

Agenda – East Kildonan-Transcona Community Committee – February 24, 2023

REPORTS

**Item No. 11 East of the Red Rec Plex – Feasibility Study Update
(Transcona Ward)**

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the East of the Red RecPlex (ERRP) Feasibility Study Update (Appendix 2) be received as information.

ADMINISTRATIVE REPORT

Title: East of the Red Rec Plex – Feasibility Study Update

Critical Path: East Kildonan - Transcona Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Sawatzky	C. Fernandes		

EXECUTIVE SUMMARY

On June 28, 2021, the East Kildonan - Transcona Community Committee (the Community Committee) approved \$75,000 in Land Dedication Reserve funds to support an update of the 2018 Feasibility Study for the East of the Red RecPlex (ERRP).

The update of the ERRP Feasibility Study, led by the McGowan Russell Group (MRG) is complete (Appendix 1). In accordance with the Community Committee's June 28, 2021, motion, the Public Service is submitting the final report (ERRP Feasibility Study Update) to the Community Committee for their consideration.

The project cost for the proposed 92,000 square foot City-owned and operated indoor regional multi-use recreation complex is estimated at \$89.192 million.

RECOMMENDATIONS

1. That the East of the Red RecPlex (ERRP) Feasibility Study Update (Appendix 2) be received as information.

REASON FOR THE REPORT

On June 28, 2021, the East Kildonan - Transcona Community Committee "affirmed its recommendation of May 26, 2021, and concurred in the recommendation of the Winnipeg Public Service and approved the application for Land Dedication Reserve funding in the amount of \$75,000, from the East Kildonan-Transcona Land Dedication Reserve (Transcona Ward allocation), to assist with the cost of the East of the Red Recreation Plex Feasibility Study and Business Plan Review project."

On May 26, 2021 the East Kildonan - Transcona Community Committee resolved that "funding in the amount of \$75,000.00, from the East Kildonan-Transcona Community Committee Land Dedication Reserve (Transcona Ward allocation) be recommended for approval to assist with

the cost of, but not limited to, a Report Review of the East of the Red Recreation Plex (ERRP) Feasibility Study Final Report (2018), for the purpose of:

- A. An updating of construction costs for said facility.
 - B. An updating of financing and/or funding options for said facility.
 - C. An updating with the necessary community consultations/engagement for said facility.”
- and;

That “the said report shall be submitted by the Winnipeg Public Service in cooperation with the Councillors of the East Kildonan-Transcona Community Committee, to the East Kildonan-Transcona Community Committee for their consideration”.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no implications associated with receiving this report as information.

HISTORY/DISCUSSION

On October 17, 2017, the East Kildonan-Transcona Community Committee endorsed a motion to approve funds to commission a Feasibility Study and Financial Business Plan to investigate building a new recreation complex adjacent to the new Transcona Library. The study and plan were to be called the East of the Red RecPlex (ERRP).

In 2018, Gibbs Gage Architects completed the Feasibility Study for the ERRP. The study recommended the development of a new 92,000 square foot City owned and operated indoor, multi-use recreation complex. The complex was to be located on approximately five acres of City-owned land, located in northeast Winnipeg. The recommendations from the 2018 Gibbs Gage Architects led ERRP Feasibility Study were referred to the City’s 2019 Capital Budget process for consideration.

On June 28, 2021, the East Kildonan - Transcona Community Committee provided Land Dedication Reserve funds to support an update of the 2018 Feasibility Study for the East of the Red RecPlex (ERRP). The Public Service has been engaged in the update of the ERRP Feasibility Study, led by the McGowan Russell Group (MRG) over the course of the last eighteen months, and the study is complete (Appendix 1).

The proposed location for ERRP is at the corner of Transcona Blvd and Plessis Road, on the former Transcona Public Works Yard and adjacent to the Park City Commons development. Consistent with the original 2018 Feasibility Study, the updated ERRP Feasibility Study Report completed by MRG in 2022, proposes a 92,000 square foot City-owned and operated indoor regional multi-use recreation complex that would include; an aquatic facility, a gymnasium, multi-purpose room and activity spaces, community kitchen, indoor track, movement studios, accessible change rooms and fitness space, all designed to be attached to the recently constructed Transcona Library locate at 1-Transcona Blvd.

A public engagement process on the ERRP project and amenities was undertaken in the fall of 2021. Overall there was very positive feedback and good support for the

project. Additional information on the public engagement process and results can be located at: [East of the Red RecPlex | Engage Winnipeg](#).

On May 26, 2022, Council approved the Winnipeg Recreation Strategy which recommends the development of new regional recreation complexes that incorporate significant aquatic components along with indoor walking tracks, gymnasiums, fitness spaces and a mix of multi-purpose programming and gathering spaces. Regional recreation complexes will provide inclusive, diverse, and multi-generational recreation opportunities which support active living and lifelong participation for all Winnipeggers. The Recreation Strategy further recommends that new regional recreation facilities should be co-located with a broader range of services such as libraries and housing. Additionally, regional facilities should be designed as low or zero-carbon buildings that advance the City's climate adaptation and mitigation goals as expressed in the Winnipeg Climate Action Plan. Within the recommended implementation plan, the Recreation Strategy prioritizes developing the East of the Red RecPlex to serve the northeast quadrant of the city and recommends that sufficient capital be allocated in 2026 to advance construction of the project.

The Class 5 estimated capital cost of ERRP is \$89.192 million (in 2026). The preliminary draft of 2023 City of Winnipeg Capital Budget proposes up to \$2 Million be allocated for preliminary design work to develop a Class 3 cost estimate, that would inform future capital budget requirements.

FINANCIAL IMPACT

Financial Impact Statement **Date:** [February 13, 2023](#)

Project Name:

East of the Red Rec Plex – Feasibility Study Update

COMMENTS:

There are no financial implications associated with this report as the report is to be received as information.

Ozzy Garrett CPA, CGA

Ozzy Garrett CPA, CGA

Manager of Finance

Community Services Department

CONSULTATION

This Report has been prepared in consultation with:

Planning Property and Development – Real Estate and Land Development

OURWINNIPEG POLICY ALIGNMENT

Goal #4 - Good Health and Well-being

4.9 Inclusive Public Places: Provide and promote the amenities, and the design and maintenance standards, necessary to ensure accessible, safe and sanitary conditions in gathering spaces frequented by the public.

Goal #6 – City Building

6.2 Complete Communities Characteristics: The characteristics of complete communities must be identified and defined in Complete Communities, and will include, at minimum, equitable access to: safety and security, affordable housing for all incomes, local employment opportunities, health-supportive amenities, access to nature, social interaction opportunities, sustainable transportation options, and digital communication technology infrastructure to align with this Plan's goal

Goal #6 – City Building

6.8 Plan for and Accommodate Forecasted Growth: Provide for predictable development, through the timely delivery of City-funded growth-enabling and growth-supportive infrastructure, within the City's financial capacity

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Key Direction 5.2 - Improve Energy Performance of New Buildings

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The subject matter of this report relates to the following goals and objectives of the Poverty Reduction Strategy:

Goal 6: All City Services are Equitable, Inclusive and Accessible

Related 10-year Objectives:

- A. Residents have equitable access to City services, in particular demographic groups who experience marginalization.

SUBMITTED BY

Department: Community Services
Division: Asset Management
Prepared by: S. Sawatzky, P. Skutnik
Date: February 15, 2023
File No: CMS-2023-14

Attachments:

- Appendix 1 - East of the Red Recplex Feasibility Study Update - McGowan Russell Group