Agenda – Council – July 22, 2009

Report – Executive Policy Committee – July 15, 2009

Item No. 5 Silver Heights/Sturgeon Creek Community Centre – Community Centre Investment Fund
(St. James-Brooklands Ward)
eFile PR-2(31)

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 15, 2009, the Executive Policy Committee concurred in the recommendations from the General Council of Winnipeg Community Centres and the Winnipeg Public Service and submits the following to Council:

1. That $2,000,000 from the Community Centre Investment Fund be allocated to the Silver Heights/Sturgeon Creek Community Centre Amalgamation Project, contingent upon successful Federal funding support of $1.0M from the Recreational Infrastructure Canada Program and additional Provincial funding support of $2.0M.

2. That as per the City of Winnipeg Recreation, Leisure and Library Facilities Policy, net proceeds from the sale of the Silver Heights site are to be reinvested into the Community Centre Investment Fund component of the infrastructure program.

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

Report – Executive Policy Committee – July 15, 2009

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 15, 2009, the Executive Policy Committee concurred in the recommendations from the General Council of Winnipeg Community Centres and the Winnipeg Public Service and submitted the matter to Council.

GENERAL COUNCIL OF WINNIPEG COMMUNITY CENTRES RECOMMENDATION:

On July 9, 2009, the General Council of Winnipeg Community Centres recommended that $2,000,000 from the Community Centre Investment Fund be allocated to the Silver Heights/Sturgeon Creek Community Centre Amalgamation Project, contingent upon successful federal and provincial funding from the Recreational Infrastructure Canada (RInC) Program.

ADMINISTRATIVE REPORT

ISSUE: General Council of Winnipeg Community Centres: Community Centre Investment Fund

Critical Path: Executive Policy Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
C. Wightman	C. Wightman	n/a	A. Robinson Deputy CAO

RECOMMENDATIONS

That Executive Policy Committee concurs with the General Council of Winnipeg Community Centres' recommendation that $2,000,000 from the Community Centre Investment Fund (CCIF) be allocated to the Silver Heights/Sturgeon Creek Community Centre Amalgamation Project, contingent upon successful Federal funding support of $1.0M from the Recreational Infrastructure Canada (RInC) Program and additional Provincial funding support of $2.0M.

As per the City of Winnipeg Recreation, Leisure and Library Facilities Policy, net proceeds from the sale of the Silver Heights site are to be reinvested into the CCIF component of the infrastructure program.

IMPLICATIONS OF THE RECOMMENDATIONS

The amalgamation of the Silver Heights and Sturgeon Creek Community Centres will have the following benefits:

- Replaces two aged community centres with one new, energy-efficient, accessible facility
- New Community Centre is centrally located and easily accessible by public transit
- Provides amenities for relevant programming for all age groups
- Provides the only regulation size gym in the area
- Generates excitement in the community
- Inspires volunteerism
- Increased participation
- Improves sustainability (increased revenue generation potential)
- Provides employment opportunities for consultant team, general contractor and sub-trades, plus staff to operate new facility (general manager, custodian, bookkeeper).

Approval of the alignment of $2.0M from the CCIF component of Recreation and Leisure Infrastructure Program (RLIP) is required.

For additional information, please see the attached report prepared by the General Council of Winnipeg Community Centres.

HISTORY

The Silver Heights/Sturgeon Creek Community Centre project is ranked first in the GCWCC Plan 2025 list of eleven projects that are ready to go forward in 2009.

On July 8, 2009 the General Council of Winnipeg Community Centres (GCWCC) approved a motion recommending that $2,000,000 dollars ($1.2M City - $.8M Province) be committed from the Community Centre Investment Fund to the Silver Heights/Sturgeon Creek Community Centre Amalgamation Project, contingent upon successful federal and provincial funding from the Recreational Infrastructure Canada (RInC) Program.

It is expected that both Silver Heights and Sturgeon Creek Community Centres will be demolished, with the new facility being built at the Sturgeon Creek site. The vacated Silver Heights site will be sold, with proceeds diverted to the new centre. The new community centre will be comprised of a regulation size gymnasium, large multi-purpose room, full kitchen and support space. The proposed square footage is an estimated 15,000 sq. ft.

For additional information, please see the attached report prepared by the General Council of Winnipeg Community Centres.

Further information can be referenced in the General Council of Winnipeg Community Centre Plan 2025 report approved by Council in May 2009.

FINANCIAL IMPACT

Financial Impact Statement

Date: July 13, 2009

Project Name: Silver Heights/Sturgeon Creek Amalgama

First Year of Program 2009

	2009	2010	2011	2012	2013
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	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: There are no financial impacts associated with this report.

original signed by: Cindy Fernandes
Department Controller

CONSULTATION

In preparing this Report there was consultation with:

- The General Council of Winnipeg Community Centres

SUBMITTED BY

Department: Community Services Department
Division: Office of the Director
Prepared by: Clive Wightman, Director, Community Services; Co-Chair RLIP Steering Committee
Date: July 13, 2009
File No.

Attachment



GCWCC - CCIF Funding Recommenda

RE: General Council of Winnipeg Community Centres; Community Centre Investment Fund

FOR SUBMISSION TO: Executive Policy Committee, City of Winnipeg

REPORT DATE: July 9, 2009

RECOMMENDATION:

That $2,000,000 from the Community Centre Investment Fund be allocated to the Silver Heights/Sturgeon Creek Community Centre Amalgamation Project, contingent upon successful federal and provincial funding from the Recreational Infrastructure Canada (RInC) Program.

Report

REASON FOR THE REPORT:

The General Council of Winnipeg Community Centres Plan 2025, adopted in May 2009, ranked the Silver Heights/Sturgeon Creek Community Centre Amalgamation Project first in a list of eleven projects ready to go forward in 2009.

On July 8, 2009 the General Council of Winnipeg Community Centres (GCWCC) approved a motion recommending that $2,000,000 dollars be committed from the Community Centre Investment Fund to the Silver Heights/Sturgeon Creek Community Centre Amalgamation Project, contingent upon successful federal and provincial funding from the Recreational Infrastructure Canada (RInC) Program.

Upon completion of the new community centre, it is proposed that the Silver Heights CC site, in its entirety, be declared surplus to the Community Centre inventory.

PROJECT HISTORY:

In January, 2008, Silver Heights and Sturgeon Creek Community Centres met with GCWCC to begin exploring amalgamation, recognizing the opportunity to rationalize space while improving programming opportunities for the community.

The two Community Centres agreed that the community could best be served by a new, amalgamated facility at the Sturgeon Creek CC site, resulting in the complete closure of the Silver Heights CC site

In March, 2009, the proposed amalgamation was presented at two Open Houses and was met with no community opposition.

In May, 2009, City Council adopted Plan 2025, which lists the Silver Heights/Sturgeon Creek Amalgamation Project as its top priority, city-wide.

In May, 2009, GCWCC applied for RInC funding on the project's behalf.

In June 2009, the two Boards amalgamated under the new name, “Sturgeon Heights Community Centre”.

PROJECT RATIONALE:

Sturgeon Creek CC has been challenged with an inadequate facility resulting in a significant limitation to the number of programs it can offer. Silver Heights CC struggles with the same limitations with the added challenges of a relatively low number of volunteers, dropping participation rates, and a close proximity to the St. James Civic Centre (City-run recreation facility). Both community centres are in need of considerable maintenance and are functionally obsolete, having been built during an era whose primary focus was outdoor sports. The past couple of decades have seen a trend towards gym-related activities, yet this area is devoid of community centre gymnasiums. This problem has been exacerbated by the closure of several schools in the past fifteen years.

Aside from the introduction of a full-size gym, amalgamation also addresses the declining volunteer base and the need for relevant programming by combining the two catchment areas and eradicating duplication.

PROJECT SCOPE:

It is expected that both Silver Heights and Sturgeon Creek Community Centres will be demolished, with a new, 15,000 sq. ft.* facility being built at the Sturgeon Creek site. The vacated Silver Heights site will be sold, with proceeds diverted to the new centre.

The new community centre will include the following components:

- Regulation size gymnasium
- Large multi-purpose room
- Full kitchen
- Support space

******final building size to be determined*

DISCUSSION:

The Sturgeon Creek site is recognized as being in a prime location, easily accessible by public transit and accessible from Assiniboine South via the Moray Bridge. The new centre would be more energy efficient and less costly to maintain and would provide a more contemporary facility to meet the changing needs of the community.

Indoor sports such as basketball, volleyball, badminton and floor hockey could be introduced, while providing daytime space for active seniors’ programs, moms and tots groups, etc. Special events would be more easily accommodated in the expanded space. Ultimately, the goal is to provide multi-functional space for the entire community.

An Open House has been held at both the Sturgeon Creek and Silver Heights sites and there has been no community opposition to the amalgamation. The two community centres are

proceeding with an amalgamation of Boards and have agreed upon the new name, “Sturgeon Heights Community Centre”.

The Amalgamation Project will have the following benefits:

- Replaces two aged community centres with one new, energy-efficient, accessible facility
- New Community Centre is centrally located and easily accessible by public transit
- Provides amenities for relevant programming for all age groups
- Provides the only regulation size gym in the area
- Generates excitement in the community
- Inspires volunteerism
- Increased participation
- Improves sustainability (increased revenue generation potential)
- Provides employment opportunities for consultant team, general contractor and sub-trades, plus staff to operate new facility (general manager, custodian, bookkeeper).

A Request for Proposals will be issued immediately, and construction drawings will be commissioned as soon as funding is in place. A Spring 2010 construction start is anticipated, with completion near the end of the year or early 2011.

PROJECT BUDGET: $5,000,000

PROJECT FUNDING:

RInC	$1,000,000
Province	$2,000,000
CCIF	$2,000,000
Total:	$5,000,000

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