REPORT OF THE

COMMITTEE ON PROTECTION, PARKS AND CULTURE

DATED FEBRUARY 6, 1995

On motion of Councillor Silva, the Report of the Committee on Protection, Parks and Culture dated February 6, 1995, was considered clause by clause.

Moved by Councillor Silva,
That the Consent Agenda, Clauses 1,2,4,5,6 and 7 be adopted.

Councillor Silva requested that Clause 1 be pulled from the Consent Agenda.

The motion to adopt the Consent Agenda, Clause 2,4,5,6 and 7 was put and declared carried.

Her Worship the Mayor and Councillors:

Consolidation of the Parks and Recreation Department Insect Control Branch
File PA-1 (Vol. 2)

503 - 1. On November 17, 1993, Council adopted Clause 6 of the Report of the Committee on Protection, Parks and Culture dated November 1, 1993, approving the implementation of Option 3, namely, the acquisition of a five acre privately-owned property situated south east of Grey Street and Tyne Avenue and the construction of a helicopter storage building. (Appendix "A")

The Committee on Protection, Parks and Culture has been advised that following the above Council approval, several factors have impacted upon the implementation resulting in the need for an additional appropriation.

Following Council approval to enter into negotiations with the owner of private property situated south east of Grey Street and Tyne Avenue, the Land Surveys and Real Estate Department initiated discussions with the subject owner. The City initially budgeted up to $200,000.00 ($40,000 per acre) to purchase a 5.0 acre portion of the 10.46 acre property on a fully serviced and developable basis. The City subsequently determined that the property was not serviced and that the site has special development conditions, and as such the City was able to purchase the entire 10.46 acres for $115,000.00 ($10,994.00 per acre). This price, in part, reflected an adjustment for several factors including lack of municipal services at the site and additional costs associated with constructing a building within a former methane gas control zone.

On February 28, 1994, the Committee on Finance and Administration approved the terms of the acquisition of the subject property.

On April 15, and June 20, 1994, respectively, the Parks and Recreation Department received the Building Foundation Feasibility and Environmental Site Assessments for the subject property. In addition, the Department investigated the costs of extending water, sewer, gas and hydro services to the site given that the property is unserviced.

Transport Canada provided approval, by way of communication dated May 12, 1994, for the proposed Helicopter Facility.

On May 6, 1994, the Planning Department indicated it had no objections to issuing a building and development permit for the helicopter/storage facility. On May 16, 1994, the Fire Department provided a recommendation regarding proposed helicopter facility. On July 29, 1994, the Waterworks, Waste and Disposal Department indicated no objections to the placement of a helicopter/storage building at the subject site.

Initially, the Parks and Recreation Department estimated that a helicopter/storage building and site works could be completed at a cost of $115,000.00, as identified on Plan No. 56-94, however, the costs for constructing a building and performing site works within the methane control zone are higher than normal construction costs. The cost of constructing the building has increased from approximately $80,000.00 to $154,000.00. The increased cost is due to the

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need to construct and elevate the building on piles approximately 30 inches above ground and to install ventilation equipment for any gases to meet guidelines within a methane control zone. In addition, the Insect Control Branch requested that the building be insulated and heated to improve quality of storage for sensitive electronic spraying equipment. Some additional interior improvements have also been added including provisions for an internal fenced compound area and pilot/washroom area.

Development conditions have also impacted the cost of site improvements. Initially, the Parks and Recreation Department anticipated that site works would cost approximately $40,000.00, assuming the land to be serviced and developable. However, the site was purchased on an unserviced and discounted development basis. The cost of site works is now estimated at $127,304.15. The increased cost is due to the special development requirements for grading and removal of unsuitable fill and costs associated with fill materials for parking lot and touchdown pad areas as requested by Transport Canada. As well, municipal services must be extended to the site at an estimated cost of approximately $50,000.00. Therefore, in effect the reduced cost of acquiring the property has increased the cost of development as a result of current development factors on site; and has resulted in a cost increase in the overall project of $62,500.00. The original estimate was $200,000.00 for the land, $115,000.00 for development; and the actual costs are $57,500.00 for the land, $320,000.00 for development.

Therefore, the cost of the project inclusive of Contingency, Professional Fees and Finance and Administration charges is estimated at $320,000.00. Currently, $115,000.00 is available towards the cost of constructing the facility from the sale of 855 Wall Street. However, a shortfall of $205,000.00 exists. The Budget Bureau advises that funds in the amount of the shortfall are available from the 1988 Unused Borrowing Authority.

Although the utilization of this site is more costly than anticipated, the option still minimizes overall consolidation costs to the City relative to options considered in the previous administrative report adopted by Council on November 17, 1993, and provides direct and indirect operational savings of approximately $71,190.00 to the Department due to the elimination for potential helicopter storage/ferrying time ($54,990.00) and requirement for on site security ($10,000.00) and reduction in equipment maintenance ($6,200.00).

Subsequent to Council approval of the Insect Control Branch consolidation plan, various helicopter firms have expressed interest in utilizing the new facility for helicopter storage during periods the facility is not being utilized for insect spraying.

The facility will be utilized by the Parks and Recreation Department Insect Control Aerial Operations for approximately 139 days per year. As discussed in the report adopted by Council in November 1993, the facility would provide savings to the City of approximately $54,990.00 per annum by providing on site storage and elimination of ferrying time to the St. Andrews or Winnipeg International Airports.

During the remaining 226 days per year, the facility in part, would be utilized for storing sensitive electronic spraying equipment; however, unused space could be made available for the storage of helicopters. Currently, private firms pay approximately $100.00 per day to store helicopters at other aircraft facilities. The facility has the capacity to store two helicopters, thus a market opportunity of approximately $45,200.00 (2 helicopters x $100.00 each x 226 days) exists. Therefore, the Parks and Recreation Department is supportive of pursuing this opportunity pending completion of the facility.

In addition to the helicopter storage market opportunity, Transport Canada has indicated on several occasions that a regional medi-vac helicopter operator from Northwest Ontario would be very interested in negotiating use of the facility in conjunction with transfer of medical emergencies to the St. Boniface Hospital. Although this opportunity exists, the Parks and Recreation Department is unable to quantify same at this time pending discussions with the operator and hospital; however, it is probable that additional storage fees would be applicable.

The Committee on Protection, Parks and Culture therefore recommends:

I. That additional funds in the amount of $205,000.00 be approved for the construction of a new helicopter/storage building at Grey Street and Tyne Avenue.

II. That the General Manager of Parks and Recreation be authorized to initiate a design/build proposal call for the construction of the helicopter/storage building and site works for construction in Spring 1995.

III. That the Director of Land Surveys and Real Estate in conjunction with the General Manager of Parks and Recreation be authorized to enter into negotiations with the current aerial spraying contractor or alternate aerial contractor for the use of the new building for helicopter storage purposes during the period the facility is not used for Insect Control Aerial Operations.

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IV. That the Director of Land Surveys and Real Estate in conjunction with the General Manager of Parks and Recreation be authorized to enter into negotiations with representatives from the St. Boniface Hospital for the provision of Air Medical flight/storage services at Grey Street and Tyne Avenue on a continuing annual basis for periods during which both uses could be accommodated.

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

Copy of Plan No. 56-94 is on file in the office of the City Clerk.

As information, the Committee on Protection, Parks and Culture did not include that the source of the additional funding be the 1988 Unused Borrowing Authority, but rather directed the Administration to investigate different financing options for the project, with the intent of utilizing a "cash to capital" methodology. So as not to delay Executive Policy Committee and Council consideration of the foregoing recommendation, the Committee on Protection, Parks and Culture also directed that the proposed method of financing be submitted to Executive Policy Committee on February 15, 1995, for subsequent consideration by Council on February 22, 1995.

Moved by Councillor Silva,
Adoption of the clause.

In amendment,

Moved by Councillor Silva,
Seconded by Councillor Clement,
WHEREAS the clause recommends that additional funds in the amount of $205,000.00 be approved for the construction of a new helicopter/storage building at Grey Street and Tyne Avenue;

AND WHEREAS the Committee on Protection, Parks and Culture did not include that the source of additional funding be the 1988 Unused Borrowing Authority, but rather directed the Administration to investigate different financing options for the project, with the intent of utilizing a "cash to capital" methodology;

AND WHEREAS the Parks and Recreation Department has consulted with the Finance Department as to the workings of such a methodology, and determined that this approach has been utilized by other Civic Departments in the past;

AND WHEREAS the methodology would provide funding in the amount of $205,000.00 to be advanced to the Parks and Recreation Department from the General Reserve Fund, and be repaid over a five year period, at an appropriate rate of interest, with a specific budget item within the Insect Control Branch being created to reflect the need for the pay back;

THEREFORE BE IT RESOLVED that the source of funding for the aforesaid additional appropriation be an advance from the General Reserve Fund to the Parks and Recreation Department and be repaid over a five year period at an appropriate rate of interest.

The amendment was put and declared carried.

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

Joint Development and Reciprocal Use Agreement - New School in St. Norbert Area - Riel Community
File PR-2.3 (Vol. 14)

504 - 2. The Executive Policy Committee at its meeting on January 18, 1995, referred the following motion passed at the January 16, 1995, meeting of the Riel Community Committee, namely:

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WHEREAS on December 5, 1994, the Riel Community Committee concurred in the recommendation contained in the report from the Commissioner of Protection, Parks and Culture dated December 1, 1994, namely, that a joint development and reciprocal use agreement be negotiated with the Seine River School Division No. 14 for the new school and adjacent park on rue Le Maire and Bellemer Drive;

AND WHEREAS the Committees on Planning and Community Services, and Protection Parks and Culture, respectively on January 4 and 9, 1995, concurred in the above recommendation;

THEREFORE BE IT RESOLVED that Council be requested to waive the City Policy relative to the Procedure for the Initiation and Implementation of a Joint Use Development Agreement, as same pertains to the traditional joint planning process, in order to allow the Administration to negotiate immediately with the Seine River School Division No. 14 recommended basic terms of the proposed joint use development proposal.

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

I. That the City Policy on the Procedure for the Initiation and Implementation of a Joint Use Development Agreement be waived in this instance.

II. That the City enter into negotiations with the Seine River School Division No. 14 for a Joint Use Agreement for the new school and adjacent park on rue Le Maire and Bellemer Drive.

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

For the information of Council, the Committee on Protection, Parks and Culture also requested the Administration to review the City Policy on the Procedure for the Initiation and Implementation of a Joint Use Development Agreement, with a view to proposing amendments to streamline the process.

Adopted by consent.

Dedication of Space in the Proposed Expansion of the Luxton Community Centre for the St. Cross Child Care Centre Inc
Files FC-1(1996-2000) & PR-2 (Vol. 79)

Note: This clause has been referred back by Executive Policy Committee to the Committee on Protection, Parks and Culture.

505 - 3. Council on November 17, 1994, referred the following motion to the Committee on Protection, Parks and Culture, namely:

Moved by Councillor Lazarenko,
Seconded by Councillor O'Shaughnessy,

WHEREAS Terry Clifford, President, St. Cross Child Care Centre appeared in delegation at the Lord Selkirk-West Kildonan Community Committee, the Committee on Protection, Parks and Culture, the Executive Policy Committee, and at City Council, in support of the concept of dedicating space in the proposed expansion of the Luxton Community Centre;

THEREFORE BE IT RESOLVED that space be dedicated in the proposed expansion/renovation to the Luxton Community Centre, as contained in year 1998 of the 1996-2000 Five Year Capital Forecast, for the operation of the St. Cross Child Care Centre.

On November 24, 1994, the Committee on Protection, Parks and Culture, considered the foregoing motion and concurred in the request from the St. Cross Child Care Centre Inc. that the matter be laid over so that a meeting could take place between representatives from the Luxton Community Centre and the St. Cross Child Care Centre Inc. to prepare a joint presentation for the Standing Committee.

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On January 9, 1995, the Committee on Protection, Parks and Culture was advised that the representatives from the St. Cross Child Care Centre Inc. and the Luxton Community Centre required additional time to prepare their presentation. The Standing Committee subsequently referred the matter to the Lord Selkirk-West Kildonan Community Committee for review and recommendation.

On January 26, 1995, Council granted an extension of time of 90 days to allow for further consideration of the matter.

On February 6, 1995, the Committee on Protection, Parks and Culture was advised that the Lord Selkirk-West Kildonan Community Committee, at its meeting on January 17, 1995, concurred in the foregoing Council Motion.

The Committee on Protection, Parks and Culture did not concur with the Lord Selkirk-West Kildonan Community Committee, and therefore submits the following resolution:

> WHEREAS the concept for dedicating space in a proposed expansion to a Community Centre for day care purposes is precedent setting;
>
> AND WHEREAS it is considered that day care is a provincial responsibility;
>
> THEREFORE BE IT RESOLVED that Council reject any such request for dedication of space in community centres for day care purposes without funding from the Province of Manitoba, and subject to the approval by the respective Community Centre.

REFERRED BACK BY EXECUTIVE POLICY COMMITTEE TO THE COMMITTEE ON PROTECTION, PARKS AND CULTURE

Community Incentive Grant Application - Macdonald Youth Services (Sir Hugh John MacDonald Memorial Hostel)
File PR-2.6(32) (Vol. 1)

506 - 4. The Committee on Protection, Parks and Culture has considered an application from Macdonald Youth Services for a Community Incentive Grant in the amount of $5,000.00 for renovations to the property at 161 Mayfair Avenue for the purpose of a licensed emergency shelter service for youth at risk.

The application does not meet the criteria set out in the Community Incentive Grant Program, inasmuch as Macdonald Youth Services is not a non-profit community recreation and sport organization, and the proposed project is not an improvement to a recreation and sport facility.

On December 6, 1994, the City Centre Community Committee recommended that a Community Incentive Grant in the amount of $5,000.00 be approved for this project.

On February 6, 1995, the Ward Councillor, G. Murray, appeared in delegation at the Committee on Protection, Parks and Culture and indicated his support for the Community Incentive Grant application.

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 the amount of $5,000.00 be approved to Macdonald Youth Services for the purpose requested, subject to the following conditions:

(a) Confirmation of all funding sources;
(b) Approval of final plans and specifications for the project by the General Manager of Parks and Recreation; and
(c) The applicant entering into a formal agreement with the City of Winnipeg.

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

Adopted by consent.

Community Incentive Grant Application - St. Edward's Day Centre Inc. File PR-2.6(32) (Vol. 1)

507 - 5. The Committee on Protection, Parks and Culture has considered an application from St. Edward's Day Centre Inc. for a Community Incentive Grant in the amount of $39,882.00 for renovations to the new centre site at 875 Alverstone Avenue.

The eligibility requirements contained in the Community Incentive Grant Program outline that a project benefit the community at large and remain accessible to all members of the community. The application does not meet the criteria set out in the Community Incentive Grant Program, inasmuch as the St. Edward's Day Centre Inc. would not be accessible to the general public, and the primary users of the project would be the registered children in the day care program.

On January 10, 1995, the City Centre Community Committee recommended that a Community Incentive Grant in the amount of $29,000.00 be approved for this project.

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 the amount of $29,000.00 be approved to St. Edward's Day Centre Inc. for the purpose requested, subject to the following conditions:

(a) Confirmation of all funding sources;
(b) Approval of final plans and specifications for the project by the General Manager 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 recommendation.

Adopted by consent.

Support Services for Community Based Policing in High Risk Neighbourhoods File GF-2 (Vol. 42)

508 - 6. Council on July 20, 1994, referred the following motion to the Committees on Protection, Parks and Culture and Planning and Community Services, namely:

Moved by Councillor Prystanski,
Seconded by Councillor O'Shaughnessy,

WHEREAS there has been an increase in crime in communities particularly related to youth gang violence, car thefts and armed robberies;

AND WHEREAS the Protection, Parks and Culture Standing Committee has established an Ad Hoc Committee on Community Based Policing with an objective to providing more effective Policing in our communities;

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AND WHEREAS City Council is currently engaged in developing the parameters for a 3rd Core Area Initiative through the Winnipeg Development Agreement;

THEREFORE BE IT RESOLVED that City Council, through its representatives to the Winnipeg Development Agreement, ensure that funding for the Winnipeg Development Agreement be utilized to provide support services for community based policing in high risk neighbourhoods.

On October 3, 1994, the Committee on Protection, Parks and Culture concurred in the recommendation of its Ad Hoc Committee on Community Based Policing and resolved as follows: that the Commissioner of Planning and Community Services and the Commissioner of Protection, Parks and Culture be requested to examine the concept of Neighbourhood Resource Centres; identify joint neighbourhood support programs including the provision of Police Services; and that the concept of Community Based Policing be looked at as a component of such Neighbourhood Resource Centres as is being discussed within the context of the Winnipeg Development Agreement.

Council, on October 19, 1994, granted an extension of time of 90 days to allow for further consideration of the matter.

On January 9, 1995, the Committee on Protection, Parks and Culture was advised that the Urban Safety Program in the proposed Canada-Manitoba-Winnipeg Agreement for the Development of Winnipeg 1995-1999 contains a community-based crime prevention sub-program, which would providing funding for activities that identify neighbourhood and community safety problems and provide a community-based response to the problems identified.

Council, at its reconvened meeting on January 26, 1995, granted a further extension of 90 days to allow for further consideration of the matter by its Ad Hoc Committee on Community Based Policing.

On February 6, 1995, the Committee on Protection, Parks and Culture concurred in the recommendation of its Ad Hoc Committee on Community Based Policing and reaffirmed its resolution of October 3, 1994.

The Committee on Protection, Parks and Culture therefore recommends:

I. That the Administration be directed to continue discussions through the management of the Winnipeg Development Agreement on the issues of providing support services for community based policing in high risk neighbourhoods.

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

Adopted by consent.

Proposal to Declare a Portion of Corbett Park as Surplus to Parks and Recreation Department Requirements - Assiniboia Community

File FI-2.4(31) (Vol. 1)

509 - 7. The Committee on Protection, Parks and Culture has been advised that the Assiniboia Community Committee, at its meeting on July 12, 1994, requested the Administration to evaluate Corbett Park on whether or not there is the possibility of selling any surplus land for future infill housing. On October 11, 1994, the Community Committee again considered the matter and requested the Administration to proceed with the preparation of a report to have the subject land declared surplus and made available for sale.

The Corbett Park property is situated south west of Corbett Drive, comprises approximately 0.42 acres, and is partially developed as a neighbourhood tot lot and grassed open area, as shown on the Plan No. 71-94.

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Corbett Park is currently situated in the Crestview Neighbourhood which is bounded by Saskatchewan Avenue to the north, Sturgeon Creek - Muriel Street to the east, Portage Avenue to the south, and Buchanan Boulevard to the west. The current population of the neighbourhood is 10,007 residents, and as such, the neighbourhood should have 38.60 acres of open space in accordance with the Department Standard of 3.86 acres per 1,000 people. The City currently owns 55.96 acres of open space in this neighbourhood, and in taking into account the Department Open Space Standard, the neighbourhood has a surplus of 17.36 acres of open space.

In reviewing the need and use of Corbett Park, the Parks and Recreation Department advised the subject property is currently classified as a neighbourhood park, with a developed playground on the north half of the park, comprising of two benches and seven pieces of play equipment. The equipment has been recently painted and resurfaced, but it does not meet current Canadian Standards Association guidelines.

The subject playground is heavily used by children enrolled in the Hedges Junior High School Day Care program and local neighbourhood children in proximity of the Corbett Park site. When determining surplus play sites, a safe walking radius of 1/4 mile is applied. Although Buchanan Elementary School is constructing a new playground and is within this 1/4 mile radius, a conflict would occur due to overcrowding on this special needs playground if the Corbett Tot Lot was removed. All groups, including local toddlers and the Buchanan Day Care, would be competing for access to this playground during the peak hours of the school and working day. As well, St. Charles Wading Pool is also situated adjacent to this site, and with no playground equipment on the wading pool site, the neighbourhood has always accessed Corbett Tot Lot.

The adjacent grassed portion of the park site is currently not highly utilized by local residents and is not required for future local parks and recreation purposes. Moreover, a significant amount of open space opportunity is provided by the St. James Assiniboia School Division No. 2 at this location. Open space is available at the Buchanan, Hedges and John Taylor Schools for use by the local neighbourhood residents.

Accordingly, the Assiniboia Community Parks and Recreation Branch of the Parks and Recreation Department is of the view that the playground area should be retained, however, is of the view that the adjacent grassed portion of the park site may be declared surplus and subsequently disposed of.

The Land Surveys and Real Estate Department indicates that three residential lots could be developed on site and would have an estimated value of approximately $90,000.00 to $100,000.00. By disposing of the eastern portion of the site, the Department could direct the sale proceeds toward restoration of other recreational facilities in the Assiniboia Community and incur maintenance savings of approximately $430.00 per year at the Corbett Park site.

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

The Committee on Protection, Parks and Culture therefore recommends:

I. That a portion of Corbett Park as identified on Plan No. 71-94 be declared surplus to Parks and Recreation Department requirements and be disposed of accordingly.

II. That the proceeds from the sale of the property be credited to the Cash-in-Lieu of Land Dedication Account for the Assiniboia Community.

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

Copy of Plan No. 71-94 is on file in the office of the City Clerk.

Adopted by consent.