Minute No. 777
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 8, 2022

Item No. 5 Proposed Lease Amendment with Louis Riel School Division at 100 Sunset Boulevard (commonly known as St. Vital Memorial Park) (St. Vital Ward)

COUNCIL DECISION:

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

1. That an amendment to the Lease Agreement with Louis Riel School Division, to increase the leased premises at 100 Sunset Boulevard from +/-22,808 ft2 to +/-29,470 ft2, identified as "Leased Lands to LRSD" on the attached Misc. Plan No. 12839/13, be approved.

2. That the City enter into, execute and deliver a Lease Amendment Agreement with Louis Riel School Division and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement Recommendation 1.

3. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the Lease Amendment Agreement and any ancillary agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

4. 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 Councillor Gilroy,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 14, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 8, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Proposed Lease Amendment with Louis Riel School Division at 100 Sunset Boulevard (commonly known as St. Vital Memorial Park)

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

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Chappell (Acting)	J. Kiernan	N/A	M. Jack

EXECUTIVE SUMMARY

On October 25, 2017, Council approved the terms and conditions of a Lease Agreement with the Louis Riel School Division ("LRSD") for the purpose of operating a non-profit beach volleyball and long jump facility at St. Vital Memorial Park, located at 100 Sunset Boulevard ("Lease Agreement").

The 2022 Capital Budget approved funding for the construction of a basketball court within the St. Vital Memorial Park. LRSD indicated a desire to lease and maintain the basketball court in conjunction with the Lease Agreement.

The Public Service recommends an amendment to the Lease Agreement with LRSD to include the basketball court area within the Leased Lands. If the Lease Amendment is approved, LRSD will be responsible for the ongoing repairs and maintenance of the basketball court. The Ward Councillor has been notified as to the intentions of the Public Service

RECOMMENDATIONS

1. That an amendment to the Lease Agreement with Louis Riel School Division, to increase the leased premises at 100 Sunset Boulevard from +/-22,808 ft^2 to +/-29,470 ft^2, identified as "Leased Lands to LRSD" on the attached Misc. Plan No. 12839/13, be approved.

2. That the City enter into, execute and deliver a Lease Amendment Agreement with Louis Riel School Division and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement Recommendation 1.

3. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the Lease Amendment Agreement and any ancillary agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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

REASON FOR THE REPORT

The Leased Lands are considered park land. Council approval is required to amend the Council decision of October 25, 2017 approving the terms and conditions of a Lease Agreement with the Louis Riel School Division ("LRSD") for the purpose of operating a non-profit beach volleyball and long jump facility at St. Vital Memorial Park, located at 100 Sunset Boulevard.

IMPLICATIONS OF THE RECOMMENDATIONS

The existing Lease, which commenced November 1, 2017, is for an initial term of five (5) years with three (3) options to renew for a further five years each. The Lease Agreement may be terminated upon one hundred eighty (180) days written notice.

LRSD will be responsible for all costs associated with the operation and maintenance of the leased areas. There will be no expenses incurred by the City as a result of the proposed Lease Amendment.

HISTORY/DISCUSSION

On October 25, 2017, Council approved the terms and conditions of a Lease Agreement with the LRSD for the purpose of operating a non-profit beach volleyball and long jump facility at St. Vital Memorial Park, located at 100 Sunset Boulevard.

Further development of St. Vital Memorial Park was approved through the 2022 Capital Budget in commemoration of the 100th anniversary of Glenlawn Collegiate. The Public Works Department received funding to construct a basketball court within the St. Vital Memorial Park. The project was tendered and awarded on June 24, 2022 at an estimated cost of $198,962.00. LRSD indicated their interest in maintaining the basketball court in conjunction with their existing lease for the beach volleyball and long jump facility.

The Public Service relied upon an adjacent appraisal to estimate the opportunity cost of the basketball court. Utilizing the proportionate value of the adjacent Boni-Vital Soccer Association lands produces a market value of $27,000 to $33,000 for the basketball courts or an annual rental value of $1,620 to $1,980. The St. Vital Memorial Park is deemed to have a parks and recreation highest and best use based on its size, configuration and zoning.

The Public Service recommends approval of an amendment to the LRSD lease to include the basketball court, which would be used exclusively by LRSD during school hours, and available to the public after hours. The lease amendment is expected to conclude prior to the end of 2022.

The Ward Councillor has been notified as to the intentions of the Public Service.

FINANCIAL IMPACT

Financial Impact Statement Date: July 29, 2022

Project Name:

Proposed Lease Amendment with Louis Riel School Division at 100 Sunset Boulevard (commonly known as St. Vital Memorial Park)

COMMENTS:

There are no direct financial implications associated with this report.

C. Turman, for
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:
Legal Services (as to legal issues)
Public Works Department - Parks and Open Space Division

OURWINNIPEG POLICY ALIGNMENT

Goal 4 Good Health and Well-Being

Objective 1. Enable access to basic needs for good physical and mental health.
Policy 4.11 Equitable Service Access. Prioritize equitable access to recreation and parks systems, services, and infrastructure, in order to: enable active living; connect people and nature; create supportive environments; build community capacity; and achieve desired health outcomes, with a focus on children and youth.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic opportunity #3 – Community Climate Resiliency

Key Directions - Preserve and Manage Parks and Natural Areas to Support Climate Change Mitigation

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The information and recommendations presented in this report align with and advance the Winnipeg Poverty Reduction Strategy (2021 – 2031) as follows:

They align with the following Goals and Objectives:

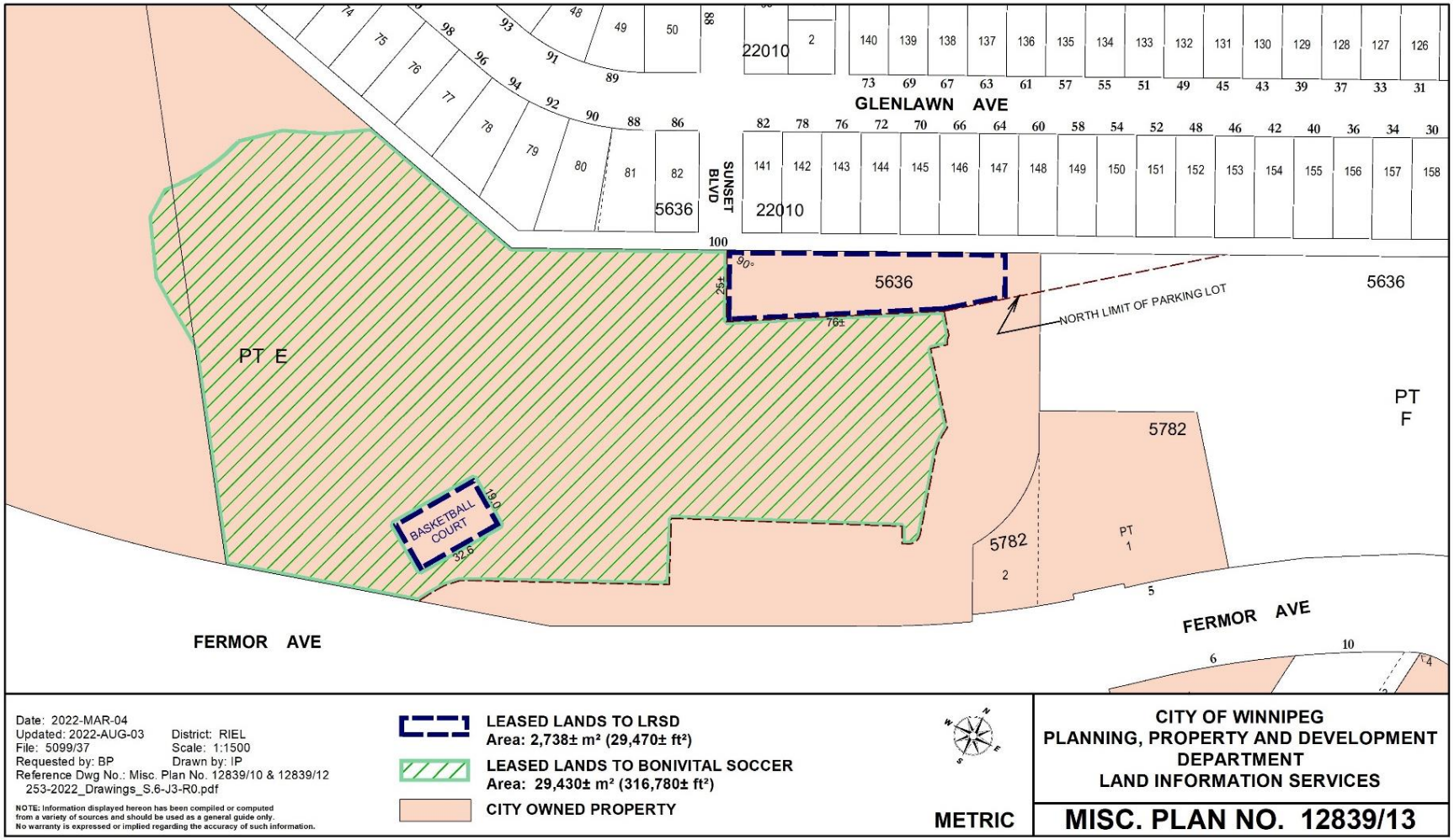
- We promote and maintain the welfare of all residents
- All City services are equitable, inclusive and accessible

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Bridget Peterson, Property Administrator
Date: August 5, 2022
File No: 37/5099

Attachments:
Schedule A – Misc. Plan 12839/13

SCHEDULE A


GLENLAWN AVE
SUNSET BLVD
22010
5636
PT E
PT F
5782
NORTH LIMIT OF PARKING LOT
BASKETBALL COURT
FERMOR AVE
FERMOR AVE
Date: 2022-MAR-04
Updated: 2022-AUG-03
District: RIEL
File: 5099/37
Scale: 1:1500
Requested by: BP
Drawn by: IP
Reference Dwg No.: Misc. Plan No. 12839/10 & 12839/12
253-2022_Drawings_S.6-J3-R0.pdf
NOTE: Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.
LEASED LANDS TO LRSD
Area: 2,738± m² (29,470± ft²)
LEASED LANDS TO BONIVITAL SOCCER
Area: 29,430± m² (316,780± ft²)
CITY OWNED PROPERTY
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 12839/13