Minute No. 469
Report – Executive Policy Committee – July 15, 2009

Item No. 6 **Winakwa Community Centre Redevelopment Project – Community Centre Investment Fund**
(St. Boniface Ward)
eFile PR-2(35)

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That $900,000.00 be allocated from the Community Centre Investment fund to the Winakwa Community Centre Redevelopment Project.

2. 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:

Moved by His Worship Mayor Katz,

That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

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 6, 2009, the General Council of Winnipeg Community Centres recommended that $900,000 from the Community Centre Investment Fund be allocated to the Winakwa Community Centre Redevelopment Project.

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

FOR SUBMISSION TO: Executive Policy Committee, City of Winnipeg

REPORT DATE: July 6, 2009

RECOMMENDATION:

That $900,000 from the Community Centre Investment Fund be allocated to the Winakwa Community Centre Redevelopment Project.

Report

REASON FOR THE REPORT:

The General Council of Winnipeg Community Centres Plan 2025, adopted in May 2009, ranked the Winakwa Community Centre Redevelopment Project second in a list of eleven projects ready to go forward in 2009.

On July 3, 2009 the General Council of Winnipeg Community Centres (GCWCC) approved a motion recommending that $900,000 dollars be committed from the Community Centre Investment Fund to the Winakwa Community Centre Redevelopment Project.

PROJECT HISTORY:

In the spring of 2000, the Board of Winakwa Community Centre embarked on an extensive community consultation to identify the needs of the community. Three priorities emerged as a result of this consultation: replacement of the outdoor rinks, renovation of the current building and site and the addition of a new gymnasium. A master plan was developed to address the priorities and a phased approach was agreed upon. Since 2000, the centre has completed the feasibility study, pre-design work and significant site works in anticipation of the expansion. (Site works include 2 new rinks, new parking lot, new players box/storage building, new LED display sign, outdoor basketball court, portable skateboard park, landscaping enhancement).

In 2006, Winakwa CC presented the phase 2 gym expansion to the Riel District Board where the project was ranked as the District's top priority. The project subsequently received high ranking in the 2006 GCWCC report entitled "Plan for a Renewed and Vibrant Community Centre Movement".

In 2007, Winakwa CC requested and received approval to move forward with the construction of a new front entrance. Since that time, Winakwa has been working to secure funding for this component of the project.

In May 2009, GCWCC's Plan 2025 identified Winakwa CC as its second priority, city-wide. Soon afterwards, a funding opportunity presented itself through the Federal Recreational Infrastructure Canada Fund (RInC), to which Winakwa successfully applied. On June 29, 2009, the Federal, Provincial and Municipal governments announced funding support for the Winakwa Community Centre Redevelopment Project.

PROJECT RATIONALE:

Winakwa Community Centre was originally built in 1961 to serve the communities of Windsor Park, Maginot and Niakwa Park. Its catchment has since increased to include Southland Park, Promenade du Parc and, on an interim basis, Sage Creek, for a catchment of approximately15,000 people. The Community Centre is well programmed and has recognized the changing trends of sports, recreation and leisure.

Over the years, as recreation trends have changed and the population has grown, the area has experienced a severe shortage of adequate facilities and space for existing or new programs – a shortage that cannot be met through the Louis Riel School Division (2% vacancy rate). This shortage is confirmed in Plan 2025, which identifies St. Boniface East as having the lowest recreation space to population ratio in the District and one of the lowest in the City. This shortage will be amplified as the Riel District continues to grow at a faster rate than the rest of the City (a potential increase of 70,000 by the year 2025).

PROJECT SCOPE:

The project will see the expansion of Winakwa Community Centre to accommodate a full-size gymnasium, change rooms, second floor viewing area/hall and new front entrance.

Renovations to the existing building will include:

- Conversion of existing change rooms to new storage and games room
- Relocation of change rooms, storage and mechanical for new public area lobby and control office
- Expansion of existing meeting room and coat room and relocation of barrier free washroom
- Renovation of washrooms and equipment rooms to accommodate new storage room, janitor's room and expanded equipment room

New construction will include:

- New front entrance
- Regulation size gymnasium
- Change rooms
- Washrooms
- Mechanical
- Referee change room
- Circulation area

DISCUSSION:

The Winakwa Redevelopment Project will have the following benefits:

- addresses the severe shortage of space for indoor athletic activities
- provides the only regulation size community centre gym in St. Boniface
- alleviates booking pressures of the existing banquet hall
- alleviates booking pressure of gymnasiums within the Louis Riel School Division
- introduces an energy efficient operating system
- provides a permanent home for the Youth Drop-in program
- increases programming, including offering space for seniors groups and other special interest groups (aboriginal, French, Special Needs)
- greatly improves change room and washroom facilities
- expands the existing meeting room to provide barrier-free access for larger functions
- provides indoor viewing of rinks

- addresses the shortage of functional storage space
- provides a central control office for improved site supervision
- provides an easily identifiable front entrance

Along with RInC funding come aggressive project timelines. It is expected that this project go to tender in 2009, with an anticipated completion of summer 2010.

PROJECT BUDGET: $2,914,450

PROJECT FUNDING:

RInC	800,000 (confirmed)
Province	800,000 (confirmed)
CCIF	900,000 (requires City Council approval))
Winakwa	164,450 (confirmed)
CIGP, LDR	250,000 (requires Community Committee approval)
Total:	**2,914,450**

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

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	Original Signed by C. Wightman	n/a	G. Laubenstein

RECOMMENDATIONS

That Executive Policy Committee concurs with the General Council of Winnipeg Community Centres' recommendation to allocate $900,000 from the Community Centre Investment fund to the Winakwa Community Centre Redevelopment Project.

IMPLICATIONS OF THE RECOMMENDATIONS

- There is a discrepancy of $280,500 between the approved RInC budget of $2,633,950 and the required project funding of $2,914,450 proposed in the report submitted by GCWCC. The variance is a result of from the assumption that Winakwa Community Centre could raise additional funds and not providing contingency funding.

- In order to mitigate the project funding shortfall GCWCC and the Ward Councillor have proposed the following solution:
    - Provision of an additional $100,000 from the CCIF bringing the total to $900,000 from $800,000. Although GCWCC board has approved this realignment it must still be approved by the RLIP Management Committee.
    - Contributions up to $250,000 from CIGP and Land Dedication account funding available to the St. Boniface Ward Councillor.
    - Reducing the Winakwa Community Centre contribution to $164,450 from the $269,500 referred to in the approved RInC project scope.

- There are no financial implications associated with this report.

HISTORY

- The Winakwa Community Centre redevelopment project is ranked second in the GCWCC Plan 2025 list of eleven projects that are ready to go forward in 2009.

- The master plan for the redevelopment project is based on an extensive community consultation to provide needs-based service, and will service an expanded community catchment area of approximately 15,000 residents that will include in addition to Windsor Park, Maginot, and Niakwa Park, the Southland Park, Promenade du Parc and on an interim basis, the Sage Creek community areas.

- The project will see the expansion of Winakwa Community Centre to accommodate a full-size gymnasium, change rooms, second floor viewing area/hall and new front entrance.

- For additional information please see 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 8, 2009

Project Name: Winakwa CC Redev Project

First Year of Program 2009

	0	1	2	3	4
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 implications associated with this report.

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 8, 2009
File No.

Attachment



GCWCC - CCIF Funding Recommenda