# Land Dedication Reserve Fund Application

to the City of Winnipeg

from

Transcona Memorial United Church
209 Yale Avenue West
Winnipeg, MB R2C 1T9

Charitable Registration Number
108126417RR0001

**Executive Summary:**

TMUC is joined by the Transcona Council for Seniors, the Transcona Food Bank, as well as our other community partners, in requesting an approval, waiver and one-time extraordinary funding of $20,000 from the Land Dedication Reserve Fund for the Community Extension (CE) Building at 209 Yale Avenue West in Winnipeg (Transcona Ward).

The accessibility renovation of the CE Building is vital to the life of the Transcona community. Robin Chase, past editor of *Transcona Views*, has called the CE Building "the hub of the community" for the multitude of programs that take place in this venue.

The project objective is to enable an expansion of current recreational and active living community space and to create a lasting legacy for Transcona. We aim to expand programs to include persons with physical disabilities and mobility issues and to enable these people as volunteers in community programs. We want people with children in strollers to see the building and its programs as welcoming. We want people who come to the food bank with grocery carts, or rolling suitcases to experience the dignity in a barrier free building.

The community sees TMUC as one of the busiest public spaces in Transcona, offering vital and ongoing community recreation space. The renovation addresses accessibility and functionality for community and community groups. (There are two distinct building wings of TMUC. The community-focused, well-used Community Extension, "CE" Wing is the focus of this project. *Please note the congregation's worship space is in another wing of the building and is* ***not*** *part of the renovation project.*) Every week, hundreds of people access recreation programs in a building that was served by yesterday's infrastructure.

It is important to stress that this project is a critical repair of a well-used community facility that helps people of a wide variety of ages and needs. It is the outgrowth of this building having lived out, over some 50 years, a commitment to community: to wellness and support groups, to community and seniors programs, to babies and families, and to a much-valued Food Bank. The renovation has been designed with the active participation of these groups, and with a view to opening community participation even wider. The legacy of this renovation will be substantial.

**Detailed description of the project and scope of work:** The renovation centred on accessibility for recreational space. Inadequate (1950s) washrooms and an intermittently-functioning elevette (2'3" x 3'3") could not adequately support the many programs offered in the building.

This project involved completing the construction of accessible and welcoming space. (Asbestos abatements, demolition, foundation work and framing were completed before April 1, 2016. The footprint of this section of the building changed from 600 sq. ft. to 1200 sq. ft.) Photos are included in this application.

The plan was designed by Heather Sarna & Associates to create updated, barrier-free washrooms; and a large capacity elevator to service people, deliver equipment, supplies and program materials to groups, programs and events; and to re-configure spaces for additional programs. The construction was completed by Parkwest Projects Ltd..

This project constructed a new barrier-free entrance to the CE wing that provides a more open and accessible foyer, reception, and (as a necessity from demolition) reconfigured office space. On two levels there are barrier-free washrooms including Universal Toilet Rooms (UTRs). On the top level there are additional rooms with large windows available as program or meeting spaces.

Central to the plan was the new full-sized elevator to expand opportunities and efficiency for people and supplies. The elevator capacity is 2500 lb., servicing all floors easily.

These infrastructure renovations bring the facility to modern standards, and help to make a central community resource more vital and lasting.

The building and attached church are located in central Transcona at 209 Yale Avenue West. Residential, commercial, museums and light industrial activities co-exist with community spaces, open market squares and churches. TMUC has decided to remain in this central area as a vital community resource, partner, and support.

**Community need/support for the project**

TMUC, is, by definition, a church building. Saying that, for the community of Transcona, it is significantly more than any definition of who holds the title on the building.

In experience and in practice, TMUC is recreational space. 95% of the week, the building is available and used by community recreational programs. From the most vulnerable in our community – infants, and isolated or ailing seniors, to the most vital -- active youth to active seniors, the space is well used and appreciated.

TMUC sees the opportunity to be a community partner by sharing and maintaining this sustainable infrastructure.

The building exists to provide a range of recreation and wellness opportunities. Our mandate is to be inclusive and welcoming, and that is not fully possible if people with disabilities, or people who bring carts or rolling luggage to carry food, or people who bring children in strollers cannot fully participate. Upgrades were essential for the building to be barrier free and to continue to fulfill its role as a community place.

**Partners:**

TMUC program space is the established home of many community partners:

- Seniors' Exercise Program (30 persons/weekly)
- Transcona Council for Seniors Meal Program with regular Wii activities (100 persons/weekly, 200+ persons special events)
- Children's Choice Nursery School (80 students/year, incl. active programming such as Mini Olympics which brings a large number of 'fans' to the event)
- 'Mom and Baby'/Families Connecting Program (12-15 adults/weekly, 16 babies, children/year-round)
- Alzheimer's Recreation program, with caregiver Support Group component (30 persons/month)
- Transcona Girl Guides, recreation and activities (40 persons/week, 60+/events)
- Community Yoga Group (15 people week)
- Transcona Food Bank (av. 120 families 2x month, 65 volunteers)
- Royal Conservatory of Music exams (450 candidates/year)
- Music recitals, schools and teachers (1000+ people/year)
- HART (Healthy Aging Resource Team) fall prevention clinic, 2013, 2015
- Transcona and District Pipe Band occasional use for marching practice
- Confidence Rebekah Lodge No.40 annual tea (150 persons)
- Caught in the Act Co. Dinner theatre (850 people, diners and volunteers)
- Workshops on yoga, home safety, stress reduction, photography, nutrition (150 persons/year)
- Brunch, book sale (100 persons/year)

**Community consultations:**

As a community-focused project, community and user consultations were held in 2011 to ensure that current and future needs of groups using the building were addressed. Community partners were firm in their feedback that the program space was in desperate need of renovation. The building had been built in 1964 and has been updated (11,230 sq.ft. on 3 floors). They cited that narrow hallways and staircases restricted access to open spaces; the small elevator was close to the end of life, and washroom facilities were inadequate and outdated. All of these inadequacies

prevented some people from participating in recreational programs and restricted the participation of others.

Washrooms: None of the washrooms offered current standards for barrier-free access or UTR, nor adequately serviced the number of users. Lower level washrooms were available only by those who could navigate several narrow steps.

Elevator: The 250 lb-capacity elevette (2'3" x 3'3") was inadequate, carrying only a regular sized wheelchair that needed to be maneuvered sideways. Users in electric 'scooters' needed to be moved to a regular wheelchair, or were restricted in participation by waiting in the foyer to be served.

Access to Program Space: Current program space is two lower level multi-use halls serviced by a kitchen; upper level Nursery School and meeting rooms; and main level offices and small entry foyer. Narrow hallways and confusing, awkward staircases restricted access to program spaces and kitchen.

In any given week people of all ages come for recreation: to be active, learn, build friendships, get food, and be in safe space. Each year the numbers of people using our facility and the breadth of recreational programming have grown. The many stakeholders and partners all recognize the importance of improving the facility, to enable further expansion of existing programs and to support new ones.

**Costs:**

In keeping with the purpose of this Fund, all money used in the project was for utilized for the development of a property for recreational purposes.

The original church building was constructed on footings in 1952/3 and the 1963 community addition was constructed on piles. Over the years, the level between these wings of the building has shifted, so that the construction of this addition required extremely careful engineering and construction. This care has ensured that the legacy of this community recreational space will last for generations.

The original project cost from Parkwest Projects Ltd. was $ 1,207,514.74. The final cost from Parkwest Projects was $1,522,511.53 (The October 2015 budget and the February 2017 statement from Parkwest are attached.)

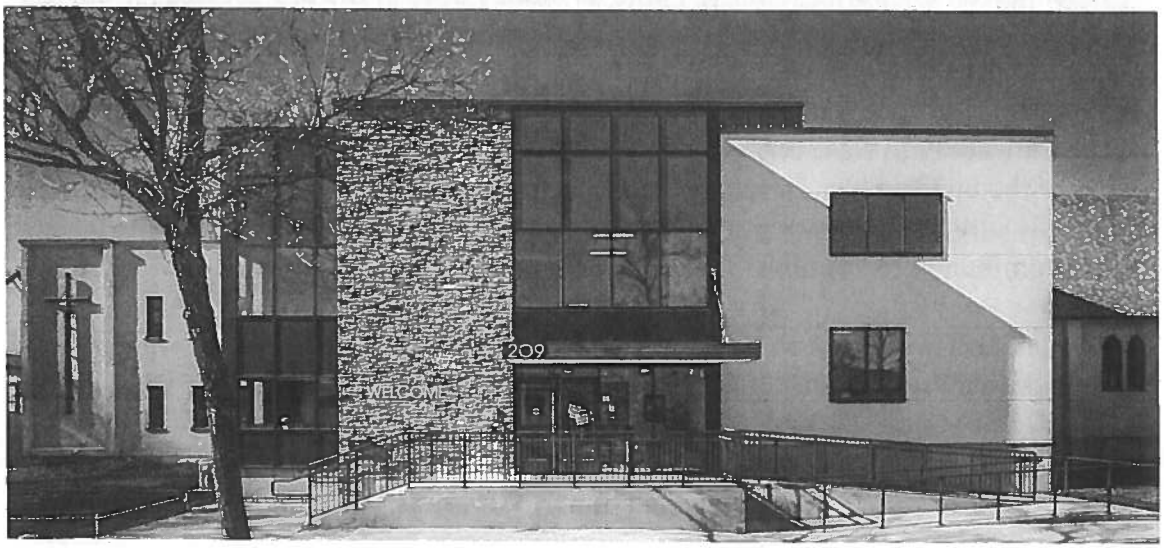
The cost of drawings, engineering, and the elevator are not included in this amount.

As the following photographs show, we have built something unique and something very special for the community through this project.

**Project schedule and summary:** (September 2015 to April 2017) Twenty months of construction took the Community Extension building from outdated and inaccessible to stylish and barrier-free!




December 4, 2015




May 12, 2017