Agenda - Executive Policy Committee - April 14, 2004

REPORTS

Item No. 6 Transcona Recreation Park Business Plan
File PR-2(33)

COMMUNITY COMMITTEE RECOMMENDATION:

On March 16, 2004, the East Kildonan-Transcona Community Committee recommended to Executive Policy Committee:

1. That the Transcona Recreation Park Business Plan and Executive Summary be submitted to the Standing Committee on Fiscal Issues.

2. That funding from the Transcona Recreation Park be considered from any existing or future tripartite programs.

3. That $1.38 Million recommended by the East Winnipeg Sports Association as the City of Winnipeg contribution to the project be referred for consideration to the 2005 Capital Budget deliberations.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On March 16, 2004, the East Kildonan-Transcona Community Committee recommended to Executive Policy Committee:

1. That the Transcona Recreation Park Business Plan and Executive Summary be submitted to the Standing Committee on Fiscal Issues.

2. That funding from the Transcona Recreation Park be considered from any existing or future tripartite programs.

3. That $1.38 Million recommended by the East Winnipeg Sports Association as the City of Winnipeg contribution to the project be referred for consideration to the 2005 Capital Budget deliberations.

Further, the East Kildonan-Transcona Community Committee requested that copies of the Transcona Recreation Park Business Plan and Executive Summary be submitted as information to all Members of Council and other parties deemed appropriate by the Ward Councillor.

On March 16, 2004, the East Kildonan-Transcona Community Committee also considered a Business Plan and Executive Summary with respect to the Transcona Recreation Park submitted by Tom Thompson, President, East Winnipeg Sports Association.

COUNCIL DECISION:

On February 25, 2004, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the land identified as “Subject City Property under consideration for transfer to Parks and Recreation Jurisdiction” in Misc. Plan No. 9120/4 be transferred from the jurisdiction of the Water and Waste and Planning, Property and Development Departments to the jurisdiction of the Public Works Department for the purpose of the Transcona Recreation Park.

2. That upon full implementation and development of the Transcona Recreation Park, the Land Operating Reserve Account be reimbursed by the East Winnipeg Sports Association in the amount of $120,000.00 for the land under the jurisdiction of the Planning, Property and Development Department (unless such costs are waived at some future date).

DECISION MAKING HISTORY (continued):

3. That should the Transcona Recreation Park not be fully implemented and developed within a ten (10) year period of time, the "Subject City Property under consideration for transfer to Parks and Recreation Jurisdiction" in Misc. Plan No. 9120/4 be transferred to the jurisdiction of the Planning, Property and Development Department for alternate disposition.

On June 25, 2003, Council concurred in the recommendation of the Executive Policy Committee that $50,000.00 be allocated from the East Kildonan-Transcona Land Dedication Reserve Fund to the East Winnipeg Sports Association to obtain matched funding from the Province of Manitoba for the development of the ballparks.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 4, 2003, the Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council that funds in the amount of $50,000.00 be allocated from the East Kildonan-Transcona Land Dedication Reserve Fund to the East Winnipeg Sports Association to obtain matched funding from the Province of Manitoba for the development of the ballparks.

COUNCIL DECISION:

On May 28, 2003, Council concurred in the recommendation of the Executive Policy Committee that $4,600.00 be allocated from the East Kildonan-Transcona Land Dedication Reserve Fund for the purpose of retaining an engineering consultant to prepare a conceptual layout plan and cost estimate for the development of a baseball complex within the Transcona Ward.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 20, 2003, the East Kildonan-Transcona Community Committee heard the East Winnipeg Sports Association and representatives of the Park City West Community Centre in representation and considered a comparison provided by the Superintendent of Park Services - East Area, Public Works Department, between the associated amenities including the number of diamonds available, as well as those diamonds with no restrictions on play that are available in the North Kildonan and Elmwood Wards versus the Transcona Ward.

Further, the East Kildonan-Transcona Community Committee recommended to Executive Policy Committee that funds in the amount of $50,000.00 be allocated from the East Kildonan-Transcona Land Dedication Reserve Fund to the East Winnipeg Sports Association to obtain matched funding from the Province of Manitoba for the development of the ball parks.

DECISION MAKING HISTORY (continued):

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 7, 2003, the Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council that funds in the amount of $4,600.00 be allocated from the East Kildonan-Transcona Land Dedication Reserve Fund for the purpose of retaining an engineering consultant to prepare a conceptual layout plan and cost estimate for the development of a baseball complex within the Transcona Ward.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 22, 2003, the East Kildonan-Transcona Community Committee recommended to Executive Policy Committee that funds in the amount of $4,600.00 be allocated from the East Kildonan-Transcona Land Dedication Reserve Fund for the purpose of retaining an engineering consultant to prepare a conceptual layout plan and cost estimate for the development of a baseball complex within the Transcona Ward.

On December 3, 2002, the East Kildonan-Transcona Community Committee directed the Administration, together with the Transcona Ward Councillor and baseball/softball players, to investigate and report back on the following:

1. possible softball/baseball park locations for a multiple diamond complex;
2. a multiple diamond complex consisting of at least 10 diamonds with parking, canteen, seating, change rooms, washrooms, and proper ball diamond construction (ie. fields, cages, etc); and,
3. costs/budget of such a complex.

Executive Summary
March 2004

1.0 Executive Summary

1.1 Purpose of the Report

McGowan Russell Group was retained by the East Winnipeg Sports Association to prepare a comprehensive business plan for the development of the Transcona Recreation Park to be located south of Dugald Road, west of Murdock Road in South Transcona. The business plan addresses community recreation needs, community project support, community benefits, refinement of conceptual plans and costs, project phasing, operation and management issues and options, potential funding partnerships and an implementation strategy for the facility.

1.2 Self- Sufficient and Sustainable

The planning process concludes that the Transcona Recreation Park is a much needed, viable and sustainable project with long range potential for growth. The sustainability of the project is predicated on three assumptions: that the completed facility would be debt free; that the facility would be owned by the City of Winnipeg and operated by a non-profit organization under a Facility Management Agreement with the City; and that the facility would be exempt from municipal and provincial property/ education taxes. It is important to note that upon completion the Transcona Recreation Park will be completely self sufficient.

1.3 The Project

The first phase of the Transcona Recreation Park will provide Transcona residents with the majority of their recreation needs, determined through the needs assessment/ community consultation process. Phase One will include two softball quads, one baseball diamond, a washroom/ canteen, parking, exhibition area, toboggan and skating facilities and associated landscaping and trails.

The second phase of development of the Transcona Recreation Park will provide the additional activity and revenue diversity necessary to the long- term sustainability of the project. Phase Two will include the addition of lights to one softball quad and baseball diamond and the development of the playground and four soccer pitches.

1.4 Adaptive Re-use and Renewal of Existing Parks

Subsequent to the completion of Phase One of the Park, it is recommended that the adaptive re-use and renewal of existing inadequate ball diamonds be undertaken. This would provide Transcona residents with the balance of their immediate recreation needs including additional mini soccer pitches, new playgrounds, upgraded soccer and

baseball fields and parking for playing fields and recreational facilities. The renewal will be largely self financed through the re-use of existing lands.

1.5 Public Use Facilities Study

The City of Winnipeg is currently in the process of completing a Public Use Facilities Study (PUFS). PUFS is 'an independent assessment of over 270 public use recreational facilities', which includes indoor and outdoor pools, arenas, libraries, recreation centres, community centres, leisure centres, day cares, senior centres, sport field houses, wading pools and local schools. The purpose of the study is the 'development of a long-term sustainable strategy and fiscally sound business case for managing the City of Winnipeg's public use facilities that support an appropriate level of community-based services'.

According to City of Winnipeg Administration, the review and evaluation of playing fields, including the proposed Transcona Recreation Park, is beyond the scope of PUFS. However, the Planning, Property and Development Department in conjunction with the PUFS consultants have determined that the development of the Transcona Recreation Park and subsequent adaptive re-use and renewal of inadequate diamonds within Transcona, are consistent with the principles espoused in PUFS.

1.6 Site Options and Land Secured

Six potential sites for the Transcona Recreation Complex were reviewed and evaluated by the City of Winnipeg Planning, Property and Land Use Department, Public Works Department, Park Services Division and the Water and Waste Department. Of the six sites evaluated only the South Transcona site met all of the requirements as outlined in Section 2.3 of the Business Plan. This site was set aside by Council for the purpose of the Transcona Recreation Park on February 25, 2004.

1.7 Community Project Support

There were one hundred and ninety (190) participants in two Public Open Houses held in Transcona to determine community support for the Transcona Recreation Park. The project received an overwhelming 95.15% positive support. In addition, the East Winnipeg Sports Association has obtained written support for the Business Plan from all Transcona Community Centres and Slo- pitch Leagues.

1.8 Community Benefits and City of Winnipeg Economic Opportunity

The Transcona Recreation Park will benefit the Community in two significant ways. The project will increase access to local recreational facilities through the development of new softball and baseball diamonds, soccer pitches, trails and winter sports facilities at the new park and through the replacement of existing inadequate ball diamonds with new recreational facilities and playgrounds. The City of Winnipeg will also benefit from increased economic opportunity with the potential for 'New Money' to be injected into the community as a result of the development of the Transcona Recreation Park.

1.9 Project Capital Requirements

Based upon the Refined Concept Plan, the estimated construction cost of Phase One is approximately $3.96 million. The development cost for Phase Two is estimated at $1.73 million, for a total project cost of $5.69 million.

1.10 Project Operating Requirements and Savings to the City of Winnipeg

A thorough review of the operating costs associated with the Phase One development concludes that revenue generated by the facility will result in an annual operating shortfall of approximately $40,000.00. It was considered reasonable and manageable for the City of Winnipeg to provide an Operating Grant of $40,000.00 to cover this shortfall. The shortfall figure is based upon the assumption that the facility is debt free and free of property taxes. In Phase Two no operating grant will be required.

Construction of the Transcona Recreation Park, which permits the net decommissioning of ten (10) playing fields, will result in an annual savings in field maintenance costs of approximately $30,000.00.

1.11 Management

A number of management models were examined for both the ownership and ongoing management of the completed project. Given the nature of the project, it is recommended that the Transcona Recreation Park be owned by the City of Winnipeg and that EWSA be charged with the responsibility of operating and managing the facility. It is suggested that a Board of Directors be formulated with representation from the community (9 members including sports leagues) and the community centres (4 members) with one Municipal, Provincial and Federal representative as ex officio members (3 members). The Board would hire a Facility Manager who would be responsible for the management and
maintenance of the facility including co-ordination of all bookings, fundraising, public relations, grounds maintenance and financial management. It is envisioned that the

Facility Manager would hire part-time support staff, including a Facility Co-ordinator and Administrative Assistant as required.

1.12 Implementation

It is clear from the process that a commitment, by the City, Province, EWSA, local community centres and leagues, to proceed with the Transcona Recreation Park is in place. With this commitment, the primary task is to raise the necessary capital to construct the facility. The Transcona Recreation Park will require a willingness on the part of the three levels of government to assist in realizing the project and a desire on the part of the private sector to equally participate in the necessary fundraising to deliver a debt free facility.

In addition to the fundraising activities, recommended implementation strategies include:

1. Formulate Board of Directors for EWSA.
2. Negotiate Facility Management Agreement between EWSA and the City of Winnipeg, including winter maintenance, operating subsidy and waiving of property taxes, subject to securing funding to complete the project.
3. EWSA to apply for and obtain a charitable registration number.
4. Prepare a preliminary critical path for the project, which can be shown to perspective investors, government agencies, etc., that illustrates the critical dates for identifying a Key Fundraising Spokesperson, funding confirmation, hiring of Facility Manager, construction start and occupancy. This will be revised after input has been received from funding sources. Consider hiring a consultant to implement the Business Plan.
5. Identify additional public sector sources for funding; prepare presentation packages and funding summary for submission.
6. Confirm City of Winnipeg Capital contribution of $1.38 million (+ $120,000.00 land) and conditions, if any, of such contribution.
7. Confirm Provincial Capital contribution of $1.5 million and conditions, if any, of such contribution.
8. Confirm Federal Capital contribution of $1.5 million and conditions, if any, of such contribution.
9. Apply under The Summer Career Placements (SCP) program of Human Resources Development Canada for a student to help to undertake the recommended implementation strategy.
10. Complete capital grant applications identified in the Business Plan.
11. Identify Philanthropic leader to represent the project to the private/ corporate sector and secure commitment of private fundraising initiative.

12. Establish and maintain a communication strategy to inform the public, funding partners, interest groups and political representatives of progress, etc.

13. Initiate Conditional Use procedures for the South Transcona site.

14. Once Phase One is complete, initiate rezoning and conditional use procedures for sites proposed for adaptive re-use and renewal. These items would require public input and public hearings.

Winnipeg

TO:	East Kildonan-Transcona Community Committee	**FROM:**	Jason Bell, Superintendent of Park Services – East Area
FILE NO.	**Item 25, Minute 31: PR-2 (33) (Vol. 2) East Kildonan-Transcona Community Committee Meeting of December 3, 2002**		
REF:	H:\WORD FILES\TRANSCONA03\BALLDIAMONDSTUDYTRANSCONAADDENDA.DOC	**DATE:**	2003 05 11

RE: Addenda to Baseball Complex Proposal for Transcona Ward (2003 03 10)

As additional information to the previously submitted memo on this subject, I would like to forward two hard copy pages of facts and comparisons compiled by Mr. Steve Mymko of the Transcona regarding conditions of ball diamonds in the North Kildonan, Elwood and Transcona wards. I am also including a hard copy of a list of all the ball diamonds in the North Kildonan and Elmwood wards as compiled by my technician, Murray Paterson.

Mr. Mymko's comparison between the community center and park ball diamonds in North Kildonan and Elmwood Wards versus those in Transcona show some definite differences in restrictions upon and amenities available at the diamonds in Transcona. Although the overall number of diamonds in Transcona is greater than those available between city-owned and school division owned in either of North Kildonan or Elmwood, these two wards have the benefit of having had more land set aside for ball diamonds, resulting in fewer instances of overlaps between adjacent ball diamonds, soccer pitches or other park and street fixtures. Particularly, the community centers in Transcona were built on smaller parcels of land than in the other two wards, and this has resulted in smaller diamonds, greater restrictions on the playability of the diamonds existing, and fewer diamonds overall at the clubs in this ward.

As displayed on Mr. Mymko's comparison sheets, the community centers in North Kildonan and Elmwood wards have the benefit of parking lots, washrooms and canteens at many of the ball diamonds that are scheduled for league play. This is primarily because these community center sites are larger than those in Transcona, allowing more diamonds without any restrictions in play to be built on these sites. This is merely a consequence of the land and money that was available for the development of Transcona over decades past, but it does allow the other two wards the ability to schedule multiple diamonds on any given site with little chance that play on one diamond will be impeded by the adjacent diamond. It should be noted that as in Transcona, the park sites in North Kildonan and Elmwood wards typically do not have washrooms, canteens or parking lots.

Being that this memorandum is not intended to be a detailed analysis of the ball diamonds and associated amenities in these three wards, I offer this information as a reasonable basis for comparison between the three wards. Specifically, it should serve to highlight that there is a marked difference between the associated amenities available, the number of diamonds available as well as those diamonds with no restrictions on play that are available in the North Kildonan and Elmwood wards versus the Transcona ward.

If I can provide clarification on any of the information provided in this report, or any questions arise about this issue, please feel free to contact me at 986-2682 or by email.

Sincerely,

Jason Bell
Superintendent of Park Services – East Area
Parks and Open Space Division
Public Works Department

TO:	East Kildonan-Transcona Community Committee	**FROM:**	Jason Bell, Superintendent of Park Services – East Area
FILE NO.	**Item 25, Minute 31: PR-2(33) (Vol. 2) East Kildonan-Transcona Community Committee Meeting of December 3, 2002**		
REF:	H:\WORD FILES\BALLDIAMONDSTUDYEKTRANSCOMCOM.DOC	**DATE:**	2003 03 10

RE: Baseball Complex Proposal for Transcona Ward

As a precursor to the three-point request from Councillor Wyatt and the East Kildonan-Transcona Community Committee, I will provide some information on the current conditions of the ball diamonds in the Transcona ward. It should also be mentioned that this condition assessment also references conversations and site visits with Councillor Wyatt and local resident and ball player/coach Mr. Steve Mymko.

Currently, within the Transcona ward there are 29 ball diamonds. Two of these diamonds are on two different privately owned sites, and three other sites comprised of three diamonds belong to the Transcona-Springfield School Division. The remaining 24 diamonds are on twelve sites, four of which are Community Centres and two others that operate under special use agreements. Of the 29 diamonds, only eleven are booked for adult league play and there are a number of conditions that limit the playability of these sites. A description of each site and its constraints or advantages is listed below:

Bayview Park
- City-owned parkland at the corner of Bayview Drive and St. Martin Place.
- Two diamonds, both scheduled for adult league play.
- Both diamonds renovated in 2001 and have skinned infields but no player's protection wings or player's benches.
- The outfields overlap, and the SW diamond outfield is too short for adults, resulting in damage to a number of private residences to the south on McMeans Avenue.
- The parking is on street or along the alley, causing some vehicular congestion for the neighborhood.

Arts Action Centre
- City-owned parkland at 120 Dowling Avenue East.
- One diamond and it is scheduled for adult league play.
- Diamond is in good condition with a skinned infield and player's benches.
- The left outfield is too short for heavy hitters who can hit the recreation building on the southeast corner of the site. The rule of play dictates that if the ball lands on the roof of the building, it is considered a homerun.

- The majority of the parking is on the surrounding streets or alleys.

Bernie Wolfe Park
- City owned parkland adjacent to Bernie Wolfe School.
- Three diamonds, only two of which are booked for youth play (no adult bookings).
- The northeast diamond has rudimentary base paths and the outfield is interrupted by a drainage swale.
- There are no player's protection wings or benches, and the outfield also interferes with the southwest diamond and the middle-west diamond.
- The middle-west diamond is not programmed.
- The southwest diamond is the best on the site, however its outfield is constrained by the swale, the running track and a walking path.
- The infield is skinned, but there are no player's protection wings.
- Parking is either on street or in the school parking lot.

Harold Hatcher Park
- City owned Parkland adjacent to Harold Hatcher School
- Two diamonds, both booked for youth (under twelve).
- Both diamonds received new backstops and skinned infields in 2000 through Winnipeg Development Agreement project grant money.
- The outfields are short on both diamonds, and a swale constrains the outfield of the northwest field.
- Parking is usually contained in the school parking lot.

Crocus Park
- City owned parkland east of Redonda St. and north of Victoria Ave. West.
- Three diamonds, but only the south diamond is booked for adult league.
- The south diamond was built in 2002 with Land Dedication Reserve money. It has a skinned infield, new backstop, player's benches and protective wings, and a regulation depth outfield.
- The north diamond and the middle diamond were renovated in 2000 and are also in good condition, fully fenced and skinned with player's boxes, but are sized for youth play only.
- There is some on site parking, but with soccer and skateboarding facilities as well, parking fills up quickly, and the side streets are then utilized.

Kern Park
- City owned parkland at Wabasha St., south of Whittier Ave. East.
- Two diamonds, both booked for youth play.
- Both diamonds are in good condition with skinned base paths and player's benches, but the outfields are too short for adult play.
- On street parking only.

Transcona Stadium Complex
- City owned parkland adjacent to Roland Michener Arena.
- Two diamonds, but neither is available for adult league play.

- The northeast diamond is in good shape, but the left field is constrained heavily by the arena building.
- This diamond is really only acceptable for children/t-ball.
- The "stadium" in the southwest corner is managed by the Transcona Minor Baseball League and is in good shape with the field needing minor improvements.
- The bleachers, stadium lights and washroom building/clubhouse could use some improvements.
- Parking is contained in two off site lots for this facility, which has two diamonds, a soccer pitch, an indoor and outdoor pool as well as an arena.

Transcona Optimist Recreation Centre
- City owned parkland, but the Transcona Nationals Football club manages the site.
- There are three diamonds, all booked for adult play, but there are encroachments on each diamond.
- The infields are generally in good condition.
- The outfields overlap with the football fields which all have priority usage.
- The southwest diamond outfield is too short for adult play.
- The washrooms are not open until football starts in July.
- There is some onsite parking.

Oxford Heights Community Centre
- City owned parkland operated by the community center.
- There are two diamonds, both of which are not booked for adult play.
- Both outfields overlap each other, and are constrained by the property limit. As such only two pairs of children's teams could reasonably play at the same time.
- The on site parking lot onsite is adequate.

East End Community Centre
- City owned parkland operated by the community center
- There is one diamond and it is booked for adult play after June.
- The base paths are not skinned, there are no player's protection wings or benches, and the left outfield is constrained by the south property edge along Pandora Ave., allowing heavy hitters to send the ball into the street.
- The field does not drain well and after heavy rain it is too wet to play on for days.
- The on site parking lot is adequate.

Park City West Community Centre
- City owned parkland operated by the community center.
- There is one diamond, but it is booked for youth play.
- The diamond is in excellent condition, but the outfield is too short for adult play.
- The on site parking is adequate.

South Transcona Community Centre

- City owned parkland operated by the community center.
- There is one diamond, but it is booked for children's play.
- The base paths are not skinned, and the outfield is constrained by the fence for the wading pool.
- The diamond is on need of renovation and the outfield is too short for adult play.
- The parking on site is adequate.

Arthur Day School

- Transcona – Springfield School Division property that is not booked by the City of Winnipeg.
- There is one diamond; it is in poor condition, and is not booked for adult play.
- The on site parking is adequate.

Ecole Regent Park School

- Transcona – Springfield School Division property that is not booked by the City of Winnipeg.
- There is one diamond, and it is booked for adult play.
- The solar orientation is poor as the diamond is in the northwest corner facing southeast.
- The outfield overlaps with the soccer pitch to the east.
- There are no player's protection wings or benches.
- The on site parking is adequate.

Radisson Collegiate/John W. Gunn School

- Transcona – Springfield School Division property that is not booked by the City of Winnipeg.
- There is one diamond that is booked for youth play.
- The diamond is not well developed and the outfield is too short for adult play.
- The on site parking is adequate.

Novamet Property

- Novamet Development private property at Pandora and Ravenhurst, which is not booked by the City of Winnipeg.
- There is one diamond and it is booked for adult play.
- The diamond is poorly developed, with the outfield constrained by vegetation, uneven topography and poor drainage.
- There is inconvenient parking along the street.

Cargill Grain Property

- Cargill Grain Company private land, east along Dugald Road, which is not booked by the City of Winnipeg.
- There is one diamond and it is booked for adult play, but has not been used lately.
- The outfield is uneven and weedy at this site.
- Parking is generally along the side of Dugald Road.

This brief assessment of the current conditions of the ball diamonds in Transcona corroborates some of the concerns that have been expressed to me by Mr. Mymko on behalf of the adult ball teams in the Transcona ward. Their league has incurred financial burden to repair private property when they have had to use diamonds that do not have a regulation depth outfield. They have also experienced difficulty in rescheduling rained out games as a number of the adult sized fields have poor or slow drainage. The desire for better ball diamond amenities, such as on site parking, washroom facilities, better backstops with player protection wings, benches and skinned infields are commonly expressed in other areas of the city as well. However, the lack of such amenities does contribute to neighborhood concern about parking congestion on their front streets and along their alleys, physical property damage and instances of ball players urinating in the public park or against private property. Also, Mr. Mymko has mentioned that for the past number of years there has been a minimum of four teams requesting to join the adult slow pitch league in Transcona, but that there are not enough diamonds to accommodate more teams in the ward.

Relative to the identification of undeveloped land that could possibly support the proposed baseball facility, Mr. Mymko, Councillor Wyatt and I looked at a number of vacant lands in the Transcona ward on December 12, 2002. As a preliminary step, a meeting was held on Friday January 24, 2003, with representatives of the Water and Waste Department, Planning, Property and Land Use Department and the Public Works Department with Councillor Wyatt and Mr. Mymko to discuss the issue. The land in question, as discovered on the aforementioned site visits, is south of Dugald Road and west of Murdock Road, directly north of the Transcona Water-Skiing facility. Representatives from Water & Waste thought that the land might have potential for development as sport fields without negatively affecting their drainage requirements, but mentioned that considerable land regrading of the site may have to occur. They also stated that there are plans for the water-skiing pond to be expanded, but thought that both uses could be accommodated. This piece of property seems to be the most promising undeveloped city land for multiple sports fields in the Transcona ward at this early stage of discussion.

Further to this, a rough estimate for the potential cost of a ten-diamond baseball complex was provided to Councillor Wyatt. The preliminary costing for this concept does not have any detailed design or intended site, but does include as a reference the costs that were incurred for the construction of three other baseball facilities built for different calibers of play. This document entitled "*Ball Diamond Facility Project Notes for Councillor Russ Wyatt – Transcona Ward*" (February 13, 2003) is attached at the end of this memorandum. As a note, it is conceivable that less than one million dollars could be spent to achieve a ten-diamond "neighborhood" facility if there was little site work to be done. However, it is also plausible that more than three million dollars could be spent to achieve a higher caliber complex with more sophisticated amenities, especially if the site required extensive land grading.

The information provided above is the most accurate snapshot of current conditions that can be provided without further analysis of field conditions, usage and neighborhood concerns that

could only be found during the baseball season. If the East Kildonan-Transcona Community Committee has a desire to further investigate the current issues and site conditions relative to this matter, they could put forward a request as such to the Standing Policy Committee on Public Works. At the early stage of this endeavour, there are perhaps four points that might be considered for direction to the Standing Policy Committee on Public Works that they could choose to adopt, or revise, as recommendations to the Public Works Department in conjunction with the Planning, Property and Development Department to perform and report back upon.

1. That an assessment and evaluation of the current conditions of the baseball diamonds and related amenities in the Transcona ward be conducted.
2. That a formal needs assessment for a baseball diamond complex in the Transcona ward be conducted, and if warranted;
3. That potential sites for such a complex in the Transcona ward be identified and evaluated for suitability, and;
4. That if such a site is available, then a conceptual plan and preliminary costs for the construction of such a complex should be prepared.

It is my intention that the information contained in this report and the attached document will help the committee in their deliberations regarding baseball diamonds and related amenities in the Transcona ward. If I may provide further clarification on any of these matters, please do not hesitate to ask.

Sincerely,

Jason Bell
Superintendent of Park Services – East Area
986-2682

February 13, 2003

Ball Diamond Facility Project Notes for Councillor Russ Wyatt – Transcona Ward

1) **Whittier Park Baseball Diamond**
   - Constructed in 1992 for approximately $1 million.
   - Premier baseball diamond with lighting, bleachers, irrigation and fencing
   - Operated under a management agreement with St. Boniface/St. Vital Minor Baseball Assoc.

2) **Crocus Park southeast diamond**
   - Constructed in 2001/02 for approx. $35,000.00
   - Neighborhood softball diamond with backstop and skinned infield
   - Utilized existing flat, well drained land with no need for sod in the outfield
   - Maintained by Parks and Open Space staff (East Area)

3) **East St. Paul Recreation Complex**
   - Constructed in 1997 for approx. $1 million
   - Approximately 17ha area (about 40 acres)
   - Maintenance agreement unknown
   - Features four softball diamonds, one baseball diamond, two regulation soccer pitches, two mid size soccer pitches and four mini soccer pitches.
   - Approximately 300 stall gravel parking lot with four bus stalls
   - Ball diamonds have a full irrigation system, and the soccer pitches have valve boxes for a manual sprinkler connection
   - No sod used, just soil and seed. Shacopee clay ball diamond aggregate from Minnesota was used on all ball diamond infields.
   - Irrigation system: $120,000.00 plus GST
   - Ball Diamond Chain Link Fencing $120,000.00 plus GST
   - Ball Diamond Surfacing $130,000.00 plus GST
   - Site Grading and seed $200,000.00 plus GST
   - Concession Building and Washrooms $200,000.00 estimated cost
   - Gravel parking lot and road $200,000.00 estimated cost

Typically, the City of Winnipeg (CoW) would use sod for the construction of soccer pitches, and often the outfield of ball diamonds depending on the amount of site grading necessary. The parking lot described would need to be asphalted under the current CoW bylaw (a parking lot greater than 20 stalls – I believe – must be asphalted) pushing that price to approx. $500,000.00. Add a larger concession and washroom/dressing room building, bleachers, stadium lighting, sod and asphalt, and this could very easily become a $2.5 million dollar project. This assumes there is no cost for land acquisition either.

Therefore, knowing that a ball diamond costs about $125,000.00 to construct with fencing, irrigation, four light poles and two small sets of bleachers, the cost alone for ten diamonds could be about $1.25million. A concession building with adequate washrooms and dressing rooms could easily cost $500,000.00. Site work, land drainage, roads, paths and parking lot could be as much as $1million. Finally, additional amenities such as shade structures, extra bleachers, trees and shrubs for shelterbelts and batting cages and bullpens could add another $250,000.00. With confidence, I can suggest that $3million could easily be spent to produce such a facility – which

could be quite useable and look attractive as well. Full sized soccer pitches, with goal posts, irrigation and bleachers cost approximately $95,000.00 each. All of this assumes there is no cost for land acquisition either.

Another aspect that would nee to be addressed is the maintenance of such a facility. A quick rule of thumb would peg the annual maintenance cost of such a complex at 10% of the construction cost – so about $300,000.00 per year to maintain the fields, irrigation system, building, road/parking lot and lighting. This would be money that would have to be allocated annually to the current Parks and Open Space operating budget. There is also the possibility of removing some of the overlapping and unplayable diamonds in Transcona if such a complex were constructed.

I hope this rough estimate of $3 million for a ten-diamond complex will help with your cogitations. I have included the other three sites as tangible examples of different calibers of ball diamond developments. Feel free to call me, Jason Bell, at 986-2682 or on the cel. 794-4270 if I can provide more information.