Report - Executive Policy Committee – December 5, 2007

Item No. 1 **General Council of Winnipeg Community Centres - 2007 District Planning Report - Valour Community Centre – Norberry-Glenlee Community Centre**
(Daniel McIntyre and St. Vital Wards)
File PR-2

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 5, 2007, the Executive Policy Committee concurred in the recommendation of the General Council of Winnipeg Community Centres and submits the following to Council:

1. That $265,659.00 from the Community Centre Investment Fund be allocated to the Valour Community Centre Expansion Project.

2. That $250,000.00 from the Community Centre Investment Fund be allocated to the Norberry-Glenlee Community Centre Expansion Project; in addition that a $140,000.00 loan from the Community Centre Investment Fund be advanced to the Norberry-Glenlee Community Centre Expansion Project.

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

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DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 5, 2007, the Executive Policy Committee concurred in the recommendation of the General Council of Winnipeg Community Centres and submitted the matter to Council.

RE: General Council of Winnipeg Community Centres 2007 District Planning Report

FOR SUBMISSION TO: Executive Policy Committee, City of Winnipeg

REPORT DATE: October 12, 2007

RECOMMENDATION:

1. **That $265,659 from the Community Centre Investment Fund be allocated to the Valour Community Centre Expansion Project**

2. **That $250,000 from the Community Centre Investment Fund be allocated to the Norberry-Glenlee Community Centre Expansion Project; in addition that a $140,000 loan from the Community Centre Investment Fund be advanced to the Norberry-Glenlee Community Centre Expansion Project.**

Report

REASON FOR THE REPORT:

As per the City of Winnipeg's Recreation, Leisure and Library Facilities Policy, adopted in May 2005, the General Council of Winnipeg Community Centres (GCWCC) is recommending additional funding from the Community Centre Investment Fund to ensure that two previously approved projects (Valour and Norberry-Glenlee Community Centres) reach construction tender. Further delays will not only increase construction cost, but also jeopardize substantial funding from the Building Communities Initiative. This additional funding will allow both projects to move forward for tender in January 2008.

The last GCWCC District Planning Report was submitted in July 2007.

HISTORY:

The Valour Community Centre (Isaac Brock Site) project was originally identified as a priority in 2003, through the Building Communities Initiative program, which awarded $630,000 to the project. The project was put on hold during the Public Use Facilities Study (PUFS) and the Recreation, Leisure and Library Facilities Policy and was reactivated in 2006, when the Isaac Brock Board of Directors agreed to give up their Minto site and develop the gym at Isaac Brock. The project was evaluated through the GCWCC District Planning Process and, with the support of their District, GCWCC and City Council, was awarded $750,000 from the Community Centre Investment Fund, for a total project budget of $1.38M.

Since 2006, the Isaac Brock Building Committee, comprised of representatives from Isaac Brock, GCWCC and the City of Winnipeg, has been meeting regularly with Harold Funk Architects to develop a plan that is amenable to both the Community Centre and the community in general. A Public Open House was held on February 15, 2007 to unveil the plans to the community. The plans received very favourable reviews.

The Norberry-Glenlee Community Centre project was originally identified as a priority in 2003, through the Building Communities Initiative process, which identified the need for a new gymnasium at Glenlee Community Centre and awarded $650,000 to the project. The project was also put on hold during the Public Use Facilities Study (PUFS) and the Recreation, Leisure and Library Facilities Policy.

In 2005, Glenlee and Norberry Community Centres entered into amalgamation discussions to address facility, programming and volunteerism concerns. The two centres agreed that their community could better be served by an expanded facility at the Norberry site, which is more conducive to expansion than Glenlee. Upon completion of the expanded centre at Norberry, the main clubhouse at Glenlee will be declared surplus. It must be noted that the grounds and Fieldhouse at Glenlee will remain and be maintained/programmed by Norberry-Glenlee.
A proposed amalgamation of facilities was widely publicized and four Open Houses resulted in no community opposition.

In 2006, the Boards officially amalgamated under the new name, “Norberry-Glenlee Community Centre” and, with the support of their District, GCWCC and City Council, received $1M from the Community Centre Investment Fund for an upgraded facility at the Norberry site. The new Centre hired Calnitsky Associates Architects to develop a Master Plan for the Norberry site, including the current scope of work plus future phases that may include an indoor soccer facility and an indoor arena (subject to District Planning Process).

DISCUSSION:

Valour Community Centre

This project will see the renovation of the current auditorium into a regulation-size gymnasium, able to accommodate basketball, volleyball and many other gym-related activities. Renovations will continue throughout the main floor and carry on to the outside of the building to give a fresh, new appearance. A new parking lot is planned on the north side of the building, to accommodate 40 cars.

Escalation of construction prices has raised the price of this project to $1,779,659. All deletion items have been explored and further cuts would jeopardize the integrity of the project. The funding shortfall of $399,659 is proposed to be made up from the Land Dedication Reserve ($134,000 recommended by City Centre Community Committee on October 2, 2007) and the Community Centre Investment Fund ($265,659 as per GCWCC recommendation).

Norberry-Glenlee Community Centre

The current project will see a new, regulation size gymnasium, multi-purpose room and front entrance added to the Community Centre at the Norberry site.

The cost estimate for the current scope of work is $2,240,000, leaving a funding shortfall of $590,000. The shortfall will be made up from the following sources:

- $100,000 from Norberry-Glenlee Community Centre

- $50,000 from the Community Incentive Grant Program (approved at the Riel Community Committee meeting on September 10, 2007.
- $50,000 from the Land Dedication Reserve (recommended by the Riel Community Committee on October 9, 2007)
- $250,000 from the Community Centre Investment Fund (recommended by GCWCC)
- $140,000 loan from the Community Centre Investment Fund, to be repaid upon the sale of Glenlee Community Centre.

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By: the GCWCC Board of Directors

THIS REPORT SUBMITTED BY: the General Council of Winnipeg Community Centres