Minute No. 791
Report – Standing Policy Committee on Property and Development – September 16, 2014

Item No. 14 **Proposed Agreement with the General Council of Winnipeg Community Centres, Bronx Park Community Centre and Good Neighbours Active Living Centre Inc. at 720 Henderson Highway (North Kildonan Ward)**

COUNCIL DECISION:

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

1. That the City of Winnipeg enters into a Joint Use Agreement with the General Council of Winnipeg Community Centres, Bronx Park Community Centre and Good Neighbours Active Living Centre Inc. at 720 Henderson Highway in accordance with the attached Terms and Conditions as stated herein.(See Schedule A)

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of the documents related thereto.

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DECISION MAKING HISTORY:

Moved by Councillor Browaty,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 17, 2014, 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 September 16, 2014, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Issue: **Proposed Agreement with the General Council of Winnipeg Community Centres, Bronx Park Community Centre and Good Neighbours Active Living Centre Inc. at 720 Henderson Highway**

Critical Path: Standing Policy Committee on Property and Development, Executive Policy Committee, Council

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Prokopchuk	C. Wightman	n/a	M. Jack A/CAO

RECOMMENDATIONS

1. That the City of Winnipeg enters into a Joint Use Agreement with the General Council of Winnipeg Community Centres, Bronx Park Community Centre and Good Neighbours Active Living Centre Inc. at 720 Henderson Highway in accordance with the attached Terms and Conditions as stated herein.(See Schedule A)

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of the documents related thereto.

REASON FOR THE REPORT

Joint Use Agreements require a recommendation from Standing Policy Committee, Executive Policy Committee and ultimately require approval of Council. In this regard, the Community Services Department , has negotiated proposed terms and conditions of a Joint Use Agreement in favour of the Good Neighbours Active Living Centre Inc. (GNALC), Bronx Park Community Centre (BPCC) and General Council of Winnipeg Community Centres (GCWCC) for the shared use of the City-owned property shown on Misc. Plan No 12625/3.

IMPLICATIONS OF THE RECOMMENDATIONS

- The Department has determined that there are no regulatory, environmental, human resource or financial implications associated with the Joint Use of this land as described on the attached Misc. Plan No. 12625/3.

- The subject property falls within the City's portfolio of Community Centres.

- The City has entered into a Management Agreement with General Council of Winnipeg Community Centres for the purposes of strengthening and optimizing the community centre model in the City of Winnipeg.

- General Council of Winnipeg Community Centres has entered into an agreement with Bronx Park Community Centre for the management, programming and use of the subject property. Under the General Council of Winnipeg Community Centres agreement, the Bronx Park Community Centre operates independently with its own board, staff and programming.

- The Bronx Park Community Centre/Home of the Good Neighbours Senior Centre is a unique model that brings together two distinct organizations in a multi-use facility in an effort to further the synergies of each and provide multigenerational programs for the community. The agreement represents many of the key objectives of the Recreation, Leisure and Libraries Facilities Policy, including developing partnership opportunities, reinvestment of a City recreation facility, and optimizing the use of community centres.

HISTORY

The Good Neighbours Active Living Centre Inc. shares the use of the entire building with the Bronx Park Community Centre and wishes to operate a Seniors Centre that will offer a variety of programs and services which support and enhance the independence, dignity and well-being of individuals aged 55 and older. The Centre also provides opportunities to enhance intergenerational relationships and community partnerships.

On July 22, 1998, Council approved the report of the Standing Policy Committee on Property and Development in favor of a five year lease agreement with Good Neighbours Active Living Centre Inc. for the use of 755 Henderson Highway. The Good Neighbours Active Living Centre Inc. used this space until they moved into the new facility located at 720 Henderson Highway with the Bronx Park Community Centre on July 15, 2009.

In 2004, a feasibility study was conducted by both Bronx Park Community Centre and Good Neighbours Senior Centre that supported the joint development and use of recreation facilities

to better serve the organizations and participants. A new, integrated facility was proposed on the Bronx Park Community Centre site to house both organizations.

In March 2006, Council approved capital funding in the amount of $43M for the Recreation, Leisure and Libraries Facilities Policy, including $3.9M previously approved under the Canada Strategic Infrastructure Fund (City, Province, Federal), for the Bronx Park Community Centre Project.

In 2008, final funding approval was secured and approved by City Council authorizing the development of a new 25,000 square foot facility for Bronx Park Community Centre and Good Neighbours Active Living Centre use, to be located at 720 Henderson Highway.

In September 2009, the new City-owned facility opened under the name of Bronx Park Community Centre, home of Good Neighbours Active Living Centre.

On September 11, 2012 the Standing Policy Committee on Property and Development received the report on a proposed Lease Agreement as 'information only'.

The Lease Agreement was not acceptable to the parties and the Community Services Department was asked to develop a new agreement with Bronx Park Community Centre, Good Neighbours Active Living Centre and General Council of Winnipeg Community Centres for the shared use of the facility.

This proposed Joint Use Agreement is endorsed by the Bronx Park Community Centre, Good Neighbours Active Living Centre and General Council of Winnipeg Community Centres and is recommended for approval in accordance with the terms and conditions of the attached Schedule A.

FINANCIAL IMPACT

Financial Impact Statement **Date:** July 10, 2014

Project Name: **First Year of Program** **2014**

Proposed Agreement with the General Council of Winnipeg Community Centres, Bronx Park Community Centre and Good Neighbours Active Living Centre Inc. at 720 Henderson Highway.

	2014	2015	2016	2017	2018
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.

"Original Signed by"

Cindy Fernandes, CMA
Manager, Finance and Administrative Services
Community Services Department

CONSULTATION

In preparing this report there was consultation with:

Legal Services Department
Corporate Finance Department, Risk Management Division
Planning, Property and Development Department
General Council of Winnipeg Community Centres (GCWCC)
Bronx Park Community Centre
Good Neighbours Active Living Centre

SUBMITTED BY

Department: Community Services
Division: Community Development and Recreation Services
Prepared by: D. Prokopchuk
Date: July 11, 2014
File No.


(Attachment) Map Bronx Park Communit


Bronx Park C.C. Main Floor Plan.pdf


schedule A.docx