Minute No. 588
Report - Standing Policy Committee on Property and Development - June 26, 2007

Item No. 24 **LaBarriere Park - Lease Agreement with Parkland Mews Falconry and Birds of Prey Education Centre Inc.**
File FI-2.2(35)

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the terms and conditions for a Lease Agreement between the City and Parkland Mews Falconry and Birds of Prey Education Centre Inc., as outlined in the report from the Acting Director of Planning, Property and Development dated June 14, 2007, be approved.

2. That the restoration of the single family dwelling and construction of the captive breeding centre, the bird barn and release tower be endorsed and received as information.

3. That the request to construct the proposed Interpretative Centre be approved on City land shown on Misc. Plan No. 13050 in accordance with the plans shown as Schedule "A" to the report from the Acting Director of Planning, Property and Development dated June 14, 2007.

4. That the five-year projection of revenues and expenses, outlined in Schedule "B" to the report from the Acting Director of Planning, Property and Development dated June 14, 2007, be received as information.

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

Report - Standing Policy Committee on Property and Development - June 26, 2007

DECISION MAKING HISTORY:

Moved by Councillor Swandel,
That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 11, 2007, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 26, 2007, the Standing Policy Committee on Property and Development concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

RE: LaBarriere Park – Proposed Lease Agreement with Parkland Mews Falconry and Birds of Prey Education Centre Inc.
St Norbert Ward
Riel Community

FOR SUBMISSION TO: Standing Policy Committee on Property and Development

ORIGINAL REPORT SIGNED BY: Director of Planning, Property and Development

REPORT DATE: June 14, 2007

RECOMMENDATION:

1. That the proposed terms and conditions for a Lease Agreement between the City and Parkland Mews Falconry and Birds of Prey Education Centre Inc. as referenced herein be approved.

2. That the restoration of the single family dwelling and construction of the captive breeding centre, the bird barn, and release tower be endorsed and received as information.

3. That the request to construct the proposed Interpretative Centre be approved on City land shown on Misc. Plan No. 13050 and in accordance with the plans attached as Schedule "A".

4. That the five-year projection of revenues and expenses in the attached Schedule "B", be received as information.

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

Report Summary

Key Issues:

- At its meeting held on December 14, 1994, Council approved a proposal from the Manitoba Raptor Foundation to establish a raptor research and education facility in the Camp Amisk area of LaBarriere Park and directed that the City enter into a ten (10) year lease agreement with the Foundation. Due to issues with municipal taxation of non-profit groups using City-owned land, the subject Lease Agreement was not completed.

- During the period between 1994 and early 2007, the Parkland Mews Falconry and Birds of Prey Education Centre Inc. (PMFBPE) (formerly the Manitoba Raptor Foundation) developed the facility by seeking certain legislative amendments for the protection of peregrine falcons in Manitoba, and constructed certain improvements including: the restoration of the existing single family dwelling in the park; the construction of a captive breeding facility (2004); a release tower (2005) on lands under the jurisdiction of the Province; a new bird barn building (2006) and plans to construct a new Interpretative Centre in 2007 all as shown on the attached Misc. Plan 13050. In addition, the PMFBPE developed an education curriculum in conjunction with the Manitoba Science Teachers Association for a range of ages and science topics from K-12. *The results of these actions culminated in the hatching and release of peregrine falcons in 2005 and 2006*.

- Following the Provincial Government amendment of the Manitoba Municipal Assessment Act in June 2004, the Planning, Property and Development Department, Real Estate Division, identified the need to complete a Lease Agreement with the Parkland Mews Falconry and Birds of Prey Education Centre Inc. for it's occupancy in LaBarriere Park and all issues related thereto.

- This Report is seeking approval of (1) the proposed terms and conditions for a lease agreement with PMFBPE commencing December 14, 1994 for the implementation and operation of a bird research and education facility (2) endorsement of the restoration of the single family dwelling and construction of the captive breeding facility and bird barn (3) the construction of the proposed Interpretative Centre in accordance with plans attached as Schedule "A" and (4) the projection of proposed revenues and expenses in the attached Schedule "B.

Implications of the Recommendation(s):

General Implications

( ) None

(x) For the organization overall and/or for other departments

(x) For the community and/or organizations external to the City

( ) Involves a multi-year contract

Comment(s):
Parkland Mews Falconry and Birds of Prey Education Centre Inc. has successfully implemented the concept of a research and education centre between the period of 1994 and 2007. The Facility in the Camp Amisk area of LaBarriere Park provides an additional park amenity, which is primarily accessible to school aged children and fits within the existing character of the regional park.

This facility provides an opportunity to further the Inter-Governmental goals of preserving birds of prey and facilitating education as outlined in the Provincial Government Amendment to the Endangered Species Legislation and earlier Council decision to earmark the use of the subject City-owned lands.

Policy Implications

(x) No

( ) Yes

Comment(s):

Regulatory Implications

(x) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):

Environmental Implications

(x) No

( ) Yes

Comment(s):

Human Resources Implications

(x) No

( ) Yes

Comment(s):

Financial Implications

(x) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s):

In exchange for providing certain parklands and a single family dwelling in LaBarriere Park in late 1994, the City has obtained the following benefits:

- the establishment of a research and education facility in the park under the direction of Mr. R. Wheeldon;
- approximately $500,000 in grants and donations towards the provision of new facilities, programs and operating costs in the park specifically in support of the recovery of peregrine falcons;
- the development of education programs and curriculum to be provided on-site at the Interpretative Centre; and,
- provision of on-site security for park users.

The proposed agreement has several direct financial implications to the City, which are summarized below:

(1) The proposed rent at $1.00 per annum does not include an annual market rent charge for the use of the single family dwelling. This represents a benefit of approximately $12,000 per year. However, it should be noted that the Tenant was responsible for restoring the dwelling to a useable condition back in 1994 and for going forward with capital repairs to the dwelling. The Tenant does pay for the utility costs.

(2) The proposed terms and conditions of the Lease Agreement provide for a Tenant reimbursement of the cost to construct the buildings on site should the City exercise its Cancellation provision in the agreement during the lease term. In such event, a future project cost would need to account for such expenses when terminating the Lease. As of this date, approximately $250,000 has been expended by the tenant to construct the bird barn, captive breeding facility and release tower and to repair the existing single family dwelling. It is estimated that an additional $100,000 will be expended by the tenant to construct the Interpretative Centre.

Report

REASON FOR THE REPORT:

As Council approved the original proposal to establish a Raptor Research and Education facility, the Planning, Property and Development Department is seeking a 2/3 majority Council approval of the proposed terms and conditions for the subject Lease Agreement.

HISTORY:

At its meeting held on December 14, 1994, Council approved a proposal from the Manitoba Raptor Foundation to establish a raptor research and education facility as follows:

> "1. That as part of a partnership with the Manitoba Raptor Foundation, the City of Winnipeg be authorized to enter into a ten-year lease with the Manitoba Raptor Foundation, at a rate to be negotiated, for property including a house, parking lot and five acres of land in the Camp Amisk area of LaBarriere Park.
>
> 2. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing."

In anticipation of a resolve to the municipal tax issue, the Administration continued to assist the PMFBPE with the implementation of the research and education facility during the period between 1994 and early 2007 by approving various plans to construct facilities and assuring grant agencies that an agreement for the use of the lands would be completed.

By letter dated December 11, 2006, the Planning, Property and Development Department extended the proposed terms and conditions for a Lease Agreement to PMFBPE.

By communication dated May 31, 2007, PMFBPE agreed to the proposed terms and conditions for a Lease Agreement.

DISCUSSION:

1. Raptor Research and Education Centre – LaBarriere Park:

In 1994, the Manitoba Raptor Foundation made a proposal to establish a Raptor Research and Education Centre in the Camp Amisk area of LaBarriere Park as referenced in the attached Misc. Plan 13158. Following Council's December 14, 1994 approval of the proposal, the Manitoba Raptor Foundation proceeded with the development of the Centre as summarized in the attached Schedule "C". During this time, the Parkland Mews Falconry and Birds of Prey Education Centre Inc. became the successor to the Manitoba Raptor Foundation.

Amongst other things, the PMFBPE proceeded with the following:

- sought certain legislative amendments for the protection of peregrine falcons in Manitoba;
- restoration of the single family dwelling on site (the former park superintendent's residence);
- construction of the captive breeding facility, release tower and bird barn all as shown on the attached Misc. Plan 13050;
- developed an education curriculum in conjunction with the Manitoba Science Teachers Association for a range of ages and science topics from K-12;
- pursued a strategic partnership with Manitoba Hydro involving peregrine falcons research and overhead transmission tower incidents resulting in Manitoba Hydro's support for the construction of the release tower; and
- in 2007, the PMFBPE plans to construct an Interpretative Centre in accordance with the drawings appended as Schedule "A" to this Report;

The Public Works Department (Parks and Open Space/ City Naturalist) have reviewed and are supportive of the proposed plans and specifications for the Interpretative Centre, given its alignment with the original Council approval to establish a Centre to facilitate education and tours.

2. Proposed Terms and Conditions for a Lease Agreement:

To facilitate the documentation of this occupancy, the Planning, Property and Development Department, in conjunction with the Public Works Department, first identified certain leasing issues as follows:

- Regularization of Existing Occupancy:

The Planning, Property and Development Department and Public Works Department acknowledged the need to document the occupancy from the time of Council's approval in 1994 to the present and to seek approval for all past PMFBPE activities conducted on site including the construction of certain improvements.

- Access:

During the construction of the bird barn and completion of a site survey, it was determined that a portion of the existing access road may not lie within the most southerly property boundaries of the City-owned property. As such, this matter will be documented in the lease and the Department will pursue discussions with the Manitoba Floodway Authority to resolve this matter.

In addition, the Planning, Property and Development Department and Public Works Department identified a need to protect the City's ability to establish a future riverbank pathway along the south bank of the La Salle River between Waverley Street and Camp Amisk to enable the future development of a pathway.

The Planning, Property and Development Department also identified a need to ensure road access for the Boy Scouts use of Camp Amisk, which lies directly east of the subject lands.

- Water Cistern:

The existing single family dwelling (the former park superintendent's residence) is provided water via a water cistern. The subject lease agreement will contain a procedure to monitor and maintain the cistern on site.

- Park Security:

Given the remote location of LaBarriere Park, the Administration sought the Tenant's agreement to continue assisting persons in need that approach the residence at any time for help. Usually, this is in the form of a request to use a phone or to wait while assistance arrives.

- Building Improvements:

The Tenant has proceeded with the construction of various building improvements on site using grants and donations to finance the projects. Should the City exercise its option to cancel the Lease prior to lease expiry, the Tenant requested that a reimbursement clause be inserted into the Lease to enable the organization to reconstruct similar facilities at an alternate location.

The Administration agreed to incorporate a clause in the lease agreement wherein the City would reimburse the Tenant for the value of building improvements at the time of cancellation based on an agreed-upon schedule to be included in the final lease agreement. It is anticipated that the cost of improvements is approximately $350,000 to be depreciated over a period of 40 years, subject to a finalization of the schedule.

The above matters have been discussed and agreed between the Administration and the Tenant resulting in the proposed terms and conditions for a Lease Agreement as follows:

Owner:	City
Tenant:	Parkland Mews Falconry and Birds of Prey Education Centre Inc.
Leased Lands:	See attached Misc. Plan 13050
Use:	Raptor Research and Education programs and activities
Term:	Twenty-three (23) years commencing December 14, 1994
Option to Renew:	One – ten (10) year term and One – five (5) year term
Cancellation:	Three hundred sixty-five days (365) written notice if required for Public Works Department purposes.
Rent:	$1.00 plus G.S.T.
Administration Fee:	$500.00 per annum
Realty Taxes:	Tenant
Insurance:	Tenant to provide Comprehensive General Liability in the amount of $2.0 million dollars all inclusive, all risks property insurance for the full replacement cost of insuring all buildings, contents, stock and equipment, City to be added as additional named insured, and if required, boiler and machinery insurance.
Tenant Responsibilities:	To establish and operate a raptor research and education facility, to submit an initial schedule of proposed activities, programs and events to the Director of Public Works prior to July 1, 2007 and to update annually, to manage the facility in accordance with the projected revenues and expenses to be attached to this Agreement; to maintain the structures in accordance with upon standards to be agreed upon at its sole cost, to pay all utilities, operating costs, maintenance and repairs and to maintain the water cistern installations in accordance with an agreed upon procedure.
Special Tenant Responsibilities:	That the Boy Scouts of Canada Inc. shall be provided access over the existing gravel road at all times during the term of this lease. To provide access to the general public along the existing right bank of the LaSalle River at a location to be determined by the Director of Public Works.

To provide access to the gravel road to the general public between the periods of December 1st and March 31st.

That the Tenant shall be reimbursed for the residual unamortized balance of the cost of the buildings constructed on site (not including the single family dwelling) to be determined and specified as an attachment to this Agreement in the event of cancellation by the City.

That the Tenant be allowed to use the bird barn for the production of game birds for peregrine feeding and the hatchery of quail eggs for sale as a revenue source.

To provide on site security in the park by reporting any unusual incidents to the Park Police and by assisting persons in need who approach the former park superintendent's dwelling.

City Responsibilities: To provide annual gravel road maintenance and snow clearing.

Financial Impact Statement

Date: June 8, 2007

Project Name:
Parkland Mews

First Year of Program

	2007	2008	2009	2010	2011
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000
Less: Incremental Revenue/Recovery	1	1	1	1	1
Net Cost/(Benefit)	$ 1,999	$ 1,999	$ 1,999	$ 1,999	$ 1,999
Less: Existing Budget Amounts	1,999	1,999	1,999	1,999	1,999
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: The City is being requested to provide access to the parkland and single family dwelling on site for $1.00. The foregone annual rent for the dwelling is approximately $12,000 per year. The City would be required to grade the gravel road at an annual cost of $2,000. The subject lease provides for the construction of certain improvements with an estimated cost of approximately $350,000. In the event of early cancellation, the subject lease provides for a reimbursement for the cost of these improvements on a declining basis over time.

"Original signed by"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:

Public Works Department (Parks and Open Space and City Naturalist)

Legal Services Division (as to Legal Issues)

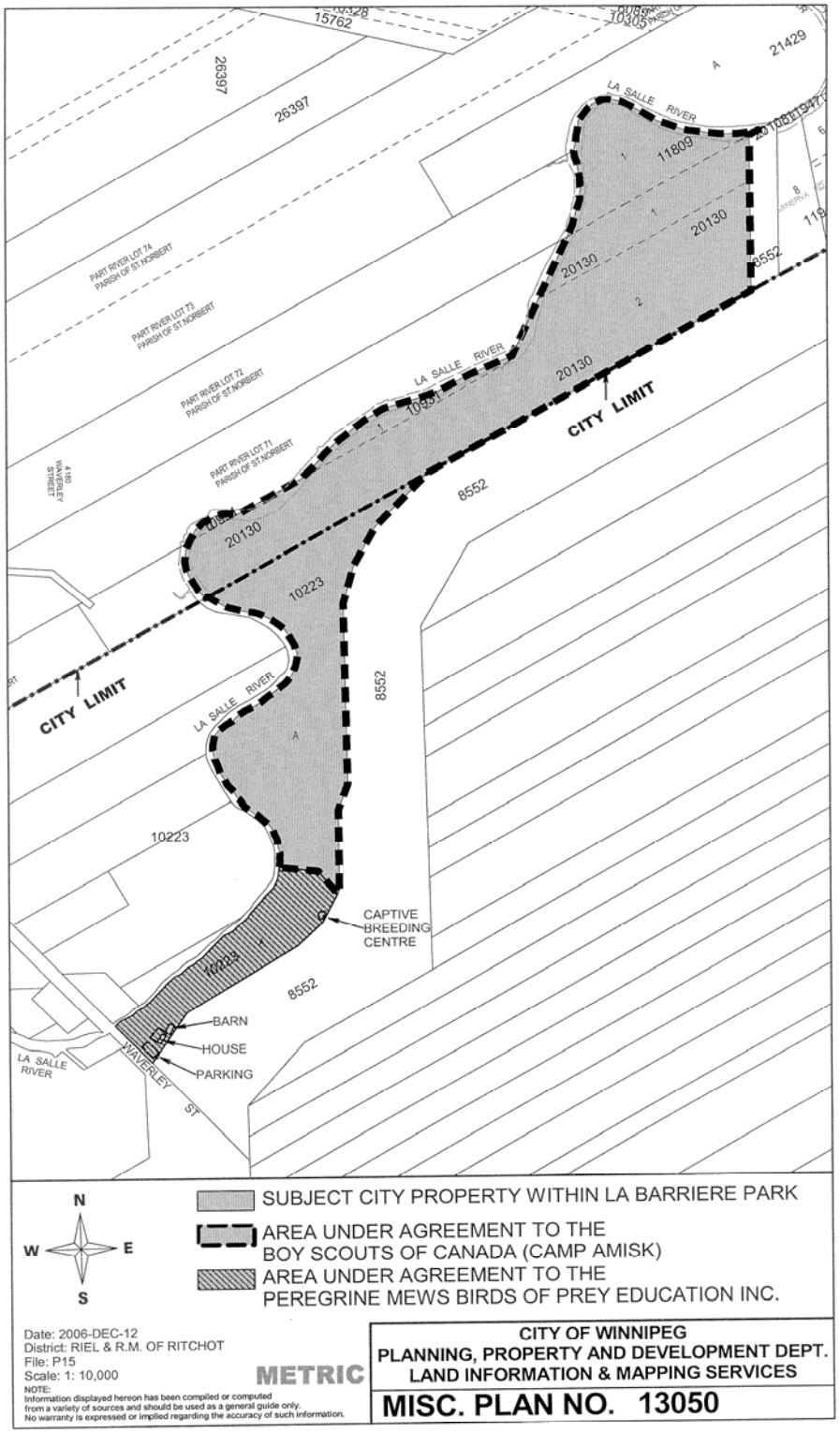
External Consultation With:

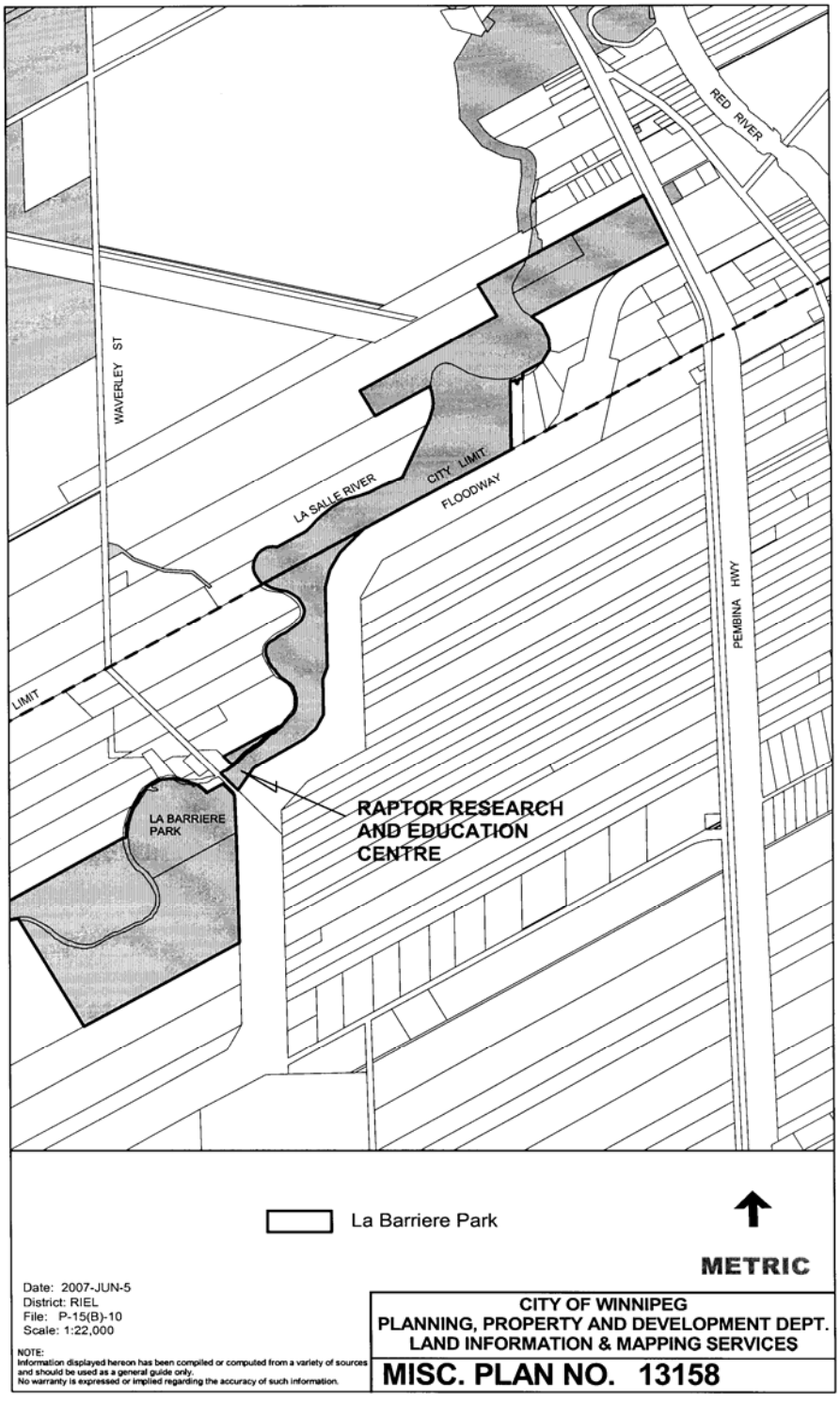
Parkland Mews Falconry and Birds of Prey Education Centre Inc.

THIS REPORT SUBMITTED BY:

Department	Planning, Property and Development
Division	Real Estate
Prepared by:	D. Armstrong
PPD File No.	P-15

O:\Reports Directive\Real Estate\Leasing\(da)Parkland Mews V2.doc


15762
26397
26397
21429
LA SALLE RIVER
11809
20130
20130
20130
8552
8552
PART RIVER LOT 74 PARISH OF ST NORBERT
PART RIVER LOT 73 PARISH OF ST NORBERT
PART RIVER LOT 72 PARISH OF ST NORBERT
PART RIVER LOT 71 PARISH OF ST NORBERT
4180 WAVERLEY STREET
LA SALLE RIVER
CITY LIMIT
CITY LIMIT
10223
10223
10223
8552
CAPTIVE BREEDING CENTRE
BARN
HOUSE
PARKING
WAVERLEY ST
LA SALLE RIVER
N
W
E
S
SUBJECT CITY PROPERTY WITHIN LA BARRIERE PARK
AREA UNDER AGREEMENT TO THE BOY SCOUTS OF CANADA (CAMP AMISK)
AREA UNDER AGREEMENT TO THE PEREGRINE MEWS BIRDS OF PREY EDUCATION INC.
Date: 2006-DEC-12
District: RIEL & R.M. OF RITCHOT
File: P15
Scale: 1: 10,000
METRIC
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 13050


RED RIVER
WAVERLEY ST
LA SALLE RIVER
CITY LIMIT
FLOODWAY
PEMBINA HWY
LIMIT
LA BARRIERE PARK
RAPTOR RESEARCH AND EDUCATION CENTRE
La Barriere Park
METRIC
Date: 2007-JUN-5
District: RIEL
File: P-15(B)-10
Scale: 1:22,000
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only.
No warranty is expressed or implied regarding the accuracy of such information.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 13158

Schedule "A"

May 8, 2007

Parkland Mews Falconry & Birds
Of Prey Education Centre
Box 321, Station Ste. Norbert
Winnipeg, Manitoba R3V 1L7

Attention: **Robert Wheeldon** Re: **Interpretive Centre**

Please see the following for my budget estimate to complete the work as outlined below.

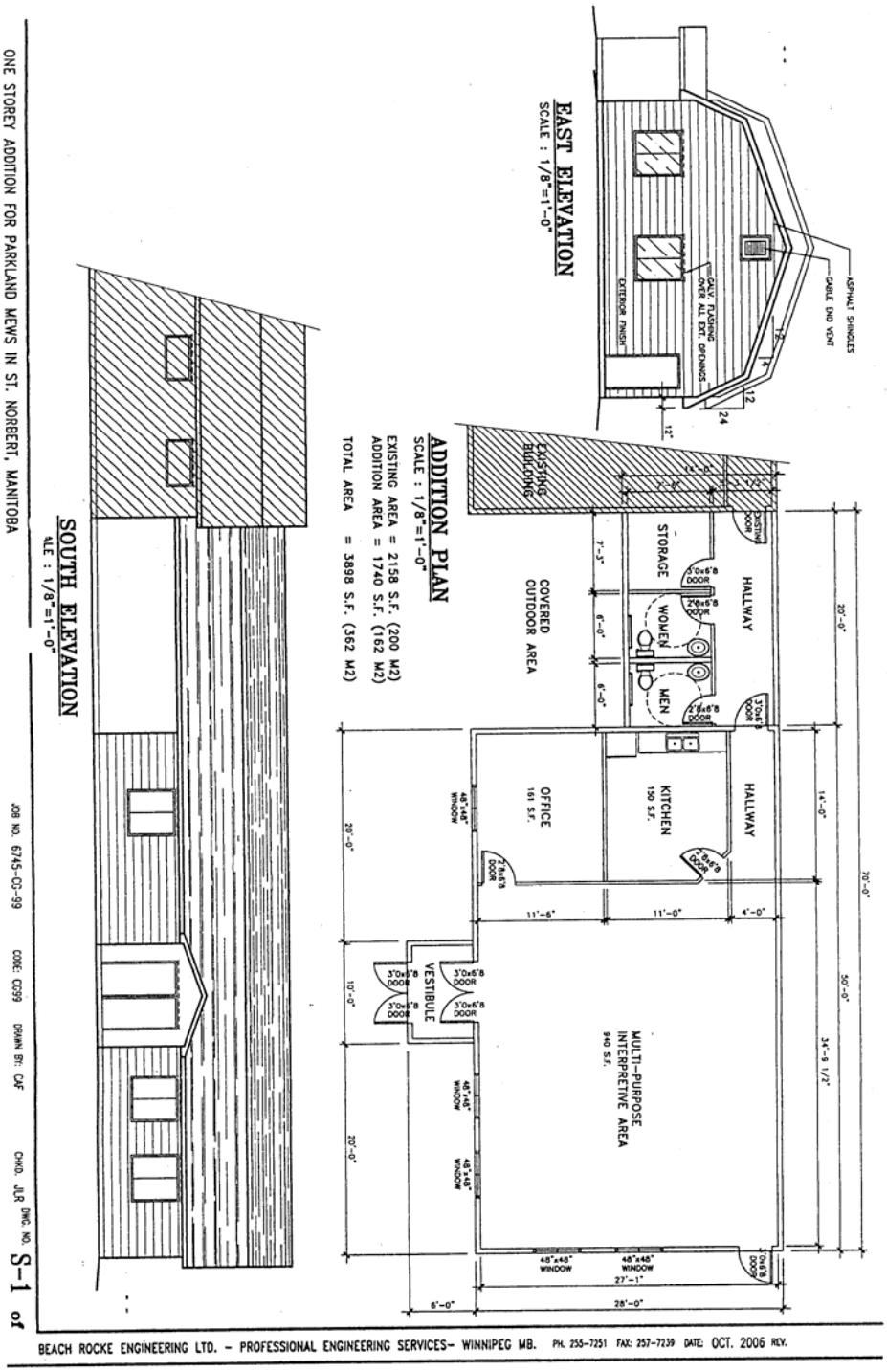
1. Site prep & slab on grade	22500
2. Walls & partitions	7600
3. Roof	12000
4. Shingles, soffit, & facia	5200
5. Insulation, vapor barrier, & wallboard	9000
6. Flooring	7000
7. Plumbing	13000
8. Electrical	4000
9. Tape & paint	7000
Total Budget	**87300**
GST	**5238**
PST	**6111**
	$98649

The above quote does not include the following:

1. Project Insurance & Bonds
2. Building Permit
3. Architectural & Engineering Consultations
4. Surveying
5. Landscaping
6. Mould/Asbestos Testing/hoarding/abatement
7. Site Facilities
8. Electronic Scanning of Concrete
9. Fire-stopping
10. Weeping Tile

Thank you for the opportunity to offer a bid on your project. If you have any questions, please call me @ 282-5975 or 990-4274.

Regards
Wilfred McPherson


EAST ELEVATION
SCALE : 1/8"=1'-0"
ASPHALT SHINGLES
CABLE END VENT
GALV. FLASHING OVER ALL EXT. OPENINGS
EXTERIOR FINISH
ADDITION PLAN
SCALE : 1/8"=1'-0"
EXISTING AREA = 2158 S.F. (200 M2)
ADDITION AREA = 1740 S.F. (162 M2)
TOTAL AREA = 3898 S.F. (362 M2)
EXISTING BUILDING
COVERED OUTDOOR AREA
STORAGE
WOMEN
MEN
HALLWAY
OFFICE
161 S.F.
KITCHEN
130 S.F.
VESTIBULE
MULTI-PURPOSE INTERPRETIVE AREA
940 S.F.
SOUTH ELEVATION
SCALE : 1/8"=1'-0"
ONE STOREY ADDITION FOR PARKLAND MEWS IN ST. NORBERT, MANITOBA
JOB NO. 6745-CO-99
CODE: CO99
DRAWN BY: DAF
CHKD. JLR
DWG. NO. S-1 of
BEACH ROCKE ENGINEERING LTD. – PROFESSIONAL ENGINEERING SERVICES– WINNIPEG MB. PH. 255-7251 FAX: 257-7239 DATE: OCT. 2006 REV.

Schedule "B"

Parkland Mews Falconry & Bird of Prey Education Centre
Proposed Budget, June 2007

REVENUE

Sources	**2006**	**2007**	**2008**	**2009**	**2010**
Donations	$106,200	$77,800	$40,000	$27,000	$18,000
Grants	$ 8,000	$33,000	$10,000	$10,000	$10,000
Professional Services	$ 9,950	$17,200	$26,200	$16,200	$26,000
Other		$ 3,000	$ 3,000	$ 1,000	$200
TOTAL	$124,150	$131,000	$79,200	$54,200	$54,200

EXPENSES

Items	**2006**	**2007**	**2008**	**2009**	**2010**
Building Construction	$92,000	$99,440	$20,000	$0	$0
Payroll	$15,350	$15,250	$35,000	$35,000	$35,000
Animal Husbandry	$ 3,300	$ 3,600	$ 3,900	$ 4,200	$ 4,500
Other (utilities, audit, repairs/maintenance, miscellaneous	$12,500	$12,710	$20,050	$15,000	$15,000
TOTAL	$123,150	$131,000	$78,950	$54,200	$54,200

Schedule "C"

Summary of Parkland Mews Activities
1994 – 2006

Parkland Mews came into being in July of 1994 under the former name of the Manitoba Raptor Foundation. The mandate for the organization remains 'bird of prey conservation through education, fieldwork and wise stewardship'.

On the 24th of November 1994 a partnership was forged between Parkland Mews and the City of Winnipeg for the purpose of establishing a bird of prey facility in La Barriere Nature Park on the east side of Waverley. A lease agreement for the use of land and the dwelling by Parkland Mews was recommended by council, although council indicated it was a fifty/fifty decision as to whether to demolish the dwelling or to leave it standing. The agreement was formally adopted at a reconvened Council meeting held on December 15, 1994.

During the same month the organization became incorporated as a Canadian Registered Charity under Revenue Canada.

Birds of prey in Manitoba come under jurisdiction of either the Manitoba Wildlife Act or, as in the case of the Peregrine Falcon, the province's Endangered Species Legislation, which supersedes the Wildlife Act. In order for birds of prey to be held on site at the La Barriere Park location or for birds to be taken into classrooms it was necessary to reform the wildlife act to allow for the introduction of falconry into the province. Parkland Mews was very intentional about seeing this happen and worked diligently and cooperatively with others (including two Ministers) to bring about the necessary changes over a period of nearly four years. On the17th of March 1998 regulations pertaining to falconry were formally announced under the New Wildlife Act, a milestone that marked the beginning of an increasingly strong partnership between the province and Parkland Mews.

With permission to hold birds of prey on site Parkland Mews was able to commit more fully to its educational responsibilities, and after meeting with the Manitoba School Science Teachers Association representatives developed a series of curriculum based lesson plans for a range of ages and science topics from K – to grade 12.

Work had also begun on developing the site including renovating the dwelling and constructing bird enclosures. Parkland Mews has had a strong employment history of hiring summer students through grants provided by Manitoba Education, Citizenship and Youth (Urban Green Team) every year since 1995.

It was also evident the Peregrine Falcon was in need of assistance in Manitoba and in July of 1999, almost five years to the day after the organization was established Parkland Mews staff met with government officials with a proposal to promote the conservation of the Endangered Peregrine Falcon. At the beginning of 2000, under Manitoba's Endangered Species Act, permission was given to Parkland Mews hold Peregrine Falcons on site.

Early in 2001, and at the request of the province, Parkland Mews produced the official Peregrine Falcon Recovery Plan and toward the end of 2002 produced the accompanying strategy, a mammoth two year undertaking. During this time funds had been raised to purchase a number of young Peregrines and begin the process of raising them successfully in captivity for the purpose of captive breeding.

November of 2003 marked the beginning of another extremely important partnership between Parkland Mews and Manitoba Hydro focusing on research involving Peregrine Falcons and overhead transmission wires resulting in either collisions and or electrocutions. With funds and in-kind support provided by Manitoba Hydro a Peregrine Falcon release tower was constructed on Floodway Authority lands adjacent to the Parkland Mews location and a year later a specially designed Peregrine Falcon captive breeding facility was developed. In 2005 the first captive bred Peregrines in Manitoba were produced and five birds were released into the wild, and paves the way for further research work much of it pioneering new breeding and released methods for Peregrines.

In 2006 a further three Peregrines were released into the wild and a new barn serving as an over-wintering quarters for the falcons and a game bird production area was also constructed. In addition, a partnership with the University of Manitoba is emerging to assist students with research work. The possibility of developing a research station similar to Delta Marsh is being discussed with the Dean of the Clayton H. Riddell Faculty of Environment, Earth and Resources at the present time.

A conservative estimate on the dollar investment raised by Parkland Mews for establishing resources to date is close to half a million dollars. A further component in the form of an interpretive building is planned for 2007.

Parkland Mews has always enjoyed strong support from council, not only from the political leadership but also from the many staff associated with maintaining the park. Conversely a measure of security has been provided for the city by the organization's presence in the park.

Some issues have always remained, including people who wantonly vandalize city green spaces. The presence of unwanted dog owners with their pets are a constant source of irritation. The skidoo riders and A.T.V. riders cause environmental damage particularly by their presence inside the park. While these issues are of concern, especially regarding disturbing the birds at certain critical times of the year, the location is ideal in terms of helping Parkland Mews continue its mandate and the organization looks forward to continuing it's strong partnership with the City.