parking lot (the area to the east of the Leisure Centre from Kylemore Avenue to the north edge of the parking lot) and to waive all fees associated with the use of the parking lot for the annual Osborne South Street Festival from August 28 to September 2, 1997.

As background history, on September 25, 1996, Council waived the fee of $450.00 associated with the use of a portion of the Fort Rouge Leisure Centre east parking lot and 250 chairs required for the Osborne South Street Festival, and directed that all other costs of the Street Festival event be covered by the Osborne South Business Improvement Zone.

Discussions between the Parks and Recreation Department and representatives from the Osborne South Business Improvement Zone confirm that this 1997 request is similar in nature to that of last year.

Therefore, the Parks and Recreation Department is recommending that the 1997 request from the Osborne South Business Improvement Zone be approved under the following conditions:

1. That the Osborne South Business Improvement Zone submit evidence of insurance to meet the City's requirements to the Claims and Insurance Branch of the Corporate Finance Department prior to the event.

2. That the Osborne South Business Improvement Zone be responsible for all other costs associated with the event, clean-up of the parking lot, and for repair of any damages to the parking lot.

On June 10, 1997, the City Centre Community Committee requested that the Committee on Protection, Parks and Culture give favourable consideration to the request from the Osborne South Business Improvement Zone to use a portion of the Fort Rouge Leisure Centre parking lot and to waive all fees associated with the use of the parking lot for the annual Osborne South Street Festival.

The Committee on Protection, Parks and Culture therefore recommends:

I. That the fee of $450.00 associated with the use of a portion of the Fort Rouge Leisure Centre east parking lot by the Osborne South Business Improvement Zone during the Osborne South Street Festival from August 28 to September 2, 1997, be waived, subject to the following conditions:

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

1. That the Osborne South Business Improvement Zone submit evidence of insurance to meet the City's requirements of the Claims and Insurance Branch of the Corporate Finance Department prior to the event.

2. That the Osborne South Business Improvement Zone be responsible for all other costs associated with the event, clean-up of the parking lot, and for repair of any damages to the parking lot.

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

Adopted by consent.

Proposal to Declare City-owned Lands as Surplus to Parks and Recreation Requirements - South Side Bison Drive, West of Pembina Highway, East of Barnes Street - Riel Community
File PR-7(32) (Vol. 2)[c/r WS-4 (Vol. 7)]

917 - 2. On March 20, 1996, Council adopted Clause 2 of the Report of the Committee on Works and Operations dated March 5, 1996, as amended by Executive Policy Committee recommendation, with respect to the installation of services in the Fairfield Park Development Area in the Riel Community, and in doing so, declared 18.15 more or less acres of City-owned property lying to the north of the "servicing area", as shown on Misc. Plan No. Riel 9572/2, as surplus to the City's requirements, and authorized the Director of Land and Development Services to tender the property for sale.

The Committee on Protection, Parks and Culture has been advised that in the course of dealing with the disposition of the subject City property, it has been determined that the installation of services in the Fairfield Park Development Area was primarily considered as a local improvement project. However, the park related matter did not receive consideration by the Committee on Protection, Parks and Culture, nor the Riel Community Committee, prior to being approved by Council. Accordingly, the Parks and Recreation Department has submitted a report to bring this matter to the attention of the appropriate Committees of Council for their information and subsequent actions if required.

The Administration further advised that when Council approved Clause 2 of the Report of the Committee on Works and Operations dated March 5, 1996, as amended by Executive Policy Committee recommendation, the recommendations contained therein were adopted by consent, and therefore the approval constituted the required two-thirds majority vote of Council as required pursuant to Section 156(2) of The City of Winnipeg Act, as it relates to the disposal of lands owned by the City and designated or acquired for park purposes.

The Administration further outlined that the implementation of the seven recommendations was conditional upon the Province of Manitoba amending The City of Winnipeg Act to allow for Local Improvement Districts. Since Council's consideration of this matter the Province of Manitoba has amended The City of Winnipeg Act accordingly with Royal Assent having been granted in November 1996. The changes have been made and are now in force.

On April 1, 1997, the Land and Development Services Department received an unsolicited Offer to Purchase this property through Shindico Realty Inc. on behalf of Westfair Properties Ltd. Westfair Properties Ltd. had demonstrated an ongoing interest in this property over the past year and a half.

In dealing with this Offer to Purchase, the Land and Development Services and Parks and Recreation Departments have identified the following issues.

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

PROCEDURE IN DECLARING THE PARK LAND AS SURPLUS

In generating the aforementioned Report of the Committee on Works and Operations the accepted process for declaring parks land as surplus was not followed. Normally, the matter of declaring parks land as surplus includes the consideration of the appropriate Community Committee and the Committee on Protection, Parks and Culture for their recommendation to Council. In this instance this matter was not routed through either of these Committees.

There are two alternatives in dealing with this issue, namely:

(a) To now refer this matter to the Riel Community Committee and the Committee on Protection, Parks and Culture for consideration.

If those Committees do not express concern then the matter can be simply tabled and received as information and the City could then proceed to market the property;

(b) To rely on the existing Council approval and to receive the administrative report as information.

This alternative would require no further action as to referring this matter to the Community Committee or to the Committee on Protection, Parks and Culture.

Upon review of the process of declaring the parks portion of the subject City property as surplus, it has been determined that the aforementioned Recommendation IV. was approved by Council without the consideration and consent of either the Riel Community Committee or of the Committee on Protection, Parks and Culture. Prior to finalizing Council's instructions the Parks and Recreation and Land and Development Services Departments are suggesting that this matter be referred to the two Committees for their information and subsequent actions if required by same.

The Legal Services Division has verbally advised that although the aforementioned Committee approvals were not part of the March 20, 1996, Council approval, the decision of Council is still valid. Notwithstanding this position, the Administration is of the opinion that the Committees should, in accordance with process and policy, be informed of this matter. If either or both of the Committees do not find the proposal acceptable, then it would be appropriate for Council to reconsider this matter.

SALE OF PUBLIC RESERVE BLOCK 47, PLAN 1991

The subject City property, as identified on Misc. Plan No. Riel 9572/2, comprises 18.414 acres, and is situated to the southwest of Bison Drive and Shore Street. The property is currently undeveloped and exists in a raw state with a sporadic woodland situated on site. The property is currently zoned "A-5" and has been legally subdivided for residential development, however, no physical development has been undertaken as of this date. As part of this subdivision, a sub-neighbourhood park space was provided and is identified as Block 47 Plan 1991, and is further shown cross-hatched and identified as "Under Parks Jurisdiction" on Misc. Plan No. Riel 9572/2.

At the request of the Land and Development Services Department, the Parks and Recreation Department initiated a review of need for the subject property.

The Bison/Lettelier property is situated south of Bison Drive and west of the CNR Lettelier Rail line/Pembina Highway, and is centrally located amongst seven neighbourhoods comprising approximately 27,670 residents in the South Winnipeg area. The neighbourhoods are identified as Waverley Heights, Fort Richmond, Richmond West, Fairfield Park, University, Agassiz and Montcalm. A review of open space within the seven neighbourhoods indicates they have an acceptable composition and distribution of open spaces and that the combined neighbourhood open space exceeds by approximately 90 acres the Departmental Open Space Standard of 3.86 acres per 1,000 people.

In addition to reviewing each neighbourhood, the Parks and Recreation Department also examined the need for a community complex open space to serve the seven neighbourhoods. Currently, the community park requirements are met at several locations within the South Winnipeg Area. A large community centre/school site is situated northwest of Killarney Drive and Dalhousie Drive, and an Indoor Arena is located approximately six blocks east at the Richmond Kings Community Centre. As well, the Margaret Grant Swimming Pool is located approximately six

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

blocks to the south in proximity of Dalhousie Drive/Rochester Avenue. Accordingly, the Community Complex open space requirements for the area are sufficient, however, the Department also examined the open space need for specialized sport and recreation requirements in the area.

Currently, the City has an option to develop specialized sport and recreation facilities at two alternate locations in the community and as such, it does not require an additional site for same at this time. The Department is currently finalizing plans for the development of Kirkbridge Park situated at Marrington Road and Kirkbridge Drive. The 35 acre site will be developed to provide athletic fields, tennis and other amenities to the Richmond West residents and as such, the majority of open space requirements in the north half of the neighbourhood will be met at this location. The Department also has an option on City-owned property situated southwest of the Perimeter Highway and Waverley Street.

In addition to reviewing the community park need for the entire City-owned property, the Parks and Recreation Department also reviewed the need for the Block 47 public reserve. The subject properties are located in the Neighbourhood of Fairfield Park. The current population (1991) of the Neighbourhood is 115 residents, thus, the Neighbourhood should have 0.44 acres of Open Space in accordance with the minimum Departmental Open Space Standard. The Department currently owns 2.85 acres of Open Space and as such, the Neighbourhood has 2.41 acres above the Departmental Minimum Standard in accordance with the current population.

Although the Neighbourhood has a small population of 115 residents and a total of 30 private dwellings, there are approved legal subdivision plans which have not yet been developed in Area 1 and Area 2 which could accommodate future residential development as outlined on Map "A". However, the sale of the subject property will reduce this requirement by 80 lots. The remaining number of approved building lots would be approximately 200 and as such, the future population of the Neighbourhood may approach 500 to 600 residents (2.5 to 3.0 persons/dwellings per building lot.) Accordingly, the Department would require a subneighbourhood site to serve the area south of Lee Boulevard. This matter is currently being reviewed with representatives of the Fairfield Park Neighbourhood and the local area Councillor.

In addition to reviewing the "need" for the site, the Parks and Recreation Department also reviewed the scrub woodland on site. A review of same indicates that the woodland is typical and abundant in the Fort Garry Area and does not require intervention for preservation. However, the large oak trees which are located in proximity of the Barnes Street right-of-way should be preserved and incorporated into the subject sale and development.

Given that the property is not required for regional open space purposes or local neighbourhood purposes, and that the woodland area is not substantive, the Parks and Recreation Department is supportive of disposing and selling the subject property and of crediting the sale proceeds to General Revenue Fund.

TENDER VS DIRECT SALE

As already stated the Land and Development Services Department has received an "unsolicited" Offer to Purchase the entire 18.4175 acre site from Westfair Properties Ltd. and that discussions have been ongoing for an extended period of time.

The Land and Development Services Department did not proceed to tender the property due to the existing servicing complications as associated with this specific site as it relates to the servicing of the community. Over the recent past the Department has been actively working at resolving the mechanism which could facilitate the construction of a full range of municipal services in this neighbourhood. It is expected that a further report on the matter of servicing will be submitted to the Committees of Council in the near future.

In the meantime, the Land and Development Services Department entertained discussions with Westfair Properties Ltd. in view of the fact that in accordance with instructions the Department is obligated to report to the Committee on Finance and Administration on the receipt of all Offers to Purchase. The Department felt that it was necessary to attempt to negotiate better terms of potential sale before referral to the Committee for its consideration.

The Land and Development Services Department is of the view that it should be instructed to continue negotiations with Westfair Properties Ltd. and to not tender the property at this time for the following reasons:

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

1. Westfair Properties Ltd. has invested significant time and effort in undertaking its study of the site, and has advised that it requires a formal response to its Offer and a timely decision from the City as to sale of the property. The Department has studied the Westfair Offer and is now able to respond to Westfair but is holding up this action pending a determination to proceed with these negotiations;

2. Although the market has not been tested the Land and Development Services Department is of the view that the market for "big box sites" is likely diminished at this time. While the Department had advised Canadian Tire of the availability of this site, the Department has received no indication from that Company as to its interest in the land.

3. The market for new neighbourhood retail sites appears to be relatively weak at this time.

4. The Department is sensitive to the budgetary demands of Council related to achieving the land sales revenue target. A transaction with Westfair would improve the potential to reach that objective.

Pursuant to Section 156(2) of The City of Winnipeg Act, the approval of at least two-thirds majority of Council is required for the sale of property designated or acquired for park purposes.

The Committee on Protection, Parks and Culture therefore recommends:

I. That the 18.15 more or less acres of City-owned land, located on the south side of Bison Drive, west of Pembina Highway, and east of Barnes Street, as identified on Misc. Plan No. Riel 9572/2, be declared surplus to the City's parks and recreation requirements, subject to a recommendation from the Riel Community Committee to declare the subject property as surplus.

II. That the Director of Land and Development Services be instructed to conclude negotiations with Westfair Properties Ltd., and to report thereon to the Committee on Finance and Administration.

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

Copies of Misc. Plan No. Riel 9572/2, Map "A", and Figures 1 to 5, inclusive, for the Fairfield Park Study Area are on file in the Office of the City Clerk.

Adopted by consent.

1997 Deficit Avoidance Plan - Summer Youth Centres, Fall/Winter Youth Centres, Wading Pools
File F-1 (Vol. 14) [c/r PR-2 (Vol. 83)]

918 - 3. On June 25, 1997, Council amended and adopted Clause 2 of the Report of the Executive Policy Committee dated June 18, 1997, relative to the 1997 Deficit Avoidance Plan.

On July 11, 1997, the Committee on Protection, Parks and Culture passed the following resolution, namely:

WHEREAS the Mayor's Youth Task Force on Youth Violence, convened by Mayor S. Thompson on May 14, 1994, recommended that two ways to address youth violence in our City were:

Recommendation No. 7 - Increase resources to support new youth programs and involve youth in planning and running these programs,

Recommendation No. 10 - Encourage more creative use of public facilities to provide more spare time activities for youth and create safe places for youth to access recreation and other resources;

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

AND WHEREAS on November 4, 1996, the Aboriginal Youth Justice Symposium consisting of 400 Aboriginal youth participants stated in one of their recommendations that:

> *Recommendation No. 6 - Providing recreational activities that are accessible and affordable is a more effective solution for keeping youth off the streets;*

AND WHEREAS a 1995 Canadian study conducted by the University of New Brunswick on the impact of recreation in addressing the issue of youth-at-risk found that recreation provides positive benefits related to psychological health, physical health, familial interactions, peer influence, academic performance, community development and other lifestyle behaviours;

THEREFORE BE IT RESOLVED that $38,000.00 be reallocated to the Summer Youth Centre Program thereby allowing all 44 centres to operate a six week program in 1997;

AND BE IT FURTHER RESOLVED that all 28 Fall/Winter Youth Centres be reallocated $25,000.00 to operate at 100% the total 8,800 hours in 1997;

AND BE IT FURTHER RESOLVED that $35,000.00 be reallocated to Wading Pools to operate at 100% of the 1996 operating schedule in 1997;

AND BE IT FURTHER RESOLVED that the total of $98,000.00 required for the Summer Youth Centres, Fall/Winter Youth Centres and Wading Pools be withdrawn from the 1997 Deficit Avoidance Plan, as amended and adopted by Council on June 25, 1997, and reallocated to the Parks and Recreation 1997 Budget,

and submits this resolution to Council for approval.

In view of the financial analysis report and forecast - June 30th, 1997 and projections for the year ending December 31st, 1997, dated July 22, 1997 from the Chief Commissioner, and reviewed by the Chief Financial Officer; and based on the Chief Financial Officer's advice that reinstating this particular program could put the City in a deficit position, the Executive Policy Committee recommends to Council that the resolution not be concurred in.

That the clause be considered.
Carried.

Moved by Deputy Mayor Eadie,
That the recommendation of Executive Policy Committee be adopted.

The Speaker called Councillor Clement to the Chair in order to participate in the debate, and after speaking, resumed the Chair.

Council here reverted to the order of business - "Introduction and Welcome of Guests and Announcements."

INTRODUCTION AND WELCOME OF GUESTS AND ANNOUNCEMENTS

919 - The Speaker recognized Her Worship Mayor Thompson who introduced the Mayor of Guadalajara, Mexico, Casear Cole.

Council here proceeded to continue to continue the order of business - "Clause 3 of the Report of the Committee on Protection, Parks and Culture dated July 11, 1997."

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

The recommendation of the Executive Policy Committee was put.

The Speaker called for the yeas and nays, which were as follows:-

Yea: Councillors Prystanski, Clement, Phillips, Silva, Timm-Rudolph, Deputy Mayor Eadie, Her Worship Mayor Thompson and Councillor Angus. 8

Nay: Councillors Lazarenko, Lubsoch, Murray, Steek, Thomas and Vandal. 6

and the recommendation of the Executive Policy Committee was declared carried.

Community Incentive Grant Program - Clifton Community Centre Inc.
File PR-2.6(32) (Vol. 3)

920 - 4. The Committee on Protection, Parks and Culture has considered an application from the Clifton Community Centre Inc. for a Community Incentive Grant in the amount of $40,000.00 to assist with the cost of construction of a baseball diamond and for the site development at the Clifton Community Centre at 1315 Strathcona Street.

The application does not meet the eligibility criteria contained in the Community Incentive Grant Program, inasmuch as the Clifton Community Centre Inc. is receiving funding from the City of Winnipeg Capital Budget, however, they are meeting the matching funds criteria with additional grant sources,, and therefore would not be contributing fifty percent (50%) of the capital costs from their own sources.

On June 10, 1997, the City Centre Community Committee recommended that a Community Incentive Grant in the amount of $40,000.00, not to exceed a maximum of fifty percent (50%) of the total project cost, be approved for the purpose requested.

The Community Committee also recommended that inasmuch as redevelopment of the athletic fields at Clifton Community Centre has been the number one priority for the City Centre Community Centres Board for a number of years, and given that funding in the amount of $100,000.00 was set aside in the 1996 Capital Budget for upgrading the Athletic Fields at Clifton Community Centre, the Committee on Protection, Parks and Culture be requested to immediately take all action necessary to ensure removal/relocation of the Winnipeg Hydro poles so that the site development can proceed.

On July 11, 1997, the Committee on Protection, Parks and Culture referred the matter of removal/ relocation of the Winnipeg Hydro poles located within the athletic fields at the Clifton Community Centre to the Committee on Works and Operations.

The Committee on Protection, Parks and Culture concurred in the recommendation of the City Centre Community Committee, and therefore recommends:

I. That the criteria for the Community Incentive Grant Program be waived in this instance.

II. That a Community Incentive Grant in the amount of $40,000.00, not to exceed a maximum of fifty percent (50%) of the total project cost, be approved to the Clifton Community Centre Inc. for the purpose requested, subject to the following conditions:

(a) Confirmation of other funding sources;

(b) Approval of final plans and specifications for the project by the Director of Parks and Recreation; and

(c) The applicant entering into a formal agreement with the City of Winnipeg.

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

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

Adopted by consent.

Community Incentive Grant Program - Manitoba Paddling Association
File PR-2.6(32) (Vol. 3)

921 - 5. The Committee on Protection, Parks and Culture has considered an application from the Manitoba Paddling Association for a Community Incentive Grant in the amount of $67,000.00 to cover the costs of the site development (grading and lighting) at Don Gerrie Park at 190 Churchill Drive.

The application does not meet the eligibility criteria contained in the Community Incentive Grant Program, inasmuch as the Manitoba Paddling Association is requesting one hundred percent (100%) of the total project cost, and therefore would not be contributing fifty percent (50%) of the capital costs from their own sources.

The Parks and Recreation Department advised that as the work completed at Don Gerrie Park will take place on City-owned property, the Department would then be responsible for ongoing maintenance costs.

On June 10, 1997, the City Centre Community Committee recommended that a Community Incentive Grant in the amount of $67,000.00, be approved for the purpose requested.

The Committee on Protection, Parks and Culture concurred in the recommendation of the City Centre Community Committee, and therefore recommends:

I. That the criteria for the Community Incentive Grant Program be waived in this instance.

II. That a Community Incentive Grant in the amount of $67,000.00 be approved to the Manitoba Paddling Association for the purpose requested, subject to the following conditions:

(a) Confirmation of other funding sources;

(b) Approval of final plans and specifications for the project by the Director of Parks and Recreation; and

(c) The applicant entering into a formal agreement with the City of Winnipeg.

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

Adopted by consent.

Community Incentive Grant Program - Waverley Heights Community Centre
File PR-2.6(35) (Vol. 4)

922 - 6. The Committee on Protection, Parks and Culture has considered an application from the Waverley Heights Community Centre for a Community Incentive Grant in the amount of $15,000.00 to assist with the costs of the reconstruction of the northeast hockey pen and the purchase of an ice resurfacer for the Waverley Heights Community Centre at 1885 Chancellor Drive.

The application does not meet the eligibility criteria contained in the Community Incentive Grant Program, inasmuch as the purchase of equipment, such as an ice resurfacer, does not make a significant contribution to the long term benefit of the community at large in terms of improved facilities.

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

On June 16, 1997, the Riel Community Committee recommended that a Community Incentive Grant in the amount of $15,000.00, be approved for the purpose requested.

The Committee on Protection, Parks and Culture concurred in the recommendation of the Riel Community Committee, and therefore recommends:

I. That the criteria for the Community Incentive Grant Program be waived in this instance.

II. That a Community Incentive Grant in the amount of $15,000.00, be approved to the Clifton Community Centre Inc. for the purpose requested, subject to the following conditions:

(a) Confirmation of other funding sources;

(b) Approval of final plans and specifications for the project by the Director of Parks and Recreation; and

(c) The applicant entering into a formal agreement with the City of Winnipeg.

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

Adopted by consent.

Community Incentive Grant Program - Southdale Recreation Association
File PR-2.6(35) (Vol. 4)

923 - 7. The Committee on Protection, Parks and Culture has considered an application from the Southdale Recreation Association for a Community Incentive Grant in the amount of $50,000.00, over a two-year period, for the Facility Expansion Project (Phase II and III) at the Southdale Recreation Centre complex at 254 Lakewood Boulevard.

On June 16, 1997, the Riel Community Committee recommended that a Community Incentive Grant in the amount of $25,000.00, from the 1997 Capital Budget Program, be approved to the Southdale Recreation Association for the purpose requested.

The Riel Community Committee also recommended that additional funding in the amount of $25,000.00, from the 1998 Capital Budget program for Community Incentive Grants, be approved to the organization for the above facility expansion project.

The Administration advised that the application meets the eligibility criteria contained in the Community Incentive Grant Program, and that approval of funding from the 1998 Capital Budget would represent a first charge on the Budget, and therefore Council approval would be required.

On July 11, 1997, the Committee on Protection, Parks and Culture concurred in the recommendation of the Riel Community Committee and approved a Community Incentive Grant in the amount of $25,000.00, from the 1997 Capital Budget Program, to the Southdale Recreation Association for the purpose requested, subject to conditions.

The Committee on Protection, Parks and Culture also recommends:

I. That a Community Incentive Grant in the amount of $25,000.00, be approved to the Southdale Recreation Association, for the Facility Expansion Project (Phase II and Phase III), and be a first charge on the 1998 Community Incentive Grant Program (Riel Community), subject to the following conditions:

(a) Confirmation of other funding sources;

(b) Approval of final plans and specifications for the project by the Director of Parks and Recreation; and

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

(c) The applicant entering into a formal agreement with the City of Winnipeg.

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

In amendment,

The Executive Policy recommends that the following recommendation I. (d) be added to read as follows:

I. (d) And subject to sufficient funds being available in the 1998 Capital Budget.

Adopted by consent.

Community Police Offices
File GF-2.5 (Vol. 10)

924 - 8. The Committee on Protection, Parks and Culture has reconsidered Clause 7 of its Report dated June 13, 1997, as outlined in Appendix "A", which was referred back to it for further consideration by the Executive Policy Committee on June 18, 1997.

The Committee on Protection, Parks and Culture outlined therein that on June 13, 1997, the Committee concurred in the recommendations from the Community Policing Committee and the Community Policing Implementation Team and approved the closure of or withdrawal from the following Community Police Offices, namely, 563 Broadway, 563 Ellice Avenue, 340 Rutland Street, 506 Selkirk Avenue, 1555 Regent Avenue West, 265 Osborne Street and 375 Stafford Street. The Committee also approved the continued operation of the following Community Police Offices, namely, 378 Portage Avenue, 590 Main Street, 1285 Jefferson Avenue, 2247 Pembina Highway and 5006 Roblin Boulevard.

The Committee on Protection, Parks and Culture has further considered the foregoing and reaffirms its decision as outlined above, and resubmits said clause for the information of Members of Council.

Adopted by consent.

(See Minute No. 951 for attachment)

Funding for Clerk "A" Position - Winnipeg Police Service Curfew Enforcement Program - Province of Manitoba Justice Department File GF-2 (Vol. 48)

925 - 9. The Committee on Protection, Parks and Culture has been advised that in recent years, the Winnipeg Police Service has carefully researched curfew ordinances and by-laws in place in other jurisdictions with a view to finding a protocol which might be suitable for implementation locally. Unfortunately, the efforts proved to be negative.

Consequently, police officers in the Youth Division of the Winnipeg Police Service began a series of consultations with representatives of the Manitoba Justice Department. Ultimately, this resulted in a Winnipeg Police Service pilot project enforcing curfew conditions imposed upon youth street gang members and associates. The key to the success of the project was the Service's ability to convince both the Crown and the Courts of the merits of a "present at the door" condition of bail or sentencing.

The pilot project commenced on November 21, 1996. All enforcement activities were co-ordinated through the Youth Division of the Winnipeg Police Service. Details of the initiative were set forth in Winnipeg Police Service Routine Order No. 247/96. To date, more than 1,200 curfew checks have been carried out and well over 200 young offenders have been breached and returned to custody.

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

Of late, youth crime generally, and youth street gang crime more specifically, have been of increasing concern to police, the courts and public officials.

In reaching for innovative solutions to address the problem, the Winnipeg Police Service has garnered support from virtually every sector of the criminal justice system. The common sense appeal of a "present at the door" curfew condition of bail has struck a cord with Manitoba Judges who are presently imposing the condition routinely. Feedback has been overwhelmingly positive and the number of individuals on curfews has steadily increased over the past six months; so much so that it has become necessary to develop an in-house database to manage the large volume of information.

The database has been fully operational for the past several months but it has been extremely problematic ensuring the information is current. This, of course, is critical. When it became apparent the Police Service was unable to resolve the situation through internal staffing, a meeting took place between Allen Fineblit, Assistant Deputy Minister, Public Prosecutions, Police Chief David Cassels and Inspector Ken Biener of the Youth Division.

The Manitoba Justice Department was asked to consider paying the salary of a data entry clerk to ensure the timeliness and integrity of the curfew information on computer. The Assistant Deputy Minister of Public Prosecutions took the request to the Minister of Justice, and once approved in principle, took the request to the Province of Manitoba Treasury Board. In June 1997, the Treasury Branch approved a salary and benefits package for the one-year term position. Upon receipt of the meeting minutes from the Treasury Board, the Assistant Deputy Minister would be in a position to authorize immediate payment.

The Administration advised that it would be most beneficial if the position could be bulletined and filled as quickly as possible in order that the Police Service wide enforcement activities can commence forthwith.

The Winnipeg Police Service provides the following as supporting reasons for this funding arrangement for a data entry clerk in its Curfew Enforcement Program, namely:

1. Meaningful enforcement activities can only be accomplished through a sophisticated and current police data base capable of providing court information to police officers twenty-four hours a day, seven days a week.

2. The Province of Manitoba well understands the importance of the Winnipeg Police Service's curfew enforcement initiative in curbing violent crime and enhancing public safety. The Manitoba Justice Department is sensitive to the Police Service's current staffing situation and prepared to assist to ensure comprehensive and co-ordinated curfew enforcement takes place.

3. Properly carried out, curfew enforcement will suppress youth street gang criminal activity.

The Committee on Protection, Parks and Culture therefore recommends:

I. That the Winnipeg Police Service be authorized to formally accept the Provincial Government's offer to fund, totally, a one-year Clerk "A" position responsible for initial data entry and routine file maintenance of court imposed curfew information within the Service's Police Automated Records Computer System.

II. That the Proper Officers be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

Adopted by consent.

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

Image Capturing Enforcement Systems - Red Light Cameras and Rail Crossing Cameras File GF-2 (Vol. 48)

926 - 10. The Committee on Protection, Parks and Culture has been advised that the Manitoba Legislature considered Bill 57, a bill to amend The Highway Traffic Act to allow for the use of red light cameras and rail crossing cameras, during its 1997 Spring Session.

The Winnipeg Police Service has extensively researched the use of photo traffic enforcement technology or Image Capturing Enforcement Systems. These include speed cameras, red light cameras and rail crossing cameras. These Image Capturing Enforcement Systems automatically record, through photograph or image, a vehicle disobeying a traffic law. This thirty year old traffic enforcement technology is believed to be effective in reducing motor vehicle collisions and modifying driver behaviour.

Based on their research, in 1994, the Winnipeg Police Service recommended that the City of Winnipeg should request enabling legislation from the Provincial Government for the use of the Image Capturing Enforcement Systems.

On November 16, 1994, Council adopted Clause 16 of the Report of the Executive Policy Committee dated November 9, 1994, resolving that the Province of Manitoba be requested to make the necessary amendment(s) to the appropriate legislation to allow the City to proceed, at the earliest possible date, with the implementation of the Image Capturing Enforcement System (photo radar).

On September 27, 1995, Council adopted Clause 7 of the Report of the Committee on Protection, Parks and Culture dated September 11, 1995, resolving that the City of Winnipeg's request to the Province of Manitoba be amended to include other Image Capturing Enforcement Systems with the enactment of the photo radar legislation. Both requests were conveyed to the Minister of Urban Affairs.

In March 1997, the Minister of Highways and Transportation confirmed to law enforcement officials that the Provincial Government would be proceeding with the introduction of legislation to allow for the use of red light cameras and rail crossing cameras, but would not permit the use of speed cameras. The Winnipeg Police Service, Brandon Police Service and Royal Canadian Mounted Police were invited to participate in the drafting of the required legislation.

During the initial meetings of the Legislation Drafting Committee, the Winnipeg Police Service highlighted the fact that red light cameras by themselves were not viable, and that the Police Service could not endorse a traffic enforcement tool that would cost the City money. This position was echoed by other law enforcement agencies. It was agreed that any legislation, including the set fine structure, would need to ensure a full cost recovery of all operating costs associated to red light enforcement.

The Winnipeg Police Service submitted a discussion paper on behalf of law enforcement to the Minister of Highways. The paper outlined concerns surrounding the use of red light cameras and made strong recommendations for the type of legislation required. Both the draft legislation and the discussion paper reflected the need for an increased fine structure for Image Capturing Enforcement System offences without demerit points for those offences.

On May 15, 1997, both the discussion paper and the draft legislation were submitted to the Minister of Highways for his consideration. The Minister approved the draft legislation including a fine for Image Capturing Enforcement System offences of $100.00 plus $37.00 costs without demerit points. On May 28, 1997, the draft legislation was presented to the Provincial Cabinet and approved for presentation to the Manitoba Legislature.

The introduction of Bill 57 to the Manitoba Legislature generated media and public attention. Law Enforcement and Manitoba Highways met previously to discuss communication for the introduction of Bill 57. It was anticipated that most of the attention would be directed at the two tier fine structure for red lights. Regular red light offences will remain at $40.00 plus $13.00 costs and offenders will still receive demerit points.

The Winnipeg Police Service (subject to Council approval) and the Brandon Police Service are the only law enforcement agencies who plan to use red light cameras. Upon passage of Bill 57, and if the implementation of the cameras becomes a reality, then the two Police Services have already agreed on the following:

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

1. That the implementation of red light cameras should be coordinated between the two Police Services.

2. That the implementation of red light cameras will be a Police traffic safety initiative.

3. That a joint request for proposal be prepared to ensure cost efficiency.

4. That implementation of red light cameras should include full cost recovery.

The annual cost of right angle collisions at intersections in the City of Winnipeg is $91,670,000.00. The Winnipeg Police Service believes that red light camera enforcement will make City streets safer for everyone who use them. Safer streets using cost effective technology will certainly reduce this significant financial cost to the public as well as reducing the pain and suffering that accompanies collisions.

Enforcement of The Highway Traffic Act sections through automated photo technology is, and has been, a sensitive matter. The Winnipeg Police Service strongly suggests that introduction of this legislation requires that any and all communications on the matter remain focused on traffic safety. Manitoba Highways and Transportation has clearly stated that law enforcement will be required to take ownership of red light camera operations once the legislation is in place.

On June 28, 1997, Bill 57, to amend The Highway Traffic Act and The Summary Convictions Amendment and Consequential Amendments Act, with respect to Image Capturing Enforcement Systems, received Royal Assent.

The Committee on Protection, Parks and Culture therefore recommends:

I. That the concept of the use of red light cameras and rail crossing cameras be approved and implemented.

II. That the Winnipeg Police Service prepare and bring forward a strategic traffic safety plan, including a feasibility and cost benefit study, on the implementation of Image Capturing Enforcement Systems.

III. That the Proper Officers of the City be authorized to do all things to implement the foregoing.

Moved by Councillor Prystanski,
Adoption of the clause.

Carried.

1997 Deficit Avoidance Plan - Fire Department
File F-1 (Vol. 14) [c/r GF-1 (Vol. 15)]

927 - 11. On June 25, 1997, Council amended and adopted Clause 2 of the Report of the Executive Policy Committee dated June 18, 1997, relative to the 1997 Deficit Avoidance Plan, by passing the following motion:

"WHEREAS Clause 2 of the Report of the Executive Policy Committee dated June 18, 1997 outlines the Deficit Avoidance Plan for 1997;

AND WHEREAS the said Clause 2 includes the following:

FIRE *Again this year, the Fire Department will provide significant surplus for the vacancy management target. The Department is not spending on the roster system at this time. However, direction has been given on an interim basis to proceed with the proposed re-structuring aspects not directly related to the roster system. This includes the reduction of management positions as well as gradual reduction of certain equipment -- subject to public safety considerations. On this basis, the overtime allocation can be reduced about 50% given that half of the year has passed.*

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

THEREFORE BE IT RESOLVED that the $400,000.00 be taken but that the wording of the above portion of Clause 2 of the Report of the Executive Policy Committee dated June 18, 1997, be referred to the Committee on Protection, Parks and Culture."

The Committee on Protection, Parks and Culture therefore recommends:

I. That Clause 2 of the Report of the Executive Policy Committee dated June 18, 1997, as amended and adopted by Council on June 25, 1997, be amended to delete the following wording:

"Again this year, the Fire Department will provide significant surplus for the vacancy management target. The Department is not spending on the roster system at this time. However, direction has been given on an interim basis to proceed with the proposed re-structuring aspects not directly related to the roster system. This includes the reduction of management positions as well as gradual reduction of certain equipment -- subject to public safety considerations. On this basis, the overtime allocation can be reduced about 50% given that half of the year has passed."

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

Adopted by consent.

Fee Waiver for Ambulance Service - 1997
Canada Summer Games
File GF-3 (Vol. 24)

928 - 12. The Committee on Protection, Parks and Culture has considered communication dated June 16, 1997, the Mayor R. Borotsik, City of Brandon, with respect to ambulance service at the Pan Am Pool during the High Diving Competition of the 1997 Canada Summer Games.

On July 11, 1997, the Committee on Protection, Parks and Culture passed the following resolution, namely:

WHEREAS the 1997 Canada Summer Games will be hosted by the City of Brandon from August 9 to 23, 1997, during which time the High Diving Competition will be held here in Winnipeg at the Pan Am Pool;

AND WHEREAS the City of Brandon has requested that special consideration be made during the 1997 Canada Summer Games to allow an ambulance to be sent from Brandon to serve as an emergency vehicle, and that Brandon recruit volunteers from Winnipeg to supplement the manpower to provide the necessary emergency medical standby service for this event;

AND WHEREAS the Winnipeg Ambulance Service is willing to provide an ambulance vehicle and a crew of paramedics to provide standby service for competitors during the Diving Competition at the Council established rates of $230.00 for the initial call out, plus $59.00 per hour that the ambulance is required to stand by;

THEREFORE BE IT RESOLVED that the fees associated with a City of Winnipeg ambulance, and a crew of paramedics, providing standby service for the High Diving Competition during the 1997 Canada Summer Games at the Pan Am Pool, be waived,

and submits this resolution to Council for approval.

Adopted by consent.

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

Proposed Acquisition of a four acre privately-owned property situated south of Wellington Avenue and west of Strathcona Street - Proposed site development at the Clifton Community Centre as additional open space - City Centre Community
File FI-2.4(32) (Vol. 5)
[c/r PR-7(32) (Vol. 2)]

929 - 13. On December 2, 1996, the Committee on Protection, Parks and Culture considered a report dated November 18, 1996, from the Commissioner of Protection, Parks and Culture, outlining that during its consideration of selling the former Alexander Park-Velodrome-Fire Training Centre at its meeting on July 24, 1996, Council directed that a review of available sites be completed to identify those sites which could be converted to park space in order to bring the area closer to the policy goal stated in Plan Winnipeg. In response to the request, the Parks and Recreation Department reviewed its property acquisition policy and procedures, and its existing strategy for improving and increasing the amount of open space available to residents in the inner city, including the City Centre area north of the Assiniboine River, prior to initiating an extensive search for available properties.

On December 11, 1996, Council adopted Clause 1 of the Report of the Committee on Protection, Parks and Culture dated December 2, 1996, acknowledging that inasmuch as the administrative report dated November 18, 1996, has been received as information, and forwarded to the City Centre Community Committee with the suggestion that the Members of the Community Committee meet with the Parks and Recreation Department Administration to identify potential sites of new green space in the City Centre area, the Committee on Protection, Parks and Culture recommended that the motion (from July 24, 1996) be filed.

At a meeting on May 14, 1997, a representative from the Wellington Mennonite Personal Care Inc. advised a representative of the Parks and Recreation Department that property, located immediately south of Wellington Avenue and west of Strathcona Street, is available for sale to the City and that the owners are interested in obtaining an alternate site to accommodate a Seniors Housing Development.

PROPOSED ACQUISITION OF PRIVATELY OWNED PROPERTY

The subject property, as identified on Plan No. 40-97, is approximately four acres in size and is currently vacant and in a roughly graded state. The property is situated in the City Centre Community area north of the Assiniboine River, which is bounded by Notre Dame Avenue to the north, the Red River to the east, the Assiniboine River to the south and the C.P.R. La Riviere Track to the west. This area is comprised of the following neighborhoods: Minto, Sargent Park, Daniel McIntyre, St. Matthews and Spence Neighborhoods. The Downtown Neighborhood component of the City Centre Community area has not been included in the parameters of the administrative report as the Downtown has separate and unique Open Space Deficiency Requirements.

The total population of the aforementioned Neighborhoods is 33,045 residents and as such, the area should have 127.55 acres of Open Space in accordance with the Departmental Standard of 3.86 acres per 1,000 people. Currently, the City owns 44.69 acres of open space within the area. In combination with 55.11 acres of open space owned by the Winnipeg School Division, the area has an Open Space deficiency of approximately 27.75 acres.

Moreover, it should be recognized that the majority of open space owned by the City and the Winnipeg School Division No. 1 is located in the Sargent Park and Daniel McIntyre Neighborhoods, primarily within the northern half of the subject City Centre Community area.

Although the majority of existing open space is concentrated within the area, the subject property provides an opportunity to reduce the overall deficiency by approximately four acres to approach the Departmental Standard for this area.

In addition to reviewing the ‘need’ for open space at the City Centre Community area level, the Department also reviewed same in accordance with the Clifton Community Centre Site. Presently, the Clifton Community Centre Site comprises an area of 9.12 acres, as outlined on Plan No. 40-97. The Department acquired 4.49 acres of additional land for the Centre in 1991, however, there is still demand for additional athletic fields at the Centre and within the Community for athletic fields.

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

As well, given the configuration of the existing Community Centre property and the location of an overhead hydro line on site, as outlined on Plan No. 4-91, the potential for redeveloping the site is constrained. As such, the proposed acquisition of an additional 4 acre property to the south would create a lineal developable area of approximately 8.49 acres (4.49 acres - 1991 Acquisition plus the subject 4.0 acres). As a result, the development potential of the site to accommodate athletic fields would be significantly increased and it is possible to revisit the master plan to determine same.

Given the directive from City Centre Community Committee and Council regarding the 'need' for additional property in the City Centre Community, and that the subject property meets Parks and Recreation Department acquisition criteria and is available for purchase, the Department is highly supportive of the subject acquisition.

PROPOSED SITE DEVELOPMENT AT THE CLIFTON COMMUNITY CENTRE

The 'need' to redevelop the Clifton Community Centre was endorsed by the City Centre Community Centre Board in 1992 as the first priority for Community Centre development in the City Centre Community. Following the identification of same, funding was allocated in the five year capital budget in 1996 and in the 2000 and 2001 proposed capital budgets.

The objective of redeveloping the Clifton Community Centre site was primarily to address a deficiency of athletic fields in the community and in particular, playing fields which could accommodate adult level competition. In addition, the growth of adult baseball (softball) within the City has created a supply problem for the Department particularly in the Inner City. As well, the Community Centre had indicated a request to relocate the existing overhead hydro lines situated on site which bisect the site and severely limit the use of the site for athletic field uses.

A proposed master plan, as outlined in Appendix "A", was developed by a local landscape architecture design firm in consultation with the Parks and recreation Department and local area representative and representatives of the Clifton Community Centre. The plan involves the undertaking of various site improvements, as outlined in Appendix "B".

The cost of the improvements is estimated at $372,053.00 excluding the estimated cost of relocating the 5 kV distribution line ($150,000.00) which is located lowest to the ground and the cost for developing the aforementioned subject property which is proposed for acquisition.

Currently, $113,000.00 is identified in the 1996 Capital Budget for the redevelopment of the Community Centre Site. As well, a total of $280,000.00 is identified in the 2000 and 2001 Capital Budgets for the redevelopment of the Community Centre Site for a total of $393,000.00 over the next four years.

As requested by the Board of Commissioners and the local area representative, the Parks and Recreation Department examined alternative means of completing this project within a shorter time frame in order to meet the current athletic field needs of the Centre and the City Centre Area and of utilizing other means of available funding.

A review of available capital sources revealed that funds were accessible from the Magnus Eliason Recreation Centre Project and from the former Alexander Park Field house project. A review of the accounts indicated that $270,000.00 and $48,500.00 were available as unexpended balances from both projects. The Magnus Eliason project balance was being retained for the acquisition and future development of additional parking on site and the Alexander Park project was canceled in conjunction with sale of City-owned land to Home Depot. In combination with the $113,000.00 currently available from the 1996 Back Capital, a total of $431,500.00 is available for the redevelopment of the Clifton Community Centre Site for 1997 and 1998 construction.

In addition, funding in the amount of $280,000.00 is planned as part of the Five Year Capital in 2000 and 2001. Given the proposed use of available funding from alternate sources, it highly probable that this request will be substantially reduced to only cover the cost of developing the additional four acres or other improvements planned as part of the existing master plan but not completed depending on the funding to relocate the existing 5 kV line. Currently, $431,500.00 is available to undertake works (Appendix "B") resulting in a funding shortfall of $90,553.00, and certain improvements up to $90,553.00 would have to be deferred until the year 2000.

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

Being as the 'need' to redevelop the Clifton Community Centre has been identified as the highest priority for Community Centre development in the City Centre Community, and that the Centre requires additional athletic fields and that alternate funding sources are available to finance the redevelopment of the site in 1997 and 1998 which has a net impact of reducing the amount of total capital required from the Five Year Capital by reallocating alternate allocations, the Parks and Recreation Department is supportive of the subject redevelopment plan.

REQUEST FOR AN ALTERNATE CITY-OWNED SITE

As previously outlined, the subject four acre property is owned by the Sargent Mennonite Homes Inc. and the Wellington Mennonite Personal Care Inc. The owners originally purchased the subject property to construct a seniors residence, however, after further investigation and consideration, the owners have decided to sell their property and to secure an alternate in the southwest quadrant of the City to accommodate a seniors home.

Currently, the Sargent Mennonite Homes Inc. and the Wellington Mennonite Personal Care Inc. are looking to construct a Seamless Seniors Housing and Care Services Facility in the southwest quadrant of the City. The Facility provides a full continuum of housing services which range from independent living to full service assistance. The Facility will involve the construction of between 200 to 300 units ($17,000,000.00 to $25,000,000.00) and will require a site of approximately 7 to 10 acres. The owners have expressed interest in several City-owned sites, however, no substantive discussions or reviews have taken place as of June 23, 1997, pending the authority to initiate detailed discussions and negotiations. The owners are prepared to sell their property outright to the City and would also be open to a land exchange if same is possible.

At this time, the authority to initiate negotiations in accordance with the following process is being requested:

1. Identify potential sites.

2. Submit sites to the Community Services Department and the Administrative Co-ordinating Group for preliminary review and comment.

3. Forward to the Board of Commissioners, Councillors and Community Committees for review and input.

4. If parkland, arrange for proponent to solicit community input.

5. Forward comprehensive report to appropriate Standing Committees for their consideration.

Being as the proponent wishes to potentially construct an Integrated Seniors Home on City-owned property, and is willing to sell their property to the City, the Administration is supportive of assisting the proponent in a manner as defined herein.

The Committee on Protection, Parks and Culture therefore recommends:

I. That the Director of Land and Development Services be authorized to initiate negotiations with the owners of the subject property to acquire same by cash purchase utilizing funds as described herein or by land exchange as to be determined.

II. That the Director of Parks and Recreation be requested to finalize the preparation of a Master Plan for the Clifton Community Centre, in consultation with the local area Councillor and representatives of the Community Centre, which maximizes the potential for site development and provision of athletic fields and aesthetic improvements at the Community Centre, inclusive, of the subject property.

III. That the Director of Parks and Recreation be requested to arrange for removal of the 5 kV distribution circuit situated at the Clifton Community Centre Site in 1997 at the estimated cost of $150,000.00.

IV. That 1996 Back Capital in the amount of $113,000.00 allocated for the redevelopment of the Clifton Community Centre and Unused Back Capital from the Magnus Eliason Recreation Centre in the amount of $270,000.00 and City Centre Community Cash in Lieu of Land Dedication Funding in the amount of $48,500.00 allocated to the former Alexander Park site be re-allocated to the redevelopment of the Clifton Community Centre Site, for a total of $431,500.00 in redevelopment funding to facilitate construction in 1997 and 1998.

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

V. That the need for Capital Funding in years 2000 and 2001 for the redevelopment of the Clifton Community Centre be re-examined with a view to reducing same to only cover the remaining site redevelopment costs not completed as part of the proposed Master Plan and additional land area.

VI. That the Proper Officers be authorized to do all things necessary to implement the foregoing.

Copies of Appendices "A" and "B", as well as Plan Nos. 4-91 and 40-97 are on file in the Office of the City Clerk.

Adopted by consent.

Proposed Management Agreement for the Operation of the West Kildonan Arena by the West Kildonan Memorial Community Centre File PR-2.1 (Vol. 22)

930 - 14. On July 12, 1995, Council adopted Clause 1 of the Report of the Committee on Protection, Parks and Culture dated June 26, 1995, for a new agreement to be negotiated with the current contractor, the West Kildonan Memorial Community Centre, for the operation of the West Kildonan Arena, subject to a number of conditions outlined therein.

As background history, Council on May 26, 1993, directed that a contract for the operation of the West Kildonan Arena be awarded to the West Kildonan Community Centre.

On August 15, 1993, the City of Winnipeg entered into a one-year contract agreement with the West Kildonan Community Centre for their operation of the West Kildonan Arena.

On June 22, 1994, Council adopted a motion to extend the contract for an additional one year term ending August 15, 1995.

On March 26, 1997, Council approved a loan guarantee for the West Kildonan Memorial Community Centre to undertake improvements to the West Kildonan Arena.

PROPOSED TERMS AND CONDITIONS FOR A MANAGEMENT AGREEMENT

Council's directive of July 12, 1995, included the following terms and conditions that were to be generally included in the new agreement:

(a) the targeted term of the new agreement with the West Kildonan Community Centre would be for a period of five years with a five year renewal period;

(b) the lease of City of Winnipeg equipment (ie. ice resurfacer and ice edger) be discontinued, and that this equipment be offered for sale to the contractors;

(c) the contractor's obligation to provide ice time to youth ice skating sports as defined by the Indoor Arena Ice Allocation Policy be continued, and that this ice time be provided at a rate consistent with the City's Fees and Charges Policy;

(d) the City's obligation for snow clearing be removed from the new agreement;

(e) the City's obligations under article 3.05 of the current agreement, which places responsibility for structural repairs with the City, be revised within the new agreement;

(f) all other terms and conditions required to safeguard the structural and operating integrity of the arenas;

(g) a dispute resolution mechanism be established to deal with customer concern; and,

(h) the Community Centre be required to establish a future capital contingency fund.

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

Being as the proposed framework represented a significant change to the previous negotiating framework, a considerable amount of time was required in order to incorporate Council's wishes with the current operating situation and condition of the West Kildonan Arena. During the period between August 1995, and May 1997, representatives from the West Kildonan Community Centre and the Parks and Recreation Department met on many occasions to resolve several issues and develop solutions to accommodate Council's intent for this facility and agreement.

The West Kildonan Arena was constructed in 1967, and is now approximately thirty years old. The management and operation of a thirty year old arena facility presents certain challenges and the need to acknowledge potential operating risks and outcomes which may occur.

During the 1993/94 and 1994/95 Arena Operating Seasons, the West Kildonan Memorial Community Centre incurred a loss of $657.91 and profit of $20,093.62, respectively. As such, the Community Centre was initially apprehensive regarding the obligation to become responsible for all structural repairs to the facility as requested by Council. In particular, the Community Centre was most concerned about the life expectancy of the artificial ice slab and piping and the ice plant. The Artificial Ice Slab at the Arena is known to be very unstable due to a considerable amount of soil shifting which is somewhat common to the building technology available at the time the arena was constructed. The replacement cost of the ice slab and piping is estimated in excess of $500,000.00 and would therefore place a considerable financial burden upon the Centre. As well, it would be unwise to invest this amount of funds into an arena facility of this age being as the replacement cost for a new arena is approximately $1.1 million dollars.

Accordingly, representatives of the Parks and Recreation Department and the Community Centre developed terms and conditions which eliminated the risk to the Centre by firstly removing the obligation to undertake a major repair or replacement of either the Ice Slab and Piping or Ice Plant, as outlined in Schedule "A", Terms 9(g) thru 9(I). Essentially, this provides the Centre with the option of repairing or replacing the Ice Plant and of repairing the Ice Slab within the parameters as contained herein. This level of risk is now acceptable to the Community Centre and they are prepared to assume responsibility for any other capital repairs to the facility.

In order to assume the responsibility for future capital repairs as requested by Council, the Community Centre examined their Income Statement for Arena Operations and determined that operating expenses would have to be reduced in order to provide sufficient income to cover the costs of capital repairs. In order to assist the Community Centre in this regard, the Department reviewed its average capital repair requirements at Arena Facilities of a similar configuration and determined that a contribution of approximately $15,000.00 per year to a Capital Fund should provide the capital required to undertake repairs to the facility over a ten year period. Accordingly, the Community Centre reviewed Arena Operations and determined that certain facility upgrades would be required in order to reduce the operating expense of the Arena. The Community Centre proposed to undertake the following improvements: Energy Efficient Lighting ($22,100.00); Alumni-Zorb Ceiling ($37,000.00); Conversion of Heating from Electric to Gas ($57,600.00) and Dehumidifiers ($34,000.00). These improvements are projected to result in operating cost savings of approximately $20,000.00 per year and will improve the off-season revenue generating potential as the Ice Slab will be able to accommodate other activities on a dry surface such as indoor roller blade hockey.

The proposed improvements would provide the Community Centre with an opportunity to make a profit on Arena Operations and to contribute $15,000.00 per year into a Capital Contingency Fund for future repairs. Although this provided an opportunity to the Centre, the issue of financing the improvements arose in the negotiations. The Department advised that it did not have the improvements budgeted in the five year capital and that funding of same would create internal equity issues relative to Departmental Support of other Community Centre Arenas via loan guarantees.

Accordingly, the Community Centre pursued various funding sources and completed a funding package for the improvements as follows: West Kildonan Memorial Community Centre Equity ($30,000.00); City of Winnipeg Community Incentive Grant ($30,000.00); Province of Manitoba Community Places Program ($25,000.00) and a Loan to be guaranteed by the City in the amount of $75,000.00, for a total funding amount of $160,000.00. The Department indicated its support for this financial package on the premise that Arena operating costs would be reduced and that the improvements would serve an after-use of the facility for banquet hall or indoor soccer purposes in the event the Ice Plant or Ice Slab and Piping fail. On March 26, 1997, Council approved the financial package and a request for a loan guarantee and the Corporate Finance Department is currently obtaining all approvals of same in accordance with Council instructions.

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

Upon receiving Council approval for the loan guarantee, the Community Centre was now in a position to make a commitment regarding Council's directive regarding payments to a Capital Contingency Fund. However, the Community Centre requested that its loan payments over the first five to seven years of the agreement be considered as payments to the Capital Contingency Fund, and that any surplus Arena Operating Income would then be credited to a Capital Contingency Fund up to a total of $15,000.00 per year, as outlined in Schedule "A", Terms 13 (a) thru (h). As well, the Community Centre requested that the repayment of the loan and payments to the Capital Contingency Fund be integrated with terms 9(g)and (h) whereby it would not be able to meet its financial commitments which may trigger default of the loan guarantee and covenants herein.

The West Kildonan Memorial Community Centre and the Parks and Recreation Department are satisfied with this proviso and are now requesting Council approval of same.

After resolving the aforementioned major issues, the Community Centre and the Department met and discussed the remaining directives from Council. The Community Centre and the Department agreed to transfer the Zamboni to the Centre and discontinue the leasing of same. As well, the parties agreed that the Community Centre would continue to abide with Indoor Ice Allocation Policy and that Ice Time would be provided at a rate consistent with the City's Fees and Charges Policy, as outlined in Schedule "A", Term 3(f) and the Community Centre has also agreed to be responsible for all operating costs inclusive of snow clearing of the facility and lands as referenced Term 9(c).

In addition, the Community Centre has agreed to be responsible for all structural repairs as referenced in Term 9(d) and to maintain the Facility in accordance with the procedures, as outlined in Schedule "C", as requested by Council to safeguard the structural and operating integrity of the Arena.

As well, the Community Centre has agreed to the inclusion of a Dispute Resolution Mechanism as referenced in Term 12. Lastly, the Community Centre requested that the term of this agreement be extended from one five-year term with an option to renew for a further five-year term, to a term of seven years with one five year option given the amount of time required to sort out the situation at the Arena. The Parks and Recreation Department has no objection to this request and as such, it has been included in Schedule "A", Term 2.

Being as the aforementioned negotiations and proposed terms have accomplished Council's Intent for the Facility and Agreement and that the operating situation is now acceptable and within the means of the West Kildonan Memorial Community Centre, the Parks and Recreation Department is now supportive of entering into and finalizing a Management Agreement with the Community Centre in accordance with the terms and conditions as contained herein and outlined on Schedule "A", in order to provide the Community Centre with an opportunity to upgrade and utilize the West Kildonan Arena.

The Committee on Protection, Parks and Culture therefore recommends:

I. That the use of the subject West Kildonan Arena and lands, by the West Kildonan Memorial Community Centre, be approved, in accordance with the terms and conditions of a proposed Management Agreement, as outlined on Schedule "A" and in a form satisfactory to the City Solicitor/Manager of Legal Services.

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

Copy of Schedule "A" is on file in the Office of the City Clerk.

Adopted by consent.

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

Proposed Management Agreement for the Development and Operation of a Paddling Facility by the Manitoba Paddling Association Inc. in Churchill Drive Park - City Centre Community
File PR-2(32) (Vol. 1)
[c/r PR-7(32) (Vol. 2)]

931 - 15. On February 21, 1996, Council adopted Clause 2 of the Report of the Committee on Protection, Parks and Culture dated February 5, 1996, providing approval in principle for the development and operation of a Paddling Training Centre by the Manitoba Paddling Association Inc. in Churchill Drive Park, subject to a number of specified conditions involving plan approvals, and to a management agreement being entered into between the City and the Manitoba Paddling Association Inc.

During the latter part of February of 1996, a public meeting was conducted at the Fort Rouge Leisure Centre to review the Paddling Association proposal. There was strong resident opposition voiced to the location of the proposed facility in the vicinity of Eccles Avenue, with direction being given to re-locating the facility to the vicinity of Brandon Avenue, in closer proximity to the Redboine Boating Club.

On March 21, 1996, the Board of Adjustment reviewed and approved the plans in conjunction with granting a variance for land use.

On April 16, 1996, the City Centre Community Committee, in conjunction with review of the plans for the Paddling Centre, recommended that the authority to approve all plans for development of the Paddling Training Centre be delegated to the Commissioner of Planning and Community Services in consultation with the Ward Councillor. To this end, on May 22, 1996, Council adopted Clause 3 of the Report of the Committee on Protection, Parks and Culture dated May 6, 1996, concurring in the aforesaid Community Committee recommendation.

On April 30, 1996, the Land and Development Services Department advised the Redboine Boating Club that their subservient lease area was being cancelled to accommodate the development of the Manitoba Paddling Association Facility.

On May 9, 1996, the Riverbank Management Committee upon receipt of a delegation from the Redboine Boating Club presenting concerns for safety in conjunction with the proposed location of the Centre, passed a motion that the project be delayed while the Legal Services Division of the Corporate Service Department examined the legal implications of withholding approval of the location of the Training Centre in close proximity to the Boating Club. To this end, on June 13, 1996, the Riverbank Management Committee received a report from the Parks and Recreation Department and rescinded its May 9, 1996 motion.

On April 23, 1997, the Winnipeg Sports Facility Committee awarded an additional grant in the amount of $43,000.00 to the Manitoba Paddling Association Inc. for the construction of the Facility in Churchill Drive Park. On June 25, 1997, Council also approved this additional grant funding.

During the period between May 1996, and May 1997, representatives from the Parks and Recreation Department, the Harbourmaster's Office and the Manitoba Paddling Association have met to discuss and resolve outstanding issues relative to the development of a Paddling Facility in Churchill Drive Park.

The Manitoba Paddling Association engaged the firm of KGS Engineering to formulate and complete a set of plans and specifications for the construction of the facility and have now finalized same. The Plans are to be submitted shortly for approval and the Paddling Association is planning to have KGS Engineering obtain formal bids for the project and to award same during the July/August 1997 period.

The Paddling Association is proposing to construct the facility in four phases. Phase 1 is estimated to cost $184,000.00 and will include the completion of site preparation; installation of pilings and concrete floors; construction of access road; construction of building shell and insulation and completion of finished exterior; and provision of electrical service. Phase 2 is estimated to cost $51,895.00 and will include the installation of an alarm system; sewer and water service and heating to the building. Phase 3 is estimated to cost $38,520.00 and will include interior finishing of the portion of the building used for classroom training and office space. Phase 4 is estimated to cost $16,852.00 and will include building landscaping and provision of an asphalt loading pad. The

Report of the Committee on Protection, Parks and Culture dated July 11, 1997

Total Budget for the Facility is estimated to cost $322,000.00 including a contingency.

At this time, the Paddling Association has confirmed funding in the amount of $189,000.00, comprised of the following sources: $60,320.00 from the Manitoba Paddling Association; $5,000.00 from the Winnipeg Paddling Association, and $123,680.00 from the Winnipeg Sports Facility Committee. As such, funding is available to complete Phase 1 which comprises approximately 60% of the total project and provides for the majority of the Association's needs. The Paddling Association wishes to proceed with Phase 1 during the summer of 1997 and will complete the remaining phases over the next two years pending available capital. The Paddling Association has submitted a grant application to the Sport Legacy Trust to complete Phase 2 and 3.

In accordance with the February 21, 1996, Council directive and the Paddling Association's wishes, representatives from the Parks and Recreation Department and the Harbourmaster's Office have developed the terms and conditions for a Management Agreement, as outlined on Schedule "A", for approval by Council in order to proceed with the development of the Paddling Facility.

The Paddling Association is proposing to construct the facility on the City-owned land located north of Churchill Drive and east of the dominant lease area, as shown on Plan No. 8-97. This required the cancellation of the subservient lease area as shown on the aforementioned plan. The Redboine Boating Club agreed to the cancellation of the area as it was not heavily used by its members, and it wished to accommodate the construction of the Paddling Facility and the clean up of Don Gerrie Park.

Coincident with the discussions and planning for the Paddling Facility, the Parks and Recreation Department has been separately preparing plans for the clean up and redevelopment of the former snow dump site on Churchill Drive. The site has been renamed as Don Gerrie Park, and is scheduled to be redeveloped during the summer/fall of 1997 in accordance with Plan No. 9-97. As outlined on Plan No. 9-97, the Paddling Facility is proposed to be located within same and as such, the site preparation and earth works and construction of the Facility will require coordination.

Given that the Paddling Association is keenly interested in beginning the construction of the Facility, and that it will be used for two training seasons prior to the 1999 Pan American Games, and that certain construction benefits will accrue to the Paddling Association and the City with the coordination of the two construction projects, the Parks and Recreation Department is supportive of entering into and finalizing a Management Agreement with the Paddling Association in accordance with the terms and conditions as contained herein (and outlined on Schedule "A") in order to facilitate the development of the Paddling Training Centre as an addition to the inventory of Specialized Sporting Facilities in the City of Winnipeg.

On July 4, 1997, the Committee on Finance and Administration considered report dated June 26, 1997, from the Commissioner of Protection, Parks and Culture, in this connection, and concurred in the recommendation to approve the use of the subject lands in accordance with terms and conditions of a proposed Management Agreement as outlined on Schedule "A", and in a form satisfactory to the City Solicitor/Manager of Legal Services.

The Committee on Protection, Parks and Culture therefore recommends:

I. That the use of the subject lands in Churchill Drive Park, by the Manitoba Paddling Association Inc. for the development and operation of a Paddling Facility, be approved, in accordance with the terms and conditions of a proposed Management Agreement, as outlined on Schedule "A", and in a form satisfactory to the City Solicitor/Manager of Legal Services.

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

Copies of Plan Nos. 8-97 and 9-97, as well as Schedule "A" are on file in the Office of the City Clerk.

Adopted by consent.