COMMUNITY SERVICES - GENERAL CAPITAL FUND

Project Name: **South Winnipeg Recreation Campus: Phase One- Recreation Centre (Formerly New Recreation Facility - South Winnipeg)**

Standing Policy Committee: Protection, Community Services and Parks

Dept ID: 620663
Department: **Community Services**
Project: 6362500519

Investment Driver: Growth
Service: Recreation
OurWinnipeg: Recreation

AUTHORIZATION	Previous Budgets	2019 estimate	FORECAST 2020	2021	2022	2023	2024	Five-Year Forecast Total	Six-Year Total
Project Costs ($000's)	6,214	82,825	-	-	-		-	-	82,825
Financed by:									
External Debt (Refer to table in narrative)		19,985						-	19,985
Investing in Canada Infrastructure Program (Federal Government)		31,650						-	31,650
Investing in Canada Infrastructure Program (Provincial Government)		31,190						-	31,190

CASH FLOW	2019	2020	2021	2022	2023	2024	Beyond 2024	Total
Project Costs ($000's)	-	4,533	4,875	69,371	4,046	-	-	82,825
Financed by:								
External Debt			3,875	14,954	1,156			19,985
Investing in Canada Infrastructure Program (Federal Government)		2,473		27,601	1,576			31,650
Investing in Canada Infrastructure Program (Provincial Government)		2,060	1,000	26,816	1,314			31,190

NET OPERATING IMPACT ($000's)	2019	2020	2021
Operating costs			
Debt and finance charges	-	-	146
Transfer to General Capital Fund			
Total Direct Costs	-	-	146
Less: Incremental Revenue/Recovery	-	57	121
Net Cost/(Benefit)	-	(57)	25

Incremental Full Time Equivalent Positions	-	-	-

Class Estimate: 5

With an anticipated population of 40,000 to 50,000 people at build out, Waverley West currently has no public recreation facilities. The southwest quadrant of the city is also significantly underserved for community recreation program space compared to most other areas of the city. In order to meet level of service requirements, new program space is required including gymnasium/multi-purpose space, indoor pool/leisure water, library and outdoor recreation park space. Phase One of the project would see the development of a multi-use recreation centre with gymnasiums, a variety of multi-purpose rooms, a mezanine walking/running track, indoor fitness space and related site development. A childcare facility and vocational school addition to the adjacent high school are also included in Phase One, as part of the Provincial funding contribution. Additional amenities and future additions could include a regional aquatic facility with a lap tank and Winnipeg's first public leisure pool, a community library, outdoor spray pad and potential twin arena, subject to funding approvals.

The City is working collaboratively with area stakeholders on the development of the proposed recreation campus, including the Pembina Trails School Division and South Winnipeg Action Team (SWAT). Opportunities to allow for shared site amenities with the school division are being explored to reduce duplication of spaces.

Risks associated with constructing this project include proceeding with a Class 5 estimate to apply for Federal and Provincial funding, as well as any funding agreement delays that could occur. A risk of not proceeding with this project is that without access to recreation programs and services in the area, resident's quality of life will be negatively impacted. On June 20, 2019, Council adopted By-law No. 1/ 2019, Secondary Plan- Waverley West Neighbourhood 'B', which includes provision for a central 'Community Node' that can accommodate public and institutional uses, such as a recreation centre and educational uses and promote the development of a regional recreational and educational hub. The new schools are planned to open in Fall of 2022. It is anticipated that the construction of Phase One of the new recreation facility will begin in 2022/23, with future phases being delivered as funding is approved.

Previous budgets include $0.350 million adopted in 2014 to commission a feasibility study for conceptual site planning, a neigbourhood secondary planning process and consultant support to coordinate key stakeholders collaborating in the development of a conceptual site plan and partnership agreement and $4.114 million adopted in the 2017 capital budget allocated for land acquisition. Capital funding of $4.114 million in 2017 has confirmed a 19 acre parcel in Waverley West- Neighbourhood B, directly adjacent to a 25 acre site being developed by Pembina Trials School Division for a new high school and K-8 school. Capital funding of $1.75 million was approved in 2019 for preliminary design and estimates for the recreation campus complex, including coordination of design between the school and recreation sites.

External Debt	2019 ($000's)
Transfer YM/YWCA Grant from Operating Budget to Capital	11,667
Additional City Share	8,318
Total City Contribution	19,985

* As part of the 2019 operating budget, the department's projections were $1.75 million in 2020 and $4.667 million in 2021. In addition, the 2022 estimate is $5.25 million for a total 3-year YM/YWCA operating grant of $11.667 million. As the City will own the land and the building that will also include a City run library and community access recreation space, a City led project delivery is now envisioned. As such, the department is recommending that this funding be removed from the operating budget. Use of the impact fee revenue would decrease the need for debt.

Funding for the new facility will be applied for from Federal, Provincial, and private funding programs. Development of the new campus, including any facility re-purposing within provided financial resources, will adhere to guidelines set out in the Recreation Leisure and Library Facility Policy approved by Council on May 18, 2005 or subsequently approved recreation policies.

Subject to Federal and Provincial Funding from the Investing in Canada Infrastructure Program: Community, Culture and Recreation Infrastructure Stream.

The City will not be required to contribute financially in any way to the daycare or vocational building and therefore will have no effect on the net operating budget.

Facility Operation, Management and Governance :

· A Memorandum of Understanding between the City and YM/YWCA was adopted by Council on December 17, 2013 to potentially develop a multi-use family health and fitness facility with elements and features that include a fitness and conditioning centre, gymnasia, aquatic facility, youth activity centre, child-care centre, and multi-purpose and administrative space.

· The operation of this facility may involve a partnership with the YM/YWCA. The Winnipeg Public Service is currently developing and assessing both City-run and YM/YWCA operating models for the facility, that consider alignment of service goals, community benefits and overall lifecycle costs, which will be presented to Council for consideration and approval at a later date. Any incremental operating costs will be provided for Council consideration once operating model and governance is confirmed.

Community Centre:

• Based on discussions with community stakeholders, a fully integrated recreation facility is proposed that includes multiple gymnasiums and multi-purpose rooms for community sport and programming access.
• Options for a governance model for the community centre and other community organizations to access to the new facility are currently being explored.
• Annual operating funding, to be determined, from the City to the Community Centre may be required and will need to be included in future year's budgets.

Construction will not proceed on any project component until a class 3 estimate is obtained.