Minute No. 314
Report - Standing Policy Committee on Protection and Community Services - March 10, 2003

Item No. 4 Termination of Lease - Grant Park Harrow Recreation Building at Harrow School
File PR-2.3 (Vol. 15)

This matter has been referred back to the Standing Policy Committee on Protection and Community Services for filing.

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DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 18, 2003, the Executive Policy Committee recommended that the matter be filed and a copy be forwarded to all Members of Council and the Winnipeg School Division for their information.

STANDING COMMITTEE RECOMMENDATION:

On March 10, 2003, the Standing Policy Committee on Protection and Community Services concurred in the administrative recommendation, and submitted its recommendation to Executive Policy Committee and Council.

Re: Termination of the Lease of the Grant Park Harrow Recreation Building at Harrow School

For submission to: Standing Policy Committee on Protection and Community Services

Original report signed by: Director of Community Services

Report date: February 24, 2003

In camera item: No

Recommendation(s):

- That this report be received as information.

- That the proper officers of the City of Winnipeg be authorized to advise the Winnipeg School Division that the Lease Agreement dated June 30, 1986, has been terminated in accordance with the conditions agreed to between the City of Winnipeg and the Winnipeg School Division.

Report Summary

Key Issues:

- Following discussions with the Winnipeg School Division No. 1 the Lease Agreement is being terminated because the Grant Park Harrow Recreation Association, which had operated and managed the recreation building on behalf of the City, was disbanded.
- The management and operation of this facility then returned to the Community Services Department.
- Discussions began to return full ownership and control of the facility to the School Division. This became effective January 1, 2002.
- In 1990, the City of Winnipeg and Winnipeg School Division No. 1 co-signed a 10-year Lease Agreement for the Recreation Building at Harrow School.
- The terms of the lease obligated the City to satisfy the School Division regarding the condition of all facilities. The City undertook the required facility repairs and grounds restoration work.

- The wading pool and hockey pens have been removed. Baseball diamonds will remain and a controlled play space (asphalt surface) is available for seasonal activities, which include skateboard and a pleasure skating surface in the winter. Community Centre programs are now provided by Crescentwood Community Centre.
- Community access to the former recreation building is still available through the permitting process of Winnipeg School Division.
- There have been no complaints from local residents.

Implications of the Recommendation(s):

General Implications

	None
	For the organization overall and/or for other departments
X	For the community and/or organizations external to the City of Winnipeg
	Involves a multi-year contract

Comment:

- Community access to the former recreation building is still available through the permitting process of Winnipeg School Division. The wading pool and hockey pens have been removed. Baseball diamonds will remain and a controlled play space (asphalt surface) is available for seasonal activities, which include skateboard and a pleasure skating surface in the winter. Community Centre programs are now provided by Crescentwood Community Centre.

Policy implications

X	No
	Yes

Comment:

Financial Implications

X	Within approved current and/or capital budget
	Current and/or capital budget adjustment required

Comment:

- The savings realized in the first year of closure will offset demolition and repair costs associated with the return of the facility to the School Division. In future years the money realized as savings can be redistributed within the Community Development and Recreation Services Division to offset shortfalls in other community centre maintenance related issues.

Report

Recommendation(s):

1. That the Standing Policy Committee on Protection and Community Services receive this report as information.
2. That the Proper Officers of the City of Winnipeg be authorized to advise the Winnipeg School Division that the Lease Agreement dated June 30,1986, has been terminated in accordance with the conditions agreed to between the City of Winnipeg and the Winnipeg School Division.

Reason for the report:
Council is to be duly advised of the termination of lease agreements.

History:
In the mid 1970's, the Winnipeg School Division No.1, the City of Winnipeg Parks and Recreation Department, and the Harrow School Recreation Association worked together to improve the recreational facilities on the Harrow School grounds. In 1974, the City allocated funds for the construction of various facilities including a recreation building attached to the School, playground equipment, wading pool, three baseball backstops, as well as basketball, tetherball and volleyball standards.

In 1979, the Division approved a request from the City to install two tennis courts on the School grounds for community use.

In 1990, the City of Winnipeg and the Winnipeg School Division No.1 co-signed a 10-year Lease Agreement, which had commenced on June 30, 1986, and ended on June 29, 1996, formalizing the use of the Grant Park Harrow Recreation Building. This Agreement has been honoured by both parties and generally provided for:

- The City to pay rent, utilities, and all repairs, cleaning and maintenance costs to the satisfaction of the Lessor;

- Subleasing to be done only with the permission of the School Division;
- The City to provide adequate liability and property damage insurance;
- Joint use of the leased premises as mutually agreed upon.

Discussion:
Grant Park Harrow Recreation Centre is a 3,440 square foot facility, built in mid-1970. It has a multi-purpose room, kitchen, four changing rooms, and washrooms. A mechanical room houses flooding equipment to support outdoor rink maintenance, as well as support equipment for the wading pool. The building is in very good structural condition, mechanical systems are operational, and the roof has recently been improved. The City of Winnipeg provided some programming at the facility, operating the wading pool and summer drop-in activities for area children.

During the term of the lease agreement at Harrow School, the City of Winnipeg made a number of investments in the school grounds. Tennis Courts, baseball backstops and a wading pool were built, outdoor lighting was installed to support the temporary (knock-down) hockey pens, and a batting cage was constructed. These improvements were undertaken by mutual agreement between the Winnipeg School Division and the City administrations, although arrangements for care and maintenance of the amenities were never formalized in an actual lease agreement or joint use agreement.

In August 2001, when the Grant Park Harrow Recreation Association disbanded, representatives of the City of Winnipeg and the Winnipeg School Division No.1 began discussions to return full ownership and control of the facility to the School Division. Terms of the lease obligated the City of Winnipeg to satisfy the School Division regarding the condition of all facilities. The City as requested by the Division undertook facility repairs and grounds restoration work. This work can be summarized in the following manner:

- Building repairs including replacement of some heaters, window repairs, ceiling improvements, upgrading of plumbing;
- Removal of the batting cage and the repair and leveling of the turf;
- Removal of the sandbox near the wading pool and restoration of the grounds;
- Leveling and seeding the ruts created from the installation and removal of the hockey rinks, and repairing damage caused by removal of the rink's light bases;
- Repair and repaving the damaged portions of the tennis court surface including removal of the nets and posts;
- Removal of the wading pool to make room for playground expansion (completed in the summer of 2002). The wading pool was closed for the 2002 summer season, and the Department received no complaints from the public.

Community access to the multi-purpose room and the small gymnasium is available through the permit process of the Winnipeg School Division. With the cancellation of

the lease and the School Division assuming full responsibility for the site, the following types of leisure opportunities will remain at this site:

- The asphalt surface within the Tennis court compound will remain. The area is no longer functional for tennis. The area will serve as a controlled play space for students during the day, and in future could be improved for basketball or skateboard activity;
- A pleasure skating surface will be prepared on the grounds and its use monitored to evaluate its popularity;
- Ball diamonds will fall under School Division control, but will remain accessible for casual play in the evenings and weekends through the Division's regular permit process;
- The wading pool that was operated 21-24 days each summer will not be available and children will be directed to alternate neighbourhood facilities. In place of the wading pool, the Harrow School Parent Council and the School Division will be installing a new play structure, which will be available to area children throughout the year.

Date: January 21, 2003 First Year of Program **2002**

	2002	2003	2004	2005	2006
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	$ 24,000				
Less: Incremental Revenue/Recovery					
Net Cost/(Benefit)	$ 24,000	$ -	$ -	$ -	$ -
Less: Savings Community Services Dept.	$ 12,300	$ 12,300	$ 12,300	$ 12,300	$ 12,300
Less: Savings Public Works Dept.	12,500	12,500	12,500	12,500	12,500
Existing Budget Amount	(800)	(24,800)	(24,800)	(24,800)	(24,800)
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: It is recommended that operational savings be redistributed among remaining Community Centre's within each department in 2002 and subsequent years. The 2002 one-time demolition and repair costs will be off-set by operational savings with the balance being re-aligned within each departments current operating budget.

Clive Wightman, CGA

In preparing the report, there was consultation with and concurrence by:

Public Works Department

Winnipeg School Division

This Report Submitted By:

Community Services Department
Division: Community Development and Recreation Services Division
Prepared by: Andrew Glassco
File No.