REPORT OF THE

EXECUTIVE POLICY COMMITTEE

DATED FEBRUARY 16, 2000

On motion of His Worship Mayor Murray, the Report of the Executive Policy Committee, dated February 16, 2000, was considered clause by clause.

Moved by His Worship Mayor Murray,
That the Consent Agenda, Clauses 1,2,3,4,5,6,7,8,9 and 10, be adopted.

Councillor Timm-Rudolph requested that Clause 2 be pulled from the Consent Agenda.

Councillor Vandal requested that Clause 9 be pulled from the Consent Agenda.

The motion to adopt the Consent Agenda, Clauses 1,3,4,5,6,7,8 and 10, was put and declared carried.

Proposed Closing of Parts of Lagomodiére Boulevard and Rougeau Avenue south of Regent Avenue West File DAC 24/99

345 - 1. The Executive Policy Committee has been advised that in October of 1999, Council approved By-law No. 7510/99, a by-law to close the portions of Lagimodière Boulevard and the Public Road identified as "Proposed Closing - DAC 5/99" and as "Proposed Additional Closing - DAC 17/99" on Schedule "B", Misc. Plan No. 10548/18. These lands are to be incorporated into the lands being sold to Pensionfund Realty for the expansion of the Crossroads Shopping Centre.

The Public Works Department has revised its street requirements since October, and has now declared the portions of Lagimodière Boulevard and Rougeau Avenue shown as "Proposed Additional Closing and Sale" on Schedule "A" to be surplus. These lands will also be incorporated into the lands being sold to Pensionfund Realty for the expansion of the Crossroads Shopping Centre.

The East Kildonan-Transcona Community Committee approved this additional closing at its public meeting held on December 6, 1999, subject to the following condition:

- That the private approach to Rougeau Avenue be designed and signed by the Developer to accommodate only the southbound right turn entering the subject property and the eastbound left turn exiting the subject property, as outlined under Condition IV. C. of Clause 7. of the Report of the Standing Policy Committee on Property and Development dated August 31, 1999, adjourned to September 2, 1999, and adopted by Council on September 22, 1999.

The subject portions of Lagimodière Boulevard and Rougeau Avenue must be closed before they can be incorporated into the land required for the expansion of the Crossroads Shopping Centre. Title to all public rights-of-way in this province is vested in the name of the Crown. The registration in the Winnipeg Land Titles Office of a street closing by-law removes the public right-of-way status from the land and vests the ownership of the property in the City's name. The City is not entitled to dispose of the land until this has been done.

This report is submitted in accordance with the provisions of By-law No. 7325/98, a by-law to amend current procedures to allow certain street opening and closing applications to be submitted to the Executive Policy Committee for report to Council without the requirement to be reviewed by a Standing Policy Committee.

The following criteria must be met before the authority given in the by-law may be exercised:

1. The proposed closing must have been addressed at a public meeting and received approval from the Committee before which the public meeting took place.
2. The proposed closing and sale must have been approved by the Director of Public Works.
3. The proposed closing must have been submitted to all affected City Departments and public utilities with no objections having been received.
4. Any conditions regarding engineering aspects (i.e. relocation of facilities) must have been mutually agreed to.

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5. The terms and conditions of any easement agreements created by the proposed closing and sale must have been addressed.
6. The proposed closing must have been approved by the affected property owner(s).
7. The terms and conditions of any agreements concerning the proposed closing and sale must have been approved by the Director of the department that requested the closing and either the Standing Committee on Fiscal Issues, the Standing Policy Committee on Property and Development, or the Director of Planning, Property and Development Services, as is appropriate.

All of these criteria have been met.

All of the costs associated with this closing are to be borne by the applicant, Pensionfund Realty.

The closure of these public streets requires a by-law pursuant to Section 495 of The City of Winnipeg Act.

The Executive Policy Committee recommends:

I. That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the street closings in accordance with Schedule "A", Misc. Plan No. 10548/22.

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

Copy of attachments referred to in the above clause are on file in the office of the City Clerk.

Adopted by consent.

Policy Statements Re: Establishment and Dissolution of Business Improvement Zones File FL-7 (Vol. 5)

346 - 2. The Executive Policy Committee has been advised that the following policy statement had been provided previously, with the Executive Policy Committee asking for a further comment on whether the 50% +1 threshold was appropriate for the creation of any new BIZ.

> WHEREAS The City of Winnipeg Act provides for the establishment of Business Improvement Zones (BIZs);
>
> AND WHEREAS The City of Winnipeg Act contemplates the process for establishing a BIZ to be initiated through a petition signed by at least 10% of businesses that represent at least 10% of the total business assessment in the proposed zone;
>
> AND WHEREAS Council wants to increase the threshold of those petitioning for the creation of a new BIZ to 50% + 1 of the businesses representing at least 50% of the total business assessment in the proposed zone in an effort to ensure any proposed new BIZ enjoys the support of a majority of its members;
>
> THEREFORE BE IT RESOLVED that Council will only initiate the process for the establishment of a new BIZ in circumstances where the petition requesting the such establishment is signed by more than 50% of the members who represent more than 50% of the total business assessment in the proposed zone.

There is no supporting documentation for why the threshold of 10% was chosen, however, one can speculate that:

- it was set at such a level to make creation relatively easy;

- it was set at 10% in order to ensure a viable core group existed, who would be numerous enough to staff the BIZ Board and ensure the BIZ was able to operate; and,

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- it was not set at a level which would obligate those proposing to create a BIZ to contact every potential member, but rather the mailings by the City to all potential members were the vehicle intended to provide notice.

Therefore, the BIZs created to date have generally gone beyond the required 10% in their originating petition. The following chart sets out the experience to date.

Originating Petition	Number of businesses signing originating petition/%of Annual Rental Value	Number of members objecting to establishment/% of Annual Rental Value
Downtown	10/26	info unavailable
Exchange	11/18	info unavailable
Osborne Village	16/26	19/16
Corydon	19/20	11/13
West End (creation) (expansion)	16/26 30/23	19/16 13/15
Norwood Grove	15/28	16/13
W. Broadway/S. Sherbrook	13/81	9/3
Selkirk Avenue	42/47	15/11
Osborne South	45/51	17/21
North Main	17/26	20/15
Academy	51/57	10/6
Old St. Vital	38/41	11/9
Transcona	34/16	15/42
St. James	51/68	8/5
Grosvenor Square	12/40	1/3
French Quarter	20/27	34/26
Airport	11/15	19/24

The only area of The City of Winnipeg Act which is similar to the BIZ provisions is Part 10 - Local Improvements, which provides as follows:

- to initiate a local improvement, or to prevent a local improvement proposed by the City, requires a petition signed by at least 60% of the owners of land to be affected by the improvement; and

- to initiate a local improvement district, or to prevent such a district proposed by the City, requires a petition/objections from at least 50% of the owners of land within the district.

A survey of relevant legislation in other jurisdictions reveals the following:

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	Ontario*	Alberta	Saskatchewan	New Brunswick
% of businesses required to establish	Council initiates, with no petition being required.	At least 25% of the taxable businesses in the proposed zone.	At least 1/3 representing at least 1/3 of the business assessment in the area; or any number of persons who represent at least one half of the business assessment in the area	Petition by five or more non-resident members
% of businesses required to object		More than 50% of the taxable businesses in the proposed zone.	Clerk to determine sufficiency	1/3 or more of all non-residential users or by non-residential users who in the clerk's opinion would be liable for 1/3 or more of the levy.
How a BIZ can be dissolved	Council may dissolve a BIZ on its' own initiative, or where a petition is received from 25% of the members. Council shall dissolve a BIZ where a petition is received from 50% of the members.	No provision	No provision	No provision

* Note: Ontario provisions are as provided in the pending draft legislation "A Proposed New Municipal Act - Consultation Document, Spring 1998."

It is foreseeable that a policy increasing the threshold for establishing a BIZ may have the following impacts:

- while the creation of BIZs will continue to be possible, it is unlikely that a large BIZ will be created. Downtown, Exchange and Airport all were created with petitions just over the existing statutory threshold. Smaller, more focused BIZs, such as Academy, have been able to generate significantly more participation in the originating petition. As a result, size may become a dominant factor in creation of any new BIZ.

- the individuals who volunteer to work towards forming a new BIZ will face a more onerous task in assembling a larger petition.

- given that within the existing legislation, expansion and alternation of a BIZ follows the same process as creation, those processes will also be subject to any higher threshold established. To date, only one BIZ has had a change in boundaries, that being the West End, where it expanded in size from an ARV of approximately $3 million, to $23 million.

The following alternatives offer different rationales for consideration:

- 10% continues the status quo, and is in keeping with the intent of the existing legislation.

- 33% setting the threshold at this level would obligate those proposing a BIZ to at least meet the same threshold as is required by those wishing to prevent the BIZ from forming. [The legislation provides no BIZ can be formed if at least 1/3 of the members file objections with the city.]

- 51% ensures creation has the support of a bare majority of the proposed membership. Also consistent with requirements for initiating a Local Improvement District.

- 60% would make establishment of a BIZ equivalent to a citizen initiated Local Improvement.

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As can be seen from the above table, most of the legislation from other jurisdictions is similar to The City of Winnipeg Act, in that dissolution of an existing BIZ is not addressed.

The one which does, Ontario, provides that:

a) members may request Council consider dissolution through:

   i) a resolution from the Board requesting dissolution; or

   ii) presentation of a petition signed by 25% of the members representing 25% of the ARV;

b) members may require Council to dissolve a BIZ through a petition signed by 50% of the member representing 50% of the ARV; and,

c) notwithstanding the forgoing, Council may dissolve a BIZ at any time.

Rather than providing a dissolution mechanism, The City of Winnipeg Act provides for membership supervision of a BIZ through the budget process. Specifically, the legislation provides that the members must first approve any proposed program, zone levy and budget before it is submitted to Community Committee. Further, the legislation also provides that Community Committee must not forward those proposals on to Council where written notices of objection, from at least 1/3 of the members, have been received.

Experience to date has shown that those members who are opposed to their BIZ have focused their efforts within this budget process. For the Airport, dissolution came about as a result of the members defeating the proposed budget at an AGM, and then overwhelmingly passing a further motion asking that the BIZ be dissolved. West End members originally voted down the budget, and then subsequently submitted a petition against a revised budget, which also asked for repeal of the originating by-law, at the Community Committee stage. However, given that the petition was not signed by the required 1/3 of the members, Council proceeded to pass the proposed budget.

As a result, it is suggested that Council not consider a defeat of a budget at an AGM as in and of itself sufficient grounds for consideration of dissolution.

Rather, it is recommended that dissolution only be considered:

a) in relation to the budget process:

   i) where the proposed budget, zone levy and program of the BIZ has been defeated, either at an AGM, or through a petition presented to Community Committee; and

   ii) if the BIZ Board so chooses, the Board be given a fair opportunity to present to the members a revised budget, program, and zone levy, and that the revised budget is also defeated. [In order to fit into the City's budgetary schedule, this follow-up meeting should be held no later than November 30]

b) in relation to an inactive BIZ:

   i) subject to an extension granted to deal with unusual circumstances, where a BIZ Board fails to hold an Annual General Meeting of its members within a calendar year.

c) within the inherent jurisdiction of Council:

   i) where Council is satisfied a BIZ has ceased to serve the interests of its members; or,

   ii) where dissolution is appropriate to ensure proper stewardship of public assets is maintained.

The Executive Policy Committee asked for a further report regarding the establishment of Council policies in relation to the establishment, and dissolution, of Business Improvement Zones.

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The Executive Policy Committee recommends:

I. That Council adopt a Policy regarding the establishment and dissolution of Business Improvement Zones, ("BIZ") such Policy include:

a) that Council only consider initiating the process for the establishment of a new BIZ where the petition requesting the establishment is signed by more than 50% of the members, who represent more than 50% of the total business assessment, in the proposed zone; and

b) that the defeat of a budget at an Annual General Meeting ("AGM") of a BIZ not be sufficient grounds for consideration of dissolution; but rather that dissolution only be considered where:

i) a BIZ budget has been defeated at an AGM, or through a petition, and the BIZ Board has been given the opportunity to present a revised budget to the membership;

ii) a BIZ is inactive; or

iii) Council is satisfied a BIZ has ceased to serve the interests of its members.

Moved by His Worship Mayor Murray,
Adoption of the clause.

Carried.

Evaluation of Alternative Roadway Networks Connecting the Provencher Bridge and Main Street
File DAZ 215/99 (Vol. 3)

347 - 3. On January 19, 2000, the Executive Policy Committee laid over Clause 3 of the Report of the Standing Policy Committee on Public Works dated January 11, 2000, with respect to the referenced matter.

In accordance with Section 61.5 of the Procedure By-law No. 5400/90 as amended, the Executive Policy Committee recommends that Council grant an extension of time of 30 days inasmuch as a Council Seminar has been scheduled for March 13, 2000 on the subject matter.

Adopted by consent.

Declaration of a Portion of the Henteleff Tree Nursery lands as Surplus - Riel Community File FI-2.4(35)(Vol. 7)

348 - 4. On November 10, 1999, the Executive Policy Committee laid over Clause 3 of the Report of the Standing Policy Committee on Property and Development dated October 26, 1999, with respect to the referenced matter.

On December 15, 1999, Council granted a 60 day extension of time.

In accordance with Section 61.5 of the Procedure By-law No. 5400/90 as amended, the Executive Policy Committee recommends that Council grant a further extension of time of 30 days for further consideration of the matter.

Adopted by consent.

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Proposal from Shelter Corporation - To Lease 4.44 acres of the Transcona Deep Pond Site for vehicle parking purposes associated with the development of the Regent Casino Hotel - To purchase a portion of the Owen Street right-of-way from the City - East Kildonan-Transcona Community File FI-2.2(33) (Vol. 1)

349 - 5. On January 19, 2000, the Executive Policy Committee laid over Clause 9 of the Report of the Standing Policy Committee on Property and Development dated January 6, 2000, with respect to the referenced matter.

In accordance with Section 61.5 of the Procedure By-law No. 5400/90 as amended, the Executive Policy Committee recommends that Council grant an extension of time of 30 days for further consideration of the matter.

Adopted by consent.

Expenditure from Land Dedication Reserve Fund - Shelter at Bunn's Creek Centennial Park - East Kildonan-Transcona Community Files EP-2 (Vol. 26) and PR-7 (33) (Vol. 1)

350 - 6. The Executive Policy Committee has been advised that the East Kildonan-Transcona Community Committee has concurred in the allocation of $3,800.00 from the East Kildonan-Transcona Land Dedication Reserve Fund to assist with the cost of installing the additional wall mounted lights in the shelter at Bunn's Creek Centennial Park during the year 2000.

The Executive Policy Committee concurs with the above and recommends that funds in the amount of $3,800.00 be approved from the East Kildonan-Transcona Community Committee Land Dedication Reserve Fund for the project.

Adopted by consent.

Transcona Business Improvement Zone - Proposed Program, Zone Levy and Budget Estimates - 2000 File FL-7.12 (Vol. 1)

351 - 7. On December 20, 1995, Council adopted By-law No. 6729/95, being a by-law of The City of Winnipeg to designate a Business Improvement Zone to be known as the Transcona Business Improvement Zone and to establish a Management Board for the Zone. By-law No. 6729/95 requires that the Business Improvement Zone prepare its proposed program, zone levy and budget estimates for the consideration of Council.

The Transcona Business Improvement Zone at its Annual General Meeting held on December 1, 1999, approved the proposed annual program and budget for 2000.

On January 25, 2000, the East Kildonan-Transcona Community Committee considered the proposed program, zone levy and budget estimates for the Transcona Business Improvement Zone.

The Community Committee passed the following motion:

WHEREAS a public meeting to review the proposed program, zone levies and budget estimates for the Transcona Business Improvement Zone for the year 2000 was duly advertised in The Winnipeg Free Press and The Winnipeg Sun on Monday, January 10, 2000, in accordance with Section 17 of By-law No. 6729/95;

AND WHEREAS no objections were received in respect to the Board's proposals;

Report of the Executive Policy Committee dated February 16, 2000

NOW THEREFORE BE IT RESOLVED that the East Kildonan-Transcona Community Committee unanimously recommend to Executive Policy Committee that the proposed program, zone levy, and budget estimates for the Transcona Business Improvement Zone for the year 2000, as adopted, be ratified by Executive Policy Committee and City Council.

The Executive Policy Committee recommends:

I. That the proposed program zone levy and budget estimates for the Transcona Business Improvement Zone, as outlined in Appendix "A", for the year 2000 be adopted.

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

Copy of attachment referred to in the above clause is on file in the office of the City Clerk.

Adopted by consent.

Proposal to establish a Committee of Council to review Standing Committees' delegated authority under Organizational By-law No. 7100/97 File GL-5.6 (Vol. 9)

352 - 8. On December 15, 1999, Council ruled automatic referral of the following motion to the Executive Policy Committee, under Rule 16.1 of the Procedure By-law No. 5400/90:

Moved by Councillor Prystanski,
Seconded by Councillor Steek,

WHEREAS Clause 2 of the Executive Policy Committee dated December 15, 1999, advises that the Executive Policy Committee has created an Ad Hoc Committee to review the matter of delegated authority pertaining to each of Council's Standing Committees;

AND WHEREAS the review will affect every Standing Committee;

THEREFORE BE IT RESOLVED that Council establish a "Committee of Council" to be chaired by the Secretary of Intergovernmental Affairs and include representation from each of its Standing Committees for the purpose of conducting a review of each Standing Committee's delegated authority under Organizational By-law No. 7100/97;

AND BE IT FURTHER RESOLVED that each Standing Committee apprise the Executive Policy Committee of its recommended appointment.

On January 12, 2000, the Executive Policy Committee laid the matter over for 30 days.

The Executive Policy Committee recommends that the motion be filed inasmuch as the Executive Policy Committee on December 15, 1999 created an Ad Hoc Committee comprised of Councillor Eadie, Secretary of Intergovernmental Affairs to review the delegated authority pertaining to each of Council's Standing Committees.

Adopted by consent.

Report of the Executive Policy Committee dated February 16, 2000

Proposal to create an Urban Economic Development Strategy Committee
File CR-5 (Vol. 1)

353 - 9. On December 15, 1999, Council ruled automatic referral of the following motion to the Executive Policy Committee, under Rule 16.1 of the Procedure By-law No. 5400/90:

Moved by Councillor Angus,
Seconded by Councillor De Smedt,

WHEREAS the City of Winnipeg is desirous of increasing its tax base, job creation and new business development;

AND WHEREAS there are opportunities for economic development in the City of Winnipeg;

THEREFORE BE IT RESOLVED that the Executive Policy Committee explore creation of an "Urban Economic Development Strategy Committee";

AND BE IT ALSO RESOLVED that the Executive Policy Committee recommend to Council the structure, terms of reference and reporting relationships for the Committee's operation.

On January 12, 2000, the Executive Policy Committee laid the matter over for 30 days.

In accordance with Section 61.5 of the Procedure By-law No. 5400/90 as amended, the Executive Policy Committee recommends that Council grant an extension of time of 90 days for further consideration of the matter.

Adopted by consent.

Proposed Amendment to The City of Winnipeg Act - Utilization of Frontage Levy Monies
File FL (Vol. 8) [c/r GL-5.6 (Vol. 9)]

354 - 10. On February 16, 2000, the Executive Policy Committee passed the following motion, namely:

WHEREAS the City of Winnipeg charges a frontage levy for watermain renewal and for sewer line renewal on city tax bills;

AND WHEREAS the monies collected may only be used for watermain renewal and sewer line renewal;

THEREFORE BE IT RESOLVED that the Province of Manitoba be requested to amend The City of Winnipeg Act to allow the expenditure of frontage levy monies for the renewal, repair and replacement of residential streets and sidewalks as well as watermain renewal and sewer line renewal;

and submits same to Council for favourable consideration.

Moved by His Worship Mayor Murray,
Adoption of the clause.

Carried.

Councillors Golden and Timm-Rudolph asked to be recorded as having voted against the clause, in accordance with Rule 50.7 of the Procedure By-law.

REPORT OF THE

EXECUTIVE POLICY COMMITTEE

DATED FEBRUARY 22, 2000

On motion of His Worship Mayor Murray, the rule was suspended and the Report of the Executive Policy Committee, dated February 22, 2000, was considered clause by clause.

Moved by His Worship Mayor Murray,
That the Consent Agenda, Clauses 1 and 2 be adopted.

355 - Councillor Golden asked to be recorded as having voted against Clause 2, in accordance with Rule 50.7 of the Procedure By-law.

The motion to adopt the Consent Agenda, Clauses 1 and 2 was put and declared carried.

Winnipeg Development Agreement, Sub-Program 3A, Spence Housing Rehabilitation Project, Phase II
File FR-3.2(PA-3)(Vol. 3)

356 - 1. The Executive Policy Committee has been advised that The Program Authorization for the Winnipeg Development Agreement, Sub-Program 3A, was approved by the three levels of Government on August 4, 1995. On March 25, 1998, City Council adopted the Spence Neighbourhood Revitalization Strategy as a concept plan to guide the activity of the Neighbourhood Revitalization Program in the Spence Neighbourhood.

The Spence Housing Rehabilitation Phase II Project addresses the issue of Neighbourhood Housing, Employment, Image and Safety as identified in the Spence Neighbourhood Revitalization Strategy.

The Spence Neighbourhood Council at their meetings of January 19, 1999 and January 18, 2000, recommended funding up to $569,500 from the WDA Sub-Program 3A, Neighbourhood Revitalization, to support the Spence Housing Rehabilitation Phase II Project.

The Spence Housing Rehabilitation Project, Phase II, is being launched by the Spence Housing Coalition, a partnership of local agencies under the management of the Winnipeg Housing Rehabilitation Corporation, (WHRC), to improve the housing stock of the neighbourhood by rehabilitating homes in poor condition, demolishing those beyond repair and stimulating improvements by existing homeowners; to provide employment opportunities for local residents; to provide the supports to facilitate and sustain affordable homeownership for low income families in the neighbourhood; and to support the initiative of neighbourhood housing groups serving complementary purposes.

Phase I of the Spence Housing Rehabilitation Project, approved by Executive Policy Committee on July 7, 1999 for $97,500, provided the stimulus for housing rehabilitation to begin in the Spence Neighbourhood. Winnipeg Inner City Home Ownership, a charter member of the Spence Housing Coalition has entered into a contract to purchase, demolish and convert two boarded houses into greenspace, renovate two homes for affordable resale, and provide 15 - $1000 homeowner rehabilitation grants.

Funding will be used to purchase and renovate 12 to 24 homes, as well as purchase, demolish and through community consultation, redefine/redesign the usage for an additional 4 to 12 properties. Fifteen homeowner rehabilitation grants will also be disbursed according to criteria already found to be successful in Phase I (which stimulated a two to one contribution by existing homeowners). Two local residents will also be hired as a construction supervisor and program/training coordinator to oversee the work schedule requirements and market the renovated homes to potential homeowners. Approximately 15 local residents will be hired to provide labour for the demolition/renovations.

The Spence Housing Rehabilitation Project will be managed by the Winnipeg Housing Rehabilitation Corporation, a non-profit charitable organization mandated by City Council to provide affordable housing in Winnipeg. The administration of the project will be coordinated with the Spence Housing Coalition, a group of local housing stakeholders, residents and institutions who collaboratively developed the project plan and are committed to its implementation. The Spence Housing Coalition is comprised of membership from the Spence Neighbourhood

Report of the Executive Policy Committee dated February 22, 2000

Council, local financial institutions, Winnipeg Inner City Home Ownership Inc., Housing Opportunities Project of the Winnipeg Real Estate Board, the neighbourhood City Councillor, Royal Bank Inner City Markets, Lions Housing, and New Life Ministries.

The Spence Housing Coalition is currently in discussions with CMHC and the Royal Bank, Inner City Markets to establish a mechanism which supports homeownership opportunity for low income families. Additional funding assistance has been requested from HRDC, West End BIZ and is pending at this writing. RRAP funding for up to 10 units has been approved by CMHC.

The sustainability of the project will be supported by reinvesting funds from the sale and resale of homes which will be placed in a housing trust fund by WHRC and will be leveraged against future housing purchases in the Spence Neighbourhood. In addition, the participation of coalition members will strengthen their capacity and competency as the project progresses and their experience grows. The project's plans complement the proposed housing policy of the City of Winnipeg and will serve as a potential model for its long term implementation.

The project addresses several goals within the Spence Neighbourhood Revitalization Strategy:

- Increasing the number and quality of owner occupied homes.
- Attacking unemployment by hiring local residents
- Improving the neighbourhood's image with this rebuilding process
- Creating a safe neighbourhood by removing boarded up homes.
- Organizing ways neighbours can get to know each other and unite to address common neighbourhood issues

The proponents will provide a quarterly report to the City of Winnipeg as well as a final report upon completion of the project.

Request from WDA	$569,500
Potential funding leveraged from other sources	$674,000 - $1,638,000

Funding summary: as outlined on Schedule "A".

WDA funds have been budgeted for in prior years; therefore there is no additional borrowing authority required to accommodate this project.

City Council is the approval authority for Winnipeg Development Agreement initiatives involving funding over $100,000. All recommendations on proposals submitted to the Spence Neighbourhood Council are forwarded to Executive Policy Committee.

The Executive Policy Committee recommends:

I. That the Spence Neighbourhood Council's recommendation to provide up to $569,500 from the Winnipeg Development Agreement, Sub-Program 3A, Neighbourhood Revitalization to the Winnipeg Housing Rehabilitation Corporation to assist in the Spence Housing Rehabilitation Project Phase II, be approved subject to:

a) Confirmation of the funding partners being received;

b) WHRC, in consultation with the City of Winnipeg, establish performance criteria for the evaluation of the project and that the progress of the project in meeting these criteria be reviewed prior to the advancement of progress payments.

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

Adopted by consent.

Report of the Executive Policy Committee dated February 22, 2000

Committee for Safety - Appointment of Working Group Members
File CR-5 (Vol. 1)

357 - 2. On February 22, 2000, the Executive Policy Committee passed the following motion, namely:

WHEREAS Council at its meeting of April 28, 1999, adopted Clause 5 of the Report of the Executive Policy Committee, dated April 21, 1999, creating the "Committee for Safety" to support, assist, stimulate and mobilize the work of the community on safety issues;

AND WHEREAS the terms of reference for the Committee for Safety include the creation of working groups to address specific issues and act as an extension of the Committee, utilizing individuals and representatives of organizations with relevant experience and expertise drawn from the Community, City Administration and Members of Council;

AND WHEREAS the issues regarding the handling of domestic violence assault cases and the operation of 911 within the Winnipeg Police Services Department require immediate review;

THEREFORE BE IT RESOLVED THAT:

I. The Committee for Safety be directed to form a Working Group to review the recommendations of the Commission of Inquiry conducted by the Honourable Mr. Justice Perry Schulman (Lavoie Report), assess the implementation of said recommendations and to review police operations regarding the policies surrounding Domestic Abuse and Zero Tolerance;

II. The Working Group be comprised of Councillor Gerbasi, Chairperson; Councillor Vandal; Jane Ursel, Director of the Family Violence Research Centre at the University of Manitoba; Josie Hill, Executive Director of the Ma Mawi Wi Chi Itata Centre, Janice leMaistre, Senior Crown Attorney, Special Family Violence Unit; Inspector Tom Legge, Winnipeg Police Service and other members that the Working Group deem appropriate;

III. The terms of reference for the Working Group be as follows:

- *Review the Lavoie Report and the City's progress on the implementation of the recommendations;*
- *Review the Emergency Response and Police communications system including:*
  - *Staff recruitment, training and evaluation*
  - *Emergency response and police communication*
  - *Emergency response system operation and priority including response time*
- *Review all Police policy regarding domestic assaults and zero tolerance;*
- *Review best practices in other municipalities.*

IV. That the Working Group present its findings and any recommendations to the Standing Policy Committee on Protection and Community Services (within 30 days)

AND BE IT FURTHER RESOLVED THAT the Administration be directed to do all things necessary to facilitate the work of the Committee in the provision of financial and human resources, including assistance from the offices of the Winnipeg Police Service, Legal Services Division, City Clerk's Department, and such other offices or officers as the Committee may deem appropriate;

and submits same to Council for favourable consideration.

Adopted by consent.

(See Minute No. 355 for opposition recorded by Councillor Golden)

Report of the Executive Policy Committee dated February 22, 2000

Moved by Councillor Steek,

That Council revert back to the order of business - "Delegations", to allow representations to Council regarding Clause 3 of the Report of the Executive Policy Committee, dated February 22, 2000, - "Canadian Bank of Commerce Building - 389 Main Street".

Carried.

DELEGATIONS

358 - Bill Loewen and Rod Zimmer, on behalf of The Canadian Unity Centre, appeared before Council in opposition to Clause 3 of the Report of the Executive Policy Committee dated February 22, 2000 regarding the Canadian Bank of Commerce Building - 389 Main Street. File FI-2.3(32)(Vol. 6)

Cornelius Martens, President, Marwest Management Canada Ltd., also appeared before Council in opposition to Clause 3 of the Report of the Executive Policy Committee dated February 22, 2000 regarding the Canadian Bank of Commerce Building - 389 Main Street.

Council here reverted to the regular order of business - "Clause 3 of the Report of the Executive Policy Committee, dated February 22, 2000".

Canadian Bank of Commerce Building - 389 Main Street File FI-2.3(32)(Vol. 6)

359 - 3. The Executive Policy Committee has been advised that on March 23, 1999, Marwest Management Canada Ltd. offered to sell 389 Main Street for $1.00, if the City agreed to extend the City's current lease on 395 Main Street for 20 years.

On April 8, 1999, the Standing Policy Committee on Property and Development referred the Marwest Proposal to Executive Policy Committee for direction. On April 21, 1999, Executive Policy Committee requested the Administration commence negotiations with Marwest and Winnipeg Millennium Committee.

On June 3, 1999, the Standing Policy Committee on Property and Development directed the Administration to conclude negotiations with Marwest Management Canada Ltd. for the extension (4 five-year periods) of the current lease for 395 Main Street, subject to the acquisition of 389 Main Street for $1.00 as a Millennium project, and report back to the Special Meeting on June 15, 1999.

On June 9, 1999, Executive Policy Committee directed that no extension to the lease of 395 Main Street will be approved until a proposal for 389 Main Street has been selected and the funding is in place.

On July 19, 1999, City Council adopted the following motion:

"*I. That the City of Winnipeg endorse in principle the acquisition of 389 Main Street subject to the following:*

a) Satisfactory negotiations between the City of Winnipeg and Marwest Management Canada Ltd. relating to the transfer of ownership of 389 Main Street, to be approved by Council.

b) That the Winnipeg Millennium Committee enter into an agreement with the City relating to the development and operation of 389 Main Street, to be approved by Council.

c) That the Management Group be required to provide confirmation of approval of the Federal Government funding for the proposal.

II. That the Proper Officers of the City be authorized to do all thing necessary to implement the foregoing."

On October 13, 1999, the Executive Policy Committee laid the matter over for 30 days pending confirmation of funding.

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The Winnipeg Millennium Committee submitted their Business Plan to operate and develop 389 Main Street to the City on September 16, 1999. This development called the "Canadian Unity Centre City of Winnipeg" investigates the potential of the Canadian Bank of Commerce Building (389 Main Street) operating as a self-sustaining facility. In addition, the Planning, Property and Development Department has had discussions with the owners of 389 Main Street as to the conditions for transferring ownership of 389 Main Street to the City of Winnipeg.

A) Transfer of Ownership of 389 Main Street to the City

Discussions between the City and Marwest Management Canada Ltd. have led to the following options being available regarding the City obtaining ownership of 389 Main Street:

1. Marwest to donate 389 Main Street to the City of Winnipeg for the Millennium Project providing the City exercises four, five year renewal options as per the original lease for 395 Main Street. City to pay market rents at each renewal time.

2. City may purchase 395 Main Street for appraised fair market value after the first five-year renewal option period, based on conventional methods of appraisal.

3. Upon completion of the second period work at 395 Main Street, Marwest agrees to enter into negotiations with the City to acquire 395 Main Street in exchange for City owned assets of like value.

The following options have been put forward through negotiation by the City of Winnipeg and have been found to be unacceptable by Marwest Management Ltd:

1. City to purchase outright 389 Main Street and/or 395 Main Street for appraised fair market value without entering into lease extension arrangement at 395 Main Street.

2. City to obtain ownership of 389 Main Street by entering into a lease arrangement at 395 Main Street of less than 20 years, without purchasing 395 Main Street after the first five year lease extension (ie. 17 years from now).

Costs Associated with Extension of 395 Main Street Lease

Existing Lease Conditions include joint agreement on Market Rent. Based on discussions with the landlord, the lease renewal agreement would exclude rent escalation clauses for the four lease renewal/extensions.

Therefore, the financial impact of the extension of 395 Main Street lease would commit the City of Winnipeg to approximately $52,400,000 over the next 32 years. An addition of approximately $28,000,000 over the already committed lease. This has a present value of approximately $6,300,000.

This long term lease of 32 years does put the City at risk of having too long of a commitment to this building. The financial commitment of the 395 Main Street lease exceeds the value of 389 Main Street. An independent appraisal for 389 Main Street estimated the property value at $340,000.

In addition, with possible Civic staff downsizing, extending the lease beyond the existing 12 years could put the City at risk of leasing more space than it needs. But if it was assumed that the City would require the 50,000 square feet of space after the existing 12 year lease at 395 Main Street is concluded, there are other options to renewing that lease. Those options may include leasing at a different location, purchasing a building, or constructing a new building.

The cost for any of these alternatives is difficult to estimate with any accuracy, as they are 12 years from now. To construct a new building or purchase an existing building may be beneficial to entering into a 20 year lease extension at 395 Main Street. For example, new construction may cost approximately $5,000,000 less than a 20 year lease extension at 395 Main Street (or $471,000 in net present value). This is shown in more detail in Appendix A3.

Purchase of a building in the market place twelve years hence could even be more cost effective than new construction. New construction was used in the financial analysis because new construction can be estimated with greater accuracy than purchase of an existing building, due to the greater volatility in the real estate market as compared to the construction market.

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Furthermore, it should be noted that the 395 Main Street lease extension would be a Capital lease and would likely be treated for accounting purposes the same as purchasing a building or constructing a new building.

Finally, Marwest has proposed the City have the option of purchasing 389 Main Street at the end of the first 5 year extension at market value. This option does not change the costs identified above as purchase at market value of the remaining 15 year extension would likely produce a similar present value as above.

B) Development and Operation of 389 Main Street

The development of 389 Main Street was presented by the Winnipeg Millennium Committee in an effort to transform this vacant heritage building into a number of joint non-profit uses, and have specifically identified the Manitoba Crafts Council as one of the major tenants. In addition, the Faculty of Architecture, has shown an interest in utilizing the building for student studio space, and for events and exhibits.

Through correspondence with Marwest, it has been determined that redevelopment of the building could cost from $1.0 to $5.0 million to be fully redeveloped, depending on the ultimate use and the tenant improvements implemented. The Winnipeg Millennium Committee estimates the development costs to be $4.5 million for their intended use, this was the amount indicated on the Manitoba Millennium Fund application. The proposal estimated that the building intended mix of uses occupy only 25% of the building and the development costs would be approximately $500,000.

Costs Associated with Entering into 389 Main Street Agreement

To date, the Winnipeg Millennium Committee have identified $1 million for the project. The proposal indicates that the upper levels of the building are rented in years 2 to 5 of operation and occupancy rates increase from 45% to 80%, yet no development costs are identified for the upper levels and the operation costs don't increase. The City could be at risk for additional development costs as the owner of the building.

Also the City could be at risk for annual operating and maintenance costs from $100,000 to $300,000. The ability of the tenants that were identified in the proposal to support the operation, is questionable. In fact, the Faculty of Architecture indicated in a letter in the proposal that occupancy by them is conditional upon:

> *"All costs....would be found outside the university"*
>
> *"The City would cover the costs of maintenance, security, lighting, heating, and any other ongoing expenses (taxes)."*
>
> *"...dependent on... sufficient revenue to cover the costs of the building management and administration and the costs of running the programs"*

The business plan reflects an understanding that an "all weather walkway" is to be built. Yet no funding is identified, this could be in excess of $2 million dollars.

Finally, the City of Winnipeg has already paid for saving this building. The rent paid in the existing 395 Main Street lease reflects Marwest's commitment to purchase 389 Main Street and restore it from further deterioration. The City agreed to pay an additional $2.25 psf for the 395 Main Street lease (annually $148,937, over $2.9 million over the 20 year lease, equates to $1,200,000 already paid in 8 years).

C. Federal Government Funding for the Development of 389 Main Street

The Planning, Property and Development Department has worked closely with Marwest and the Winnipeg Millennium Committee in preparing an application for Federal Government funding through the Canada Millennium Partnership Program for the development of 389 Main Street. On October 27, 1999, the Federal Government announced $800,000 would be given to the development of 389 Main Street.

PROPOSAL COST ANALYSIS:

The purpose of this analysis is to provide an order of magnitude of potential costs associated with the 20 year lease extension proposal for 395 Main Street.

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As at the date of this analysis, "market rent" rates and other occupancy cost factors in the year 2012 and thereafter cannot be specifically identified because of (1) uncertainty as to Winnipeg real estate market conditions, (2) uncertainty of financial market conditions, and (3) other risk factors associated with increasing the years under study in any financial analysis. As such, a precise estimate of total financial impact to the City cannot be determined.

However, to consider the 20 year lease extension proposal for 395 Main Street, it is useful to identify potential cost associated with the proposal. Therefore, for the purposes of this analysis, Appendix A1 contains a full occupancy cost summary assuming prevailing market conditions will exist in the extension period. Appendix A2 contains a Sensitivity Analysis which provides a range of possible market rents based on prevailing market conditions. Appendix A3 contains a Comparative Analysis of the lease extension proposal (based on prevailing market conditions) to construction of a new facility.

Note this analysis is not an estimate or projection of full occupancy cost to the City of acceptance of the 20 year lease extension proposal for 395 Main Street. This analysis presents a potential future financial requirement of the City which may be higher or lower than as identified herein. The inability to estimate or project full occupancy cost to the City results from significant financial risk associated with the terms and conditions as contained in the subject proposal.

The Notes to Accompany Financial Analysis (Appendix A4) are an integral part of the analysis contained in Appendices A1 and A2.

On February 16 and 22, 2000, the Executive Policy Committee heard Rod Zimmer, Cornelius Martens and Armin Martens in delegation with respect to their proposal.

The Executive Policy Committee passed the following motion, namely:

WHEREAS Marwest has presented a proposal to the City of Winnipeg whereby it will convey the property at 389 Main Street to the City of Winnipeg upon payment of $1.00 and the extension of the existing lease for 395 Main Street for an additional 10 year period subject to certain terms and conditions;

AND WHEREAS on July 19, 1999, Council endorsed in principle the acquisition of 389 Main Street subject to the following:

a) Satisfactory negotiations between the City of Winnipeg and Marwest Management Canada Ltd. relating to the transfer of ownership of 389 Main Street, to be approved by Council

b) That the Winnipeg Millennium Committee enter into an agreement with the City relating to the development and operation of 389 Main Street, to be approved by Council

c) That the Management Group be required to provide confirmation of approval of the Federal Government funding for the proposal;

AND WHEREAS the Executive Policy Committee is of the view that the City of Winnipeg should not commit to an extension of lease for 395 Main Street as part of a proposal to acquire or facilitate the development of 389 Main Street;

THEREFORE BE IT RESOLVED THAT the Executive Policy Committee recommends to Council:

1. The City of Winnipeg reject the proposal of Marwest to convey the property at 389 Main Street to the City of Winnipeg upon payment of $1.00 and the extension of the existing lease for 395 Main Street for an additional 10 year period;

2. That Council authorize an expenditure of up to $350,000 (plus closing and overhead costs) for the direct purchase of the building at 389 Main Street whereupon the City would convey the building for $1.00 to the Canadian Unity Centre, or alternatively to provide a grant to the Canadian Unity Centre to facilitate the acquisition and development of the property at 389 Main Street, said purchase or grant to be subject to terms and conditions satisfactory to the Executive Policy Committee;

and submits same to Council for favourable consideration.

Copy of attachments referred to in the above clause are on file in the office of the City Clerk.

Report of the Executive Policy Committee dated February 22, 2000

Moved by His Worship Mayor Murray,
That the Executive Policy Committee recommendation be withdrawn to consider an alternative recommendation.

The Speaker called the Deputy Speaker, Councillor Lazarenko, to the Chair and left the Chamber.

The motion to withdraw the Executive Policy Committee recommendation to consider an alternative recommendation was put and declared carried.

Moved by Councillor Eadie,
That Council recess to reconvene at 1:30 p.m.

Carried.

Council recessed at 11:45 a.m., and reconvened at 1:38 p.m., same members present, the Speaker in the Chair.

Councillors De Smedt, Prystanski, Smith and Steek, entered the meeting after Council had reconvened.

Moved by Councillor Lubosch,
Seconded by Councillor Steek,

WHEREAS on July 19, 1999, Council endorsed in principle the acquisition of 389 Main Street for the development of a "Canadian Unity Centre Project", subject to the following:

a) Satisfactory negotiations between the City of Winnipeg and Marwest Management Canada Ltd. relating to the transfer of ownership of 389 Main Street, to be approved by Council;

b) That the Winnipeg Millennium Committee enter into an agreement with the City relating to the development and operation of 389 Main Street, to be approved by Council;

c) That the Management Group be required to provide confirmation of approval of the Federal Government funding for the proposal;

AND WHEREAS Marwest has presented proposals to the City of Winnipeg whereby it will convey the property at 389 Main Street to the City of Winnipeg upon payment of $1.00 and certain extensions of the existing lease for 395 Main Street;

AND WHEREAS the proposed "Canadian Unity Centre Project" would provide a significant benefit to the community and to all citizens of Winnipeg;

THEREFORE BE IT RESOLVED THAT:

1. Firstly, Marwest Management Canada Ltd. will donate the building at 389 Main Street to the Canadian Unity Centre Inc. or its designate, or such other entity as the Executive Policy Committee may direct, for the sum of $1.00;

2. Secondly, the City of Winnipeg will agree to extend its lease of 395 Main Street for a period of 5 years, by exercising one of its five year renewal options at the then current market rental rate, as provided in the current lease;

3. Thirdly, that Council request the Province of Manitoba to enact such suitable legislation as may be necessary to exempt the property at 389 Main Street from municipal and school taxes;

Report of the Executive Policy Committee dated February 22, 2000

4. That further extensions of the lease of 395 Main Street be at the discretion of future Councils but that this Council go on record as recognizing the positive relationships that exist in developing the Canadian Unity Centre Project and the corporate leadership that has been shown by Marwest Management Canada Ltd. in bringing the Canadian Unity Centre Project vision to reality.

In amendment,

Moved by Councillor Clement,
Seconded by Councillor Eadie,

THAT the third resolve be deleted in its entirety and replaced by the following:

If the property is deemed to be taxable under the *Municipal Assessment Act*, the City will undertake discussions with the Canadian Unity Centre Inc. regarding ways and means of mitigating any municipal property taxation.

The amendment was put and declared carried.

The Speaker called the Deputy Speaker, Councillor Lazarenko, to the Chair and left the Chamber.

The Speaker here resumed the Chair.

The motion, as amended, was put and declared carried.

EXECUTIVE POLICY COMMITTEE

MOTIONS

Moved by Councillor Eadie,
Seconded by Councillor Clement,

360 - WHEREAS a number of persons have approached the City Clerk with a request to make representation to Council at its Special Meeting of March 15, 2000, concerning the 2000 - 2002 Current Estimates;

AND WHEREAS the Procedure By-law limits the number of delegations on any item to two in support and two in opposition;

THEREFORE BE IT RESOLVED THAT Rule 54.5 of the Procedure By-law be suspended to permit the hearing of additional delegations to appear before Council, each delegation being limited to a maximum of ten minutes each to address Council, with no extension of time being permitted and with no questions being permitted by members of Council to the delegates.

Carried.

Moved by Councillor Lazarenko,
Seconded by Councillor Smith,

361 - WHEREAS since the end of January 2000, gasoline prices in the City of Winnipeg have risen from 61.5 cents a litre to 67.5 cents a litre or more;

AND WHEREAS in 1998, 1.316 billion litres of gasoline and 586 million litres of diesel fuel and propane were sold in Manitoba;

AND WHEREAS high gasoline prices create hardship for all Manitoba motorists, especially in winter when a vehicle is often essential;

Executive Policy Committee - Motions (continued)

AND WHEREAS government taxes on the production and sale of gasoline have not changed;

AND WHEREAS the Public Utilities Board has the ability and Section 107 of the Public Utilities Board Act states in part:

The board may perform duties assigned to it

(a) by Act or resolution of the Legislature;

(b) by order of the Lieutenant Governor in Council;

THEREFORE BE IT RESOLVED THAT Council ask the Provincial Government to direct the Public Utilities Board to investigate and report on the cause of the gas price increase, its effect on Manitobans and the desirability of price regulation for the protection of consumers.

The Speaker ruled the motion out of order in that the subject matter was not within the jurisdiction of Council.

Councillor Lazarenko challenged the ruling of the Chair.

The question, "Shall the ruling of the Chair be sustained?" was put.

Councillor Lazarenko called for the yeas and nays, which were as follows:-

Yea: Councillors Clement, De Smedt, Lubosch, Deputy Mayor Thomas, Eadie, His Worship Mayor Murray and Councillor O'Shaughnessy. 7

Nay: Councillors Lazarenko, Angus, Gerbasi, Golden, Prystanski, Smith, Timm-Rudolph and Vandal. 8

and the ruling of the Chair was not sustained.

The Speaker ruled automatic referral to Executive Policy Committee in accordance with Rule 16.1 of the Procedure By-law.

Moved by Councillor Angus,
That the rule be suspended to allow consideration of the motion at this time.

Carried.

The motion was put.

Councillor Lazarenko called for the yeas and nays, which were as follows:-

Yea: Councillors Lazarenko, Prystanski, Smith, Timm-Rudolph and Vandal. 5

Nay: Councillors Angus, Clement, Gerbasi, Lubosch, Deputy Mayor Thomas, Eadie, His Worship Mayor Murray and Councillor O'Shaughnessy. 8

and the motion was declared lost.

EXECUTIVE POLICY COMMITTEE

CONSIDERATION OF BY-LAWS

362 - On motion of His Worship Mayor Murray, the following by-laws were read a first, second and third time, the rule being suspended for the third reading of each by-law, and were passed and ordered to be signed and sealed, namely:

By-law No. 7561/2000, a by-law of The City of Winnipeg to provide for the assessment by special rate of the cost of installing Wastewater Sewers in the said City of Winnipeg. Files FC(2000) and SL-1 (Vol. 21)

By-law No. 7562/2000, a by-law of The City of Winnipeg to provide for the assessment by special rate of the cost of installing a Sewer Connection in an area of the said City of Winnipeg set forth in Agreement No. 63. Files FC(2000) and SL-1 (Vol. 21)

By-law No. 7563/2000, a by-law of The City of Winnipeg to provide for the assessment by special rate of the cost of installing a Sewer Connection in an area of the said City of Winnipeg set forth in Agreement No. 64. Files FC(2000) and SL-1 (Vol. 21)

By-law No. 7564/2000, a by-law of The City of Winnipeg to provide for the assessment by special rate of the cost of installing a Water Connection in an area of the said City of Winnipeg set forth in Agreement No. 65. Files FC(2000) and SL-1 (Vol. 21)

By-law No. 7565/2000, a by-law of The City of Winnipeg to provide for the assessment by special rate of the cost of installing a Sewer Connection in an area of the said City of Winnipeg set forth in Agreement No. 65. Files FC(2000) and SL-1 (Vol. 21)

By-law No. 7566/2000, a by-law of The City of Winnipeg to provide for the assessment by special rate of the cost of installing a Land Drainage Sewer in an area of the said City of Winnipeg set forth in Agreement No. 65. Files FC(2000) and SL-1 (Vol. 21)

By-law No. 7567/2000, a by-law of The City of Winnipeg to provide for the assessment by special rate of the cost of installing a Land Drainage Sewer in an area of the said City of Winnipeg set forth in Agreement No. 66. Files FC(2000) and SL-1 (Vol. 21)

By-law No. 7568/2000, a by-law of The City of Winnipeg to provide for the assessment by special rate of the cost of Lane Pavement in the said City of Winnipeg. Files FC(2000) and SL-1 (Vol. 21)

By-law No. 7569/2000, a by-law of The City of Winnipeg to provide for the assessment by special rate of the cost of installing Ornamental Lane Lights in the said City of Winnipeg. Files FC(2000) and SL-1 (Vol. 21)

By-law No. 7570/2000, a by-law of The City of Winnipeg to provide for the assessment by special rate of the cost of installing Lane Lighting in the said City of Winnipeg. Files FC(2000) and SL-1 (Vol. 21)

On motion of His Worship Mayor Murray, the rule was suspended and By-law No. 7581/2000, a by-law of The City of Winnipeg to close the Public Road east of Lagimodiere Boulevard, south of Regent Avenue West, was read a first, second and third time, the rule being suspended for the third reading, and was passed and ordered to be signed and sealed. File DAC 24/99

Councillor O'Shaughnessy asked to be recorded as having voted against all three readings of By-law No. 7581/2000, in accordance with Rule 50.7 of the Procedure By-law.