Minute No. 328
Report - Executive Policy Committee - April 14, 2004

Item No. 9 **Varsity View Community Centre Inc. - Land Dedication Reserve File EP-2**

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the cost of installation of the Manitoba Government imposed "Guarded Status" equipment at the Varsity View Community Centre Inc., Ridgewood Facility, in the amount of $18,000.00 be allocated from the Assiniboia Wilkes South Land Dedication Reserve Fund.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

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DECISION MAKING HISTORY:

Moved by His Worship Mayor Murray,
That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 14, 2004, the Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 6, 2004, the Assiniboia Community Committee recommended that the cost of installation of the Manitoba Government imposed “Guarded Status” equipment at the Varsity View Community Centre Inc., Ridgewood Facility, in the amount of $18,000.00 be allocated from the Assiniboia Wilkes South Land Dedication Reserve Fund.

On March 9, 2004, the Assiniboia Community Committee laid over consideration of funding to assist with the cost of the installation of the Manitoba Government imposed “Guarded Status” equipment at the Ridgewood Facility, in the amount of $18,000.00 being allocated from the Assiniboia Land Dedication Reserve to the Varsity View Community Centre Inc., to its meeting on April 6, 2004.

Further, the Assiniboia Community Committee requested the Administration to provide a report on the requirements under the Manitoba Government "Guarded Status" legislation including available funding sources, time limit for complying, detailed list of installations which would be required, and any other information which may be of benefit to the Community Committee during consideration of the request from Varsity View Community Centre for funding from the Assiniboia Land Dedication Reserve Fund.

ADMINISTRATIVE REPORT

RE: VARSITY VIEW COMMUNITY CENTRE INC. – ARENA GUARDED STATUS

FOR SUBMISSION TO: Assiniboia Community Committee

ORIGINAL REPORT SIGNED BY: Zane Lomatski,
Superintendent of Arenas/Wading Pools

REPORT DATE: March 31, 2004

RECOMMENDATION(S):

That this report be received as information.

REPORT SUMMARY:

Key Issues:

- Ice plants in arenas with a refrigeration tonnage in excess of 50 tons are required to comply with "Guarded Status" requirements in accordance with the Power Engineer's Act CCSM P95, and the Mechanical Refrigeration Code B52-95.
- Varsity View Community Centre Inc. operates an arena with an ice plant in excess of 50 tons, and must comply with this legislation.
- Varsity View Community Centre has requested $18,000 from the Assiniboia Land Dedication Reserve Fund "to assist with the cost of the installation of "Guarded Status" equipment at the Ridgewood Facility", in order to comply with the legislation.
- There are 11 other arenas operated by Community Centres. It is expected that these arenas may also be required to install "Guarded Status" controls for their ice plants to meet this legislation.
- "Guarded Status" systems have been installed at City of Winnipeg arenas as required to meet the legislation.

Implications of the Recommendation(s):

General Implications:

- [ ] None
- [ ] For the organization overall and/or other departments
- [x] For the community and/or organizations external to the City
- [ ] Involves a multi-year phase in process

Comments: Arenas operating ice plants with refrigeration tonnage in excess of 50 tons require a "Guarded Status" control system to meet legislative requirements.

Policy Implications:

- [x] No
- [ ] Yes

Comments:

Environmental Implications:

- [ ] No
- [x] Yes

Comments: A "Guarded Status" installation will shut down an arena ice plant in case of system failure and in doing so may prevent a negative impact on the environment.

Human Resource Implications:

- [x] No
- [ ] Yes

Comments:

Financial Implications:

- [ ] Within approved current and/or capital budget
- [ ] Current and/or capital budget adjustment needed

Comment: There is no financial impact since this is an information report.

REASON FOR THE REPORT:

The Assiniboia Community Committee at their March 9, 2004 meeting, requested:

> "The Administration provide a report on the requirements under the Manitoba Government "Guarded Status" legislation including available funding sources, time limit for complying, detailed list of installations which would be required, and any other information which may be of benefit to the Community Committee during consideration of the request from Varsity View Community Centre for funding from the Assiniboia Land Dedication Reserve Fund."

HISTORY:

The Manitoba Department of Labour, by way of the Power Engineers Act requires that a person with a Refrigeration Class Power Engineer's Certificate be present to operate and supervise an ice plant when an arena is occupied. The legislation has a provision for a requirement for "Guarded Status" systems in certain circumstances. Until recently, the "Guarded Status" provisions have not been rigorously enforced.

The Department of Labour began enforcing existing legislation in 2002 by requiring an approved "Guarded Status" plant equipped with approved visual read-out systems for all arena refrigeration plants over 50 refrigeration tons (50 Tr). "Guarded Status" systems have been installed at City of Winnipeg arenas as required to meet the legislation.

Notification has been sent to owners of ice plants reminding those owners of listed property (arenas) of their obligations under Article 7(2) and 7(3) of the Power Engineers Act P95-40/92, and/or the Mechanical Refrigeration Code B52-95 as follows:

> *"…While an arena is 'occupied', the refrigeration plant shall be supervised by a valid Certified Power Engineer of the required class (Refrigeration Class Power Engineer)."*
>
> *"The only exception to this rule would be at times when the building is not occupied and a plant is equipped with a full set of automatic controls and approved by the Department of Labour for operation as a 'Guarded Status plant'."*

The Varsity View Community Center Inc. received notice on October 29, 2003 to comply with this legislation as interpreted by the Department of Labour.

Varsity View Community Centre Inc. has requested funds in the amount of $18,000 from the Assiniboia Land Dedication Reserve fund "to assist with the cost of the installation of

'Guarded Status' equipment at the Ridgewood Facility" in order to comply with the legislation.

DISCUSSION:

The Assiniboia Community Committee requested the following information:

Available Funding Sources:

Community Centres fund the operation of arenas associated to the centres through the rental of ice and space in the off-season. The installation of the "Guarded Status" system is a legislated requirement that must be met in order to safely/legally operate the arena when the refrigeration plant is operating.

Community Centres receive some funding from the City for arenas based on the Universal Funding Formula. This funding is limited to heated space i.e. dressing rooms.

The City/ Province could provide grants/ funding to Varsity View Community Center Inc. through:

- Land Dedication Funds
- CGIP Grants
- Community Places Grants

Time Limit for Complying

The Department of Labour provides a timeline for the improvement of the ice plant for "Guarded Status" requirements in their field report, which is provided to, and left, for the owner on site. In the case of Varsity View Community Centre Inc., the work is required to be completed 'within the period of the new operating certificate'. This is regarded as meaning December 31, 2004. (see attachment A)

Detailed List of Installations Required

"Guarded Status" legislation requires that:

- An arena must have a remotely monitored control system that will shut down the ice plant in the case of an unsafe condition/emergency and to advise the owner of the problem so that it may be rectified.
- The owner shall make and maintain written records of any occurrences, and steps to rectify same, and notify the Minister of Labour of the unsafe condition.

Other Information Which May be of Benefit

There are 11 other arenas operated by Community Centres. It may be expected that these arenas may also require "Guarded Status" controls for their ice plants to meet this legislation.

There are three components of meeting the "Guarded Status" requirements:

1. **The installation of controls, sensors and panel to monitor/ control the ice plant.** The installation of "Guarded Status" controls/ panels at arenas is *estimated* to cost $15,000 to $20,000 per arena. Qualified contractors located within the City of Winnipeg are familiar with the "Guarded Status" legislation and are suitable to perform this work.
2. **The ongoing maintenance and monitoring of the "Guarded Status" control system.** An off site central monitoring station is required in order to meet the requirement that the owner be advised in case of an unsafe condition/emergency and take action to correct the situation. The Community Centres will have to contract for the provision of this service.
3. **Training of Staff in the operation of a "Guarded Status" plant.** Duly qualified arena staff (Refrigeration Class Power Engineers) are required to test all guarded status systems and controls on site once every 24 hours. Staff must be trained in the operation of these said systems and controls.

THIS REPORT SUBMITTED BY:
Public Works Dept, Building Services Division

Prepared by: **Zane Lomatski, Superintendent of Arenas/Wading Pools 986-7292**
Barry Evenson, Manager, Building Services Division
986-3790

File No. **Varsity View CC Report**