REPORT OF THE

EXECUTIVE POLICY COMMITTEE

DATED JANUARY 27, 1998

On motion of Her Worship Mayor Thompson, the Report of the Executive Policy Committee, dated January 27, 1998, was considered.

Discussions regarding Agreements to Supply:
1) Water Service to the Cartier Regional Water System
2) Wastewater Service to the R.M. of Headingley
File EP-1.5 (Vol. 5) & WW-3 (Vol. 11)

307 - 1. On June 25, 1997, City Council authorized the Executive Policy Committee to explore negotiating a servicing agreement with the R.M. of Headingley which would not penalize Winnipeg taxpayers in any way and which would provide a win/win scenario for both Winnipeggers and Capital Region residents.

On December 17, 1997, Council reviewed the draft agreements and instructed that an Ad-Hoc Committee be created to hold a public meeting to hear representations toward development of a policy for extension of City services beyond City boundaries to the Capital Region.

On January 8, 1998, the Ad-Hoc Committee of Executive Policy Committee held a public meeting to consider the issue. The meeting was held at John Taylor Collegiate, 470 Hamilton Avenue. Attendance at the public meeting was approximately one hundred (100) persons, and the Ad-Hoc Committee received representation from sixteen (16) delegations. A summary of the representations at the public meeting was prepared by the Clerk and distributed to all members of Council. (Copy on file in the office of the City Clerk).

The Planning Issue

The supply of water and wastewater services as proposed is straightforward from a technical perspective. The major public concern raised at the public meeting continues to be the planning issue of subsidized services contributing to urban sprawl leading to the decline of the inner core.

The city administration is similarly concerned about the changing composition of the population, both within the city and throughout the rest of the Capital Region, and the changing distribution of the population within the Region, specifically a greater number of people coming to the Winnipeg area locating in peripheral municipalities.

The extension of services into Headingley may also set a precedent for other municipalities within the Region to request the same services. Two municipalities appeared at the hearings in this respect.

This has significant implications for the City (and the Province), as experience has shown that municipalities just outside the City are experiencing significant growth in the number of young middle class families with children and double incomes who commute to the City for work. Conversely, within Winnipeg, the population is getting older and there is an increasing proportion of residents who rely more heavily on support services. Compared to the rest of the Capital Region, Winnipeg already has a disproportionate number of residents requiring support. The extension of services to other municipalities in the Region may perpetuate these trends.

The Reality

The Province of Manitoba has already decided to provide water services to Headingley and the Cartier Region, as announced by Minister Derkach on October 11, 1995 as outlined in Manitoba Government News Release in Appendix “A”. The Province approved a water treatment plant at St. Eustache which would draw water from the Assiniboine River, albeit at more cost than a supply from the City. As for sewer services, the R.M. of Headingley has filed plans with Manitoba Environment to construct a sewage lagoon west of the Perimeter Highway, north of Saskatchewan Avenue.

Report of the Executive Policy Committee dated January 27, 1998

Given that the Province is determined to see these services provided regardless of City of Winnipeg participation, the administration believes it is in the City's, Municipalities' and Province's best interest to negotiate agreements that would see these services provided by the City. In particular, the use of the City services allows for the lowest cost of servicing; the City systems have excess capacity; and such agreements would negate the need for the sewage lagoon. More importantly, it would provide an opportunity for the City to participate in discussions on future growth in the Capital Region.

The Compromise

In light of the reality that services will be provided, the administration recommends that approval be given to provide these services in good faith if the Province commits to enter into discussions with the City of Winnipeg and Capital Region municipalities on the planning issue of extending City of Winnipeg municipal services beyond City boundaries to the Capital Region. This is an attempt to work cooperatively with the Provincial Government and Capital Region Municipalities in a public/public partnership and at the same time to work to develop an overall policy agreement on this issue.

It is important to stress that provision of these services will not result in water or sewer services not being available for growth in Winnipeg. For example, the aqueduct has excess capacity for considerable growth in water demands (20%) beyond current growth projections for 50 years.

Residents of Winnipeg Without Water/Sewer Service

The public meeting heard that it is inconsistent for the City to participate in water and sewer service in Headingley when some residents in Winnipeg do not have water or sewer service. The assertion was made that Provincial and even Federal subsidies to develop water and sewer services in Headingley and other rural areas should be available to "rural" residents of Winnipeg as well.

Of course, the planning issues are similar, non-contiguous growth and the cost of services. Never-the-less, the City should look at the cost and means to service these residents (without encouraging growth) including the use of the new local improvement provisions of The City of Winnipeg Act.

Financial Impact:

The financial impact to the City of providing water and sewer services as outlined is not significant relative to the Capital Region planning issues that must be addressed. The following is provided for the information of Councillors.

- The cost to extend City water services to the City boundary and construct a metering chamber has been estimated at $180,000.00. This expenditure will be cost neutral to the City as the agreement provides for full reimbursement of this cost by the Manitoba Water Services Board (MWSB). However, approval of this expenditure from the "Due from General Revenue Fund" account is required to enable tendering of the project in accordance with existing Council Policy. The possibility of obtaining full or partial reimbursement from the MWSB in advance of completion of the project will be explored during the final negotiation stage.

- The revenues which will accrue to the City from the direct sale of water and wastewater services were outlined in the report considered by Council on December 17, 1997. Assuming a 10% surcharge over Winnipeg rates, the revenue is expected to be $245,000 in 1999 as outlined in Appendix "B". The variable or incremental costs to the City to supply water and sewer services are small compared to the rates since, like most utilities, most of the costs of the water and sewer system are fixed. Options and a plan for the funds generated by the 10% surcharge will have to be developed.

- It is also estimated that the Water Utility will experience a loss of revenue from bulk water sales at the Public Water Outlet (standpipe) on Portage Avenue at the Perimeter Highway. The total revenue at this site was $221,000 in 1997. No estimate has been made of how much of this will be lost. In any case, this loss of revenue is expected to occur whether or not the City participates in supply of water to the Cartier Region, as the Province has indicated its commitment to provide a piped water system for this area which will reduce reliance on trucked bulk water supplies. Accordingly, the loss of revenue should not be included as a financial impact and is not.

Report of the Executive Policy Committee dated January 27, 1998

- It has also been stated that there will be a tax loss if urban development that would have occurred in Winnipeg occurs outside of Winnipeg in a rural area as a result of water and sewer services. This loss has not been estimated and would occur whether or not the City supplies services. Therefore, it should not and has not been included in the financial impact.

The Executive Policy Committee recommends:

I. That the City of Winnipeg request the Province of Manitoba to enter into meaningful discussions with Capital Region municipalities on the issue of extending City of Winnipeg municipal services beyond city boundaries to the Capital Region. These discussions would address the following concerns:

Economic Development
- Strengthen the Capital Region economically.
- Promote cooperation and partnership.
- Limit intra regional competition.

Land Use and Development
- Retain the distinction between urban and rural development and land uses.
- Promote efficient and compact development within all Capital Region Communities.

Water Supply
- Ensure abundant, low cost, long-term supply of water for Winnipeg's residents and business interests including growth in the City.
- Provide access to water supply services for all Winnipeg residents at reasonable costs, including those homeowners and businesses that currently do not have piped service.
- Use the excess capacity of the system for economical supply of water to residents in the Capital Region.

Sewage
- Ensure the proper handling of sewage in the Capital Region and eliminate the potential for a lagoon(s) next to the city's boundaries.

Transportation
- Ensure that transportation systems facilitate economic development in the region, not the dispersal of residential population growth in adjacent municipalities.

Emergency Services
- Provide for formal working agreements between the City and other regional municipalities for the provision of emergency services.

Equity
- Define and work toward equitable and win/win utilization of infrastructure and equitable cost sharing in the Capital Region.

Recreation
- Promote regional cooperation in the use of region-wide recreational facilities.

II. That the Province of Manitoba provide a letter of intent to the City of Winnipeg for formal substantive discussions on the items outlined in Recommendation I:

a) That authority be delegated to the Chairperson of the Standing Policy Committee on Public Works and the Chief Administrative Officer to conclude negotiations and prepare the final form of a water supply agreement for execution by the appropriate signing officers of the City and the Manitoba Water Services Board, and;

b) That authority be delegated to the Chairperson of the Standing Policy Committee on Public Works and the Chief Administrative Officer to conclude negotiations and prepare the final form of a wastewater servicing agreement for execution by the appropriate signing officers of the City and the Rural Municipality of Headingley, and that any agreement will be subject to Headingley withdrawing their application for a lagoon;

c) That any negotiated agreements be brought back to Council for final approval.

Report of the Executive Policy Committee dated January 27, 1998

III. That the City of Winnipeg not enter into any further negotiations on the provision of services to any other municipalities prior to development and approval of an overall formal agreement on the provision of services to the Capital Region, as outlined in Recommendation No. I.

IV. That the Standing Policy Committee on Public Works be requested to examine the issue of providing water and sewer services to unserviced existing residential development within the City of Winnipeg and to report back to Council.

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

Moved by Her Worship Mayor Thompson,
Adoption of the clause.

In amendment,

Moved by Councillor Timm-Rudolph,
Seconded by Councillor O'Shaughnessy,

WHEREAS the Province of Manitoba has called upon the Capital Region Task Force to initiate a process to study and address the issues of land use, development and servicing within the Capital Region;

THEREFORE BE IT RESOLVED THAT the following recommendations replace the recommendations contained within the Report of the Executive Policy Committee dated January 27, 1998, namely:

I. That the City of Winnipeg request the Province of Manitoba to lead and facilitate meaningful discussions with Capital Region municipalities prior to any extension of City of Winnipeg municipal services beyond city boundaries to the Capital Region. These discussions must lead to an agreement and should address the following concerns:

Economic Development
- Strengthen the Capital Region economically.
- Promote cooperation and partnership.
- Limit intra regional competition.

Land Use and Development
- Retain the distinction between urban and rural development and land uses.
- Promote efficient and compact development within all Capital Region Communities.

Water Supply
- Ensure abundant, low cost, long-term supply of water for Winnipeg's residents and business interests including growth in the City.
- Provide access to water supply services for all Winnipeg residents at reasonable costs, including those homeowners and businesses that currently do not have piped service.
- Use the excess capacity of the system for economical supply of water to residents in the Capital Region.

Sewage
- Ensure the proper handling of sewage in the Capital Region and eliminate the potential for a lagoon(s) next to the city's boundaries.

Transportation
- Ensure that transportation systems facilitate economic development in the region, not the dispersal of residential population growth in adjacent municipalities.

Emergency Services
- Provide for formal working agreements between the City and other regional municipalities for the provision of emergency services.

Equity
- Define and work toward equitable and win/win utilization of infrastructure and equitable cost sharing in the Capital Region.

Recreation
- Promote regional cooperation in the use of region-wide recreational facilities.

II. That authority be delegated to the Chairperson of the Standing Policy Committee on Public Works and the Chief Administrative Officer to enter into negotiations and prepare the final form of a water supply agreement for execution by Council of the City of Winnipeg and the Manitoba Water Services Board.

Report of the Executive Policy Committee dated January 27, 1998

III. That authority be delegated to the Chairperson of the Standing Policy Committee on Public Works and the Chief Administrative Officer to enter into negotiations and prepare the final form of a wastewater servicing agreement for execution by Council of the City of Winnipeg and the Rural Municipality of Headingley, and that any agreement will be subject to Headingley withdrawing their application for a lagoon.

IV. That any negotiated agreements be brought back to Council for final approval. Such approval will not be granted prior to satisfactory resolution of the discussions referred to in Recommendation I.

V. That the City of Winnipeg not enter into any further negotiations on the provision of services to any other municipalities prior to development and approval of an overall formal agreement on the provision of services to the Capital Region, as outlined in Recommendation I.

VI. That the Standing Policy Committee on Public Works be requested to examine the issue of providing water and sewer services to unserviced existing residential development within the City of Winnipeg and report back to Council.

In amendment,

Moved by Councillor Murray,
Seconded by Councillor Lubosch,

THAT Recommendation No. II (a) be referred back to the Executive Policy Committee;

AND THAT said clause only be considered in the event that a wastewater servicing agreement with the R.M. of Headingley is concluded.

In amendment,

Moved by Councillor Murray,
Seconded by Councillor Thomas,

BE IT RESOLVED that the following words be added to the end of Recommendation No. III:

"AND THAT the City undertake a comprehensive study on land use and servicing costs of urban and suburban expansion as a prerequisite to discussions with other Governments regarding extension of City services to other municipalities."

Council recessed at 12:00 noon, and reconvened at 1:32 p.m., same members present.

Councillors Angus, Prystanski and O'Shaughnessy entered the meeting after Council had reconvened.

The Speaker called Deputy Mayor Eadie to the Chair in order to participate in the debate, and after speaking, resumed the Chair.

The amendment proposed by Councillors Murray and Thomas was put.

Councillor Murray called for the yeas and nays, which were as follows:-
Yea: Councillors Golden, Lubosch, Murray, Steek, Thomas, Vandal and Clement. 7

Nay: Councillors Prystanski, Angus, Lazarenko, O'Shaughnessy, Phillips, Silva, Timm-Rudolph, Deputy Mayor Eadie and Her Worship Mayor Thompson. 9

and the amendment proposed by Councillors Murray and Thomas was declared lost.

Report of the Executive Policy Committee dated January 27, 1998

The amendment proposed by Councillors Murray and Lubosch was put.

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

Yea: Councillors Lubosch, Murray, Steek and Thomas. 4

Nay: Councillors Prystanski, Angus, Golden, Lazarenko, O'Shaughnessy, Phillips, Silva, Timm-Rudolph, Vandal, Deputy Mayor Eadie, Her Worship Mayor Thompson and Councillor Clement. 12

and the amendment proposed by Councillors Murray and Lubosch was declared lost.

The amendment proposed by Councillors Timm-Rudolph and O'Shaughnessy was put.

The Speaker called for the yeas and nays, which were as follows:-

Yea: Councillors Angus, O'Shaughnessy, Phillips, Silva, Timm-Rudolph, Deputy Mayor Eadie, Her Worship Mayor Thompson and Councillor Clement. 8

Nay: Councillors Prystanski, Golden, Lazarenko, Lubosch, Murray, Steek, Thomas and Vandal. 8

and the amendment proposed by Councillors Timm-Rudolph and O'Shaughnessy was declared lost, in accordance with Rule 58 of the Procedure By-law.

The motion for the adoption of the clause was put.

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

Yea: Councillors Timm-Rudolph, Deputy Mayor Eadie and Her Worship Mayor Thompson. 3

Nay: Councillors Prystanski, Angus, Golden, Lazarenko, Lubosch, Murray, O'Shaughnessy, Phillips, Silva, Steek, Thomas, Vandal and Clement. 13

and the motion for the adoption of the clause was declared lost.

REPORT OF THE

EXECUTIVE POLICY COMMITTEE

DATED FEBRUARY 4, 199

On motion of Her Worship Mayor Thompson, the Report of the Executive Policy Committee, dated February 4, 1998, was considered clause by clause.

Moved by Her Worship Mayor Thompson,
That the Consent Agenda, Clauses 1,2,3,4,5 and 6 be adopted.

Carried.

Expenditure of Funds from Land Dedication Reserve Fund - Kelvin High School - City Centre Community
File EP-2 (Vol. 24)

308 - 1. The Executive Policy Committee has been advised that the City Centre Community Committee has concurred in the allocation of $25,000.00 from the City Centre Land Dedication Reserve Fund to Kelvin High School to assist with the cost of construction of new basketball and tennis courts at Harrow Avenue/Stafford Street, a portion of the Kelvin High School grounds.

The Executive Policy Committee concurs with the above and recommends that funds in the amount of $25,000 be approved from the City Centre Land Dedication Reserve Fund for the project.

Adopted by consent.

Expenditure of Funds from Land Dedication Reserve Fund - Marj Edey Park - Assiniboia Community
File EP-2 (Vol. 24)

309 - 2. The Executive Policy Committee has been advised that the Assiniboia Community Committee has concurred in the allocation of $250,000.00 from the Assiniboia Land Dedication Reserve Fund for sodding of two baseball fields and one soccer field, reconstruction of the existing entrance roadway, and the installation of two baseball backstops.

The Executive Policy Committee concurs with the above and recommends that funds in the amount of $250,000 be approved from the Assiniboia Land Dedication Reserve Fund for the project.

Adopted by consent.

Report of the Executive Policy Committee dated February 4, 1998

Expenditure of Funds from Land Dedication Reserve Fund - St. Boniface Chamber of Commerce and Festival du Voyageur - Riel Community
File EP-2 (Vol. 24)

310 - 3. The Executive Policy Committee has been advised that the Riel Community Committee has concurred in the allocation of $12,000.00 from the Riel Land Dedication Reserve Fund to the St. Boniface Chamber of Commerce and the Festival Du Voyageur for the Rues Principales Banner Replacement Initiative project on boulevard Provencher from avenue Tache to rue Langevin on the condition that the St. Boniface Chamber of Commerce and Festival du Voyageur obtain matching funding from the Federal Government for streetscaping initiatives on boulevard Provencher.

The Executive Policy Committee concurs with the above and recommends that funds in the amount of $12,000 be approved from the Riel Land Dedication Reserve Fund for the project on the condition that the St. Boniface Chamber of Commerce and Festival du Voyageur obtain matching funding from the Federal Government for streetscaping initiatives on boulevard Provencher.

Adopted by consent.

Expenditure of Funds from Land Dedication Reserve Fund - Lighting of pedestrian/cycle pathway north of Warde Avenue between St. Mary's and St. Anne's Roads - Riel Community
File EP-2 (Vol. 24)

311 - 4. The Executive Policy Committee has been advised that the Riel Community Committee has considered a report from the Director of Public Works dated December 15, 1997 and concurred in the recommendations contained therein, namely:

1. That the installation of pathway lighting be proceeded with.

2. That the installation cost of the pathway lighting in the amount of $8,706 be funded from the Riel Land Dedication Reserve.

3. That the ongoing maintenance and energy costs budget of $1,224.00 be added to the Parks and Recreation Department annual estimates.

The Executive Policy Committee concurs with the recommendations of the Riel Community Committee and submits same to Council for approval.

Adopted by consent.

Redemption of 21 Camrose Bay from Tax Sale by Installments File FL-2.4 (Vol. 13)

312 - 5. On December 2, 1996, Mr. and Mrs. Alexander Beda through their solicitor, J. David George, requested to be allowed to redeem their property from Tax Sale by instalments.

The City of Winnipeg Act Section 255(4) states the following:

> Notwithstanding section 245 and subsection (1), but subject to subsection (5), the City, if authorized by by-law, may enter into an agreement in writing with an owner of, or a person who has an interest or estate in, or a charge on, land that has been sold for taxes, for the redemption of the land from the tax sale and the payment of all taxes payable in respect of the land subsequently accrued to the date of the agreement and during the currency of the agreement, by instalments.

Report of the Executive Policy Committee dated January 27, 1998

On January 29, 1997, Council approved Clause 9 of the Report of the Committee on Finance and Administration dated January 6, 1997 granting a redemption from Tax Sale of 21 Camrose Bay by consecutive monthly instalments of $345.00 and authorizing the City Solicitor/Manager of Legal Services to prepare the by-law authorizing the agreement on a one year conditional basis.

On June 25, 1997, Council passed By-law No. 7048/97 approving the terms of the agreement, which agreement was effective as of January 30, 1997 and continuing for a term of 12 months, terminating on December 31, 1997.

Mr. and Mrs. Alexander Beda have applied for an extension to the Tax Sale Agreement authorized by By-law No. 7048/97 which required monthly payments in the amount of $345.00 as negotiated in the payment plan.

The Administration has advised that the application of such a proposal would retire the present indebtedness of $4,726.06 in approximately 29 months.

The Executive Policy Committee recommends:

I. That the request by Mr. and Mrs. Alexander Beda for redemption from Tax Sale by consecutive monthly payments of $345.00 be approved.

II. That the City Solicitor/Manager of Legal Services be requested to prepare the by-law authorizing the agreement on a one year conditional basis.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

Adopted by consent.

Appointment to the Community and Race Relations Committee
File CR-1 (Vol. 4) c/r GC-7 (Vol. 28)

313 - 6. On July 12, 1995, Council approved the recommendations outlined in Clause 2 of the Report of the Executive Policy Committee dated June 21, 1995, establishing the membership of the Community and Race Relations Committee which included six Institutional Representatives.

Inasmuch as Institutional Representatives are appointed for a period of 18 months with three members alternating with the remaining three, the Executive Policy Committee has been advised that the term for representatives from Business, Education and Labour expired on December 31, 1997.

On January 28, 1998, Council adopted Clause 20 of the Report of the Executive Policy Committee dated January 21, 1998 appointing Priti Shah as the representative from the Business Community.

The Executive Policy Committee has further reviewed the applications submitted by those persons interested in being appointed to the Community and Race Relations Committee and recommends:

I. That the following person be appointed as an Institutional Representative to the Community and Race Relations Committee for an 18-month term to expire June 30, 1999, namely:

Larry Pelzer - Labour Representative.

and submits this appointment to Council for adoption.

Adopted by consent.

REPORT OF THE

EXECUTIVE POLICY COMMITTEE

DATED FEBRUARY 11, 1998

On motion of Her Worship Mayor Thompson, the Report of the Executive Policy Committee, dated February 11, 1998, was considered.

Moved by Her Worship Mayor Thompson,
That the Consent Agenda, Clause 1, be adopted.

Carried.

Downtown Transcona Business Improvement Zone File FL-7.12 (Vol. 1)

314 - 1. 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 Downtown 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.

Council on January 28, 1998 adopted Clause 17 of the Report of the Executive Policy Committee dated January 8, 1998 approving the proposed program zone levy and budget estimates for the Downtown Transcona Business Improvement Zone, for the year 1998.

The Downtown Transcona Business Improvement Zone at its Annual General Meeting held on October 23, 1997 also unanimously passed two motions as follows:

1) requesting a change in the name "Downtown Transcona Business improvement Zone" to "Transcona Business Improvement Zone";
2) requesting a reduction in the Board membership from 10 members to 9 members.

The Executive Policy Committee concurs with the request of the Downtown Transcona Business Improvement Zone and recommends:

I. That the By-law be cited as the "Transcona Business Improvement Zone By-law"

II. That the Board shall consist of nine (9) members who shall be appointed by resolution of Council, These members shall consist of:

1) one (1) member of Council; and

2) eight (8) members from the "Transcona Zone" who each shall be from a business which is located in the Zone and who shall hereafter be referred to as "Zone Board members" and shall be appointed following the process provided in Sections 8 - 11 inclusive.

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

Adopted by consent.

REPORT OF THE

EXECUTIVE POLICY COMMITTEE

DATED FEBRUARY 18, 1998

On motion of Her Worship Mayor Thompson, the Report of the Executive Policy Committee, dated February 18, 1998, was considered clause by clause.

Moved by Her Worship Mayor Thompson,
That the Consent Agenda, Clauses 1,2,3,4,5,6 and 7 be adopted.

Councillor Murray requested that Clause 4 be pulled from the Consent Agenda.

315 - Councillor Golden asked to be recorded as having voted against Clause 3, in accordance with Rule 50.7 of the Procedure By-law.

316 - Councillors Golden and Thomas asked to be recorded as having voted against Clause 7, in accordance with Rule 50.7 of the Procedure By-law.

The motion to adopt the Consent Agenda, Clauses 1,2,3,5,6 and 7 was put and declared carried.

Request for Loan Guarantee - Richmond Kings Community Centre Inc.
File FC-2.2 (Vol. 1)

317 - 1. The Executive Policy Committee has been advised that Section 313 of The City of Winnipeg Act states the following:

> "Subject to the approval of the Minister of Finance, the City, may on such terms and conditions as the Minister of Finance may approve, make loans and grants for, and guarantee indebtedness incurred for, any community undertaking not otherwise authorized under this Act, and the Minister of Finance may refer any application for approval under this section to The Municipal Board for its advice and recommendation."

As at December 31, 1997 the City of Winnipeg was the guarantor of thirteen different loans in the total amount of $6.4 million. The City has been concerned that there has been in increasing number of requests for loan guarantees over the past few years, as loan guarantees do, in fact, constitute meaningful commitments by the City. These commitments have to be recorded in the notes to the City's financial statements, are factors in determining the City's potential liabilities, and are a factor in determining the City's credit rating. As a result of its concern, the City adopted a "Policy and Criteria to be used as a Guideline in the Consideration of Request for Loan Guarantees" on June 17, 1992.

The following evaluates the business plan as provided by Richmond Kings Community Centre Inc. based on the policy and criteria related to requests for loan guarantees as adopted by Council on June 17, 1992.

A. *Requests for loan guarantees shall be submitted to the City Treasurer for review to determine if the request meets the requirements of the policy.*

Richmond Kings Community Centre Inc. have requested a loan guarantee for $305,000, revised from $265,000 due to amendments to the estimated cost of construction.

B. *The organization requesting the loan guarantee must provide a service which, in whole or in part, falls within the mandate of the City of Winnipeg.*

The Richmond Kings Community Centre Inc. provides community-based sports and recreation activities for residents of Winnipeg in the Fort Richmond area.

Report of the Executive Policy Committee dated February 18, 1998

C. *The project for which the loan guarantee is being requested must not be in conflict with City policy. For example, if City policy stated that we already had more than enough hockey arenas for our population, the City would not guarantee a loan for the purpose of constructing a hockey arena.*

The project is not in conflict with City policy.

D. *The organization's services must be available to the community at large without restrictions based upon ethnicity, religion or race and without unreasonably restrictive membership or user fees.*

There is no unreasonable restrictions on membership or user fees.

E. *The organization must be non-profit (as defined within the City of Winnipeg's Fees and Charges Policy).*

Richmond Kings Community Centre Inc. is an incorporated organization with non-profit status.

F. *The organization must produce financial records and business plan that demonstrates the organization's long term viability and capacity to meet the obligations of the loan that they are asking the City to guarantee.*

Richmond Kings Community Centre Inc. has provided a business plan including historical and projected financial statements supporting the long-term viability of this project.

Richmond Kings Community Centre Inc. has a history of operating a very profitable operation. The Community Centre has provided a detailed business plan, historical financial statements and a five year projection related to the Club's operation.

The Community Centre is sound financially with cash reserves available if projected revenues are not met. The risk to the City related to this loan guarantee is assessed as low.

G. *The organization structure and the principles of the organization must be judged by the City of Winnipeg as competent to independently implement the business plan of the organization.*

Richmond Kings Community Centre Inc. has demonstrated the ability to implement the business plan for the Community Centre.

H. *Unless there are very special circumstances, the maximum amount of outstanding loan guarantees for any one organization will be $1,000,000.*

The total loan guarantees outstanding will be for $325,000 which includes $20,000 from a 1995 loan guarantee.

I. *The loan that the City is being asked to guarantee should not represent more than 50% of the total funding of the project. The organization requesting the loan guarantee must have raised at least 20% of the total project cost from non-City of Winnipeg sources as a down-payment, i.e. if the organization is receiving a City grant for their project, the grant cannot be counted as part of the 20% down-payment.*

The loan the City is being asked to guarantee does not comply with City policy in that it represents 57.0% of the project funding exceeding the 50% limit by 7.0% or $37,500.

Funds from non-City of Winnipeg sources represents 38.3% of total funding complying with the 20% minimum requirement.

Richmond Kings Community Centre Inc.	$205,000	38.3%
City of Winnipeg Community Incentive Grant	25,000	4.7%
Loan to be guaranteed by the City	305,000	53.5%
	$535,000	100.0%

J. *The loan that the City is guaranteeing must be related to a capital asset.*

The loan related to Richmond Kings Community Centre Inc. is related to a capital asset.

K. *The capital asset must be insured to the satisfaction of the City Treasurer both during and after construction.*

The Director of Corporate Finance (City Treasurer) will ensure adequate insurance is in place if the project is approved.

Richmond Kings Community Centre Inc. has expended a considerable effort to develop a strategy, determine the needs of the community and develop a business plan which has lead to a three-phase rehabilitation project.

The Community Centre has committed to provide $205,000 of the total $535,000 from their own operation. The proposal does exceed the policy and criteria as established by Council, that being a maximum guarantee of $267,500 versus the recommended $305,000. However, the project is financially viable on a self-sustaining basis. The financial exposure to the City is assessed as low due to the financial strength of the Community Centre.

On December 8, 1997 the Riel Community Committee recommended approval in principle of the business plan and loan guarantee for $265,000 for the aforesaid Rehabilitation Project and referred the matter to the Corporate Finance Department to determine whether the request for the loan guarantee meets the requirement of City policy, and to forward a report thereon to Executive Policy Committee.

The Executive Policy Committee recommends:

I. That the request for a loan guarantee in the amount of $305,000 to Richmond Kings Community Centre Inc. be approved to allow them to proceed with redevelopment of the arena mezzanine level, construction of two dressing rooms and main interior renovations.

II. That the Proper Officers of the City be instructed to do all things necessary to implement the foregoing, including obtaining approval from the Minister of Finance in accordance with Section 313 of The City of Winnipeg Act.

Adopted by consent.

Spence Neighbourhood Revitalization Strategy for the Winnipeg Development Agreement, Sub Program 3A, Neighbourhood Revitalization Program
File FR-3.2 (PA-3)(Vol. 1)

318 - 2. The Executive Policy Committee has been advised that the Program Authorization for the Winnipeg Development Agreement, Sub Program 3A, was approved by all three levels of government on August 4, 1995. The objectives of the Neighbourhood Revitalization Program is to:

a) Revitalize older residential neighbourhoods;
b) Empower local residents to take ownership of their neighbourhood by making them full partners in setting program priorities;
c) Apply the concept of multidisciplinary neighbourhood resource centres as a key tool for more effective delivery of community based services.

The 1997-98 Work Plan for delivery of Sub Program 3A, Neighbourhood Revitalization was approved by Council on September 26, 1996. The Work Plan was approved for implementation in the Spence Neighbourhood. The following activities have been accomplished as outlined in the Work Plan Approval:

1) Organization of Administrative Support Committee (ongoing);
2) Recruitment of staff (Vacancy Management Approval to hire internally, November 5, 1996. Hiring process for a Neighbourhood Planner, one Community Development Worker and a Clerk A completed on April 15, 1997);
3) Neighbourhood presence established in Spence through the identification of sites in which to house the neighbourhood resource centre (Magnus Eliasson Recreation Centre in the Spence Neighbourhood);
4) Contact and liaison with the communities established through the deployment of staff dedicated to the neighbourhood (completed);
5) Neighbourhood research to develop neighbourhood characterizations, neighbourhood specific inventories and neighbourhood needs profiles (ongoing);

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6) Promotion of resident awareness, interest and participation in the Neighbourhood Revitalization Program (ongoing);
7) Recruitment, orientation and development of Neighbourhood Committee (Spence Neighbourhood Council established in February, 1997);
8) Completion of a Preliminary Strategic Plan for the Spence Neighbourhood.

The Spence Neighbourhood Revitalization Strategy has been endorsed by the Spence Neighbourhood through community consultations and public meetings. At their meeting of February 3, 1997, the Spence Neighbourhood Council unanimously adopted the Strategy as a concept plan to guide their efforts, in partnership with city, provincial, federal and other appropriate resources to revitalize their neighbourhood. The plan requires approval of council to facilitate program implementation.

Approval of the Spence Neighbourhood Revitalization Strategy will facilitate the development of project proposals by the community in conjunction with civic departments, other WDA partners, and the private sector. Approval of funding allocations to address key issues in the Spence Neighbourhood Revitalization Strategy will provide a framework in which to develop projects while providing sufficient flexibility as other funding sources are identified or as priorities change within the community:

Housing	$500,000
Safety and Health	$350,000
Employment	$250,000
Image	$250,000
Reserve	$200,000

All projects recommended for funding will be forwarded for approval.

Neighbourhood Revitalization Strategies developed by Neighbourhood Resident Committees require the approval of Council as outlined in Section 7 d) of the Program Authorization for Sub Program 3A of the Winnipeg Development Agreement, Neighbourhood Revitalization Program.

The Executive Policy Committee recommends:

I. That the Spence Neighbourhood Revitalization Strategy, as outlined in Appendix “A”, be approved.

II. That the funding allocations for "Housing", "Safety and Health", "Employment", "Image", and "Reserve" be approved.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

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

Adopted by consent.

Site Access Plan for access to the Forks
File FR-4.1 (Vol. 3)

319 - 3. On October 22, 1997, 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 Murray,
Seconded by Councillor Vandal,

WHEREAS development at the Forks is creating greater demand for transit and vehicle access to the site;

AND WHEREAS CentrePlan is working with the Forks and North Portage Partnership, the Exchange and Downtown Business Improvement Zone groups and the responsible civic departments to develop a downtown transportation plan;

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THEREFORE BE IT RESOLVED THAT Council request a site access plan for the Forks to be developed through CentrePlan including consideration of transit, vehicle, "fixed link", cycling and pedestrian access.

On November 11, 1997, the Executive Policy Committee referred the matter to the Standing Policy Committee on Property and Development.

On November 25, 1997, the Standing Policy Committee on Property and Development referred the matter to the Administration for review in consultation with the CentrePlan Committee.

On December 17, 1997, Council granted an extension of time of 60 days to further consider the matter.

Inasmuch as that the report has not been received to date, the Executive Policy Committee recommends that an extension of time of 60 days be approved to further consider this matter in accordance with rule 16.4 of the Procedure By-law No. 5400/90.

Adopted by consent.

(See Minute No. 315 for opposition recorded by Councillor Golden)

Heritage Tax Credit Program
File G-3 (Vol. 8) [c/r G-3.1(Vol. 6)]

320 - 4. The Executive Policy Committee has been advised that on July 2, 1996 the Historical Buildings Committee submitted to the Committee on Planning and Community Services a draft discussion paper on the City's Heritage Conservation Tax Credit meant to solicit comments and concerns. On September 17, 1996 a revised and expanded report was submitted to the Committee on Planning and Community Services who referred the matter back to the Historical Buildings Committee to hold public hearings and report back to the Committee on Planning and Community Services.

On December 12, 1996, Council adopted a report that allowed owners and long-term tenants who invest in authorized repairs and improvements to designated structures to apply for a Heritage Conservation Tax Credit that will enable them to write off a portion of approved costs against their City of Winnipeg tax liabilities.

As proposed, the tax credit would be 50% of the net private investment made in eligible work. Net private investment was defined as the amount of investment exclusive of any other government grants or rebates. This credit may be used at a recipient's discretion for up to 10 years to reduce the City property, business and/or amusement taxes applicable to the structure.

On November 25, 1997, the Standing Policy Committee on Property and Development adopted a report from Councillor Glen Murray, Chairperson, Historical Buildings Committee that recommended Dr. R. Fenton's "Report #1: Tax Revenue Impact Analysis" be utilized at the time of the review of the by-law, the first review to take place two years after the passing of the by-law.

Councillor Murray's report, as adopted by Committee; also stated that:

> "the minimum dollar value of eligible work be $10,000 and that with respect to the retroactive portion of the by-law, the minimum dollar value of eligible work be $10,000, and that the structure must have been designated [historic] prior to the retroactive work being done; or that a written request to designate the structure [historic] must have been submitted by the owner of the building within 12 months of commencement of the eligible work."

On December 3, 1997, Executive Policy Committee referred Clause 1 of the Report of the Standing Policy Committee on Property and Development dated November 25, 1997, relative to the Heritage Tax Credit Program to the Chief Administrative Officer for a financial impact analysis.

The Financial Impact Analysis; conducted on the "Proposed Heritage Tax Credit Program" adopted by Council on December 12, 1996 and amended by Standing Committee on November 25, 1997, highlighted a number of difficulties with the program's assumptions.

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These issues raise questions about the City's financial exposure, management of risk and general fiscal prudence. Addressing these issues leads to suggestions which if adopted, require Council to amend its instructions for the creation of an enabling by-law.

The Fenton Report:

Professor Fenton's analysis is contained in "Report #1: Tax Revenue Impact Analysis" dated August 25, 1997. A summary of the report's conclusion on pages 16 and 17 includes the following statements:

> "Under the limited test considered here, … the assumption of declining tax revenues without investment …Thus the conclusion must be that the tax-credit program could be feasible under certain conditions: declining tax revenues without renovation, … certain internal characteristics which at present are not understood … The other caveat about the conclusion is that neighborhood and external effects have been excluded from the analysis"

Clearly, Fenton has some cautions about a general program of tax-credits given the results of his study and the point is well made in his final recommendation:

> "It would seem that the City should undertake the credit scheme only on a limited trial basis perhaps three or four structures in the first several years. The structures, most likely buildings, would be selected on their ability to generate increases in their own assessed value per dollar of rehabilitation investment, on their ability to increase the assessed values in the surrounding area and on their ability to fulfill functions not likely to be displaced from the suburbs."

Fenton identifies two desirable outcomes, from the tax-credit program, that are a fundamental interest for the City - stabilization of declining assessments, and improvement in the assessment base. These potential outcomes are subject to a significant degree of uncertainty. This difficulty in predicting program outcomes is reflected in the caution evident in Fenton's recommendation.

Fenton's caution coincides with the general principles of the City's own Financial Management Plan in terms of risk management and financial prudence. Fenton recommends a trial program period with specific criteria for allowing properties to participate in the program. The report [Fenton] does not support universal application of the program to all heritage properties. In such a situation, as would occur with the implementation of the "Proposed Heritage Tax Credit Program" as passed in principle by Council, both the costs associated with tax credits and the corresponding benefits associated with stabilized or increased assessments, are unpredictable.

Program Issues:

The City of Winnipeg has a variety of policy instruments at its disposal to support economic development initiatives. The "Proposed Heritage Tax Credit Program", could become an important factor when considering all of the options available. Other heritage based grant programs include:

- The Winnipeg Development Agreement (WDA) 13A - Buildings Preservation, a capital grant program for vacant and under-utilized heritage buildings in effect until March 2000.

- Other WDA programs including; WDA 11 - Downtown Revitalization (Centre Plan) and WDA 14 - Strategic Initiatives.

- The Gail Parvin-Hammerquist Fund, a grant program of providing up to $25,000 in matching grants for heritage restoration of buildings, policy and program research; and heritage economic development initiatives.

- Granting of Realty Tax Exemptions under The Municipal Act for a period of up to 2 years during renovations to designated historic buildings.

- Granting of Tax Exemptions under the "Proposed Heritage Tax Credit Program."

The original discussion around the new heritage tax credit program perceived it as an incentive that would be available for major redevelopment projects along with WDA 13A, until that opportunity ends in the year 2000. However, it may have been Council's intent to use WDA 13A for smaller projects and the "Proposed Heritage Tax Credit Program" for larger ones.

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Potential Liability:

Approximately 185 buildings and structures are listed on the "Building Conservation List", 90 of these buildings would be eligible to apply for a tax credit based on eligible work.

To date, 10 likely eligible building owners have expressed interest in doing a variety of small projects adding up to $1.5 million, generating tax credits of $750,000.

In all probability, other building owners could be looking at large dollar investments that would meet the criteria set for the heritage tax credit program. Some typical examples of these larger projects might include; the Mitchell-Copp Building, the Marlborough Hotel, the Winnipeg Free Press Building, the University of Winnipeg, the James Avenue Pumping Station, the Vaughan Street Detention Building, and the Hotel Fort Garry. An estimate of $10 million for eligible work, which might prove conservative, would generate tax credits of $5 million.

The "Inventory of Historic Buildings," a list of potential historic structures includes 700 buildings. This list includes a number of apartment blocks that would likely apply for incentives. Eligible work could total $1 million generating tax credits of $500,000.

The potential cost of the "Proposed Heritage Tax Credit Program", based upon the above assumptions could be in the order of $6.25 million in the short term. This cost would be balanced against positive changes in the assessment base.

Under the recommendations presented in this report, Council has the ability to control its program expenditures and manage the accrual of benefits arising from stabilization of the assessment base.

Implementation Issues:

1. A Tax Credit is technically a Tax Expenditure and must appear as a line item expense in the Tax Supported Budget. The program, without amendment, places no limit on expenditure. This will make budgeting difficult and the Tax Supported Budget may ultimately contain a significant unfunded liability.

2. The program, without amendment, provides no criteria to allow the City discretion to choose projects strategically to meet the City's financial obligations, economic needs and development objectives.

3. The program, without amendment, provides for a tax credit set at 50% of the Net Private Investment. Given the option of coordinating benefits among a variety of economic development programs, the City may achieve its program objectives at a different rate of tax subsidy. This report recommends allowing a tax credit of up to 50% of eligible costs in recognition of these alternatives and the need for prudent fiscal management.

4. The assumption is made that implementing the tax credit program will result in increased assessments, or provide protection from continued erosion of the assessment base. These conditions will lead to long term improvement of tax revenues.

   Fenton suggests the City proceed cautiously with evaluative criteria applied to test actual results during a trial period, before a broad application of this program. Historic evidence in Winnipeg, from previous programs, suggests such a case by case analysis would be prudent. Establishing a trial period and specifying selection criteria requires the enabling bylaw to provide Council with the appropriate discretion. Fenton suggests the following selection criteria, in addition to the trial period:

   a) The ability to generate substantial increases in the assessed value of the applicant property.

   b) The ability to generate increases in the assessed value of properties in the surrounding area if development of the applicant property proceeds.

   c) The ability of the applicant property to fulfill functions not likely to be displaced from the suburbs.

5. The program, without amendment, allows for issuance of a retroactive tax-credit. A review of all relevant building permits to determine the potential cost of a retroactive adjustment has not been completed. The recommendations in this report suggest not proceeding retroactively with the program.

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6. The program exempts single family dwellings during the initial 2 year review period. Phase Two of the program removes this restriction. The preliminary work required to predict the financial impact of this option has not been done.

7. Allowing claims for "sweat equity" as specified under the program, without adequate controls, opens the door for misuse of public funds. There is no formal auditing system in place to verify the value of work done to ensure legitimacy and reasonableness. Given the need for fiscal prudence, this report recommends eliminating "sweat equity" from the eligible costs.

FINANCIAL IMPACT ANALYSIS:

In theory, the heritage tax credits are to be amortized over a maximum period of 10 years. However, the exact cash flow is very difficult to predict. Most participants would seek to get their money out as quickly as possible. This would create a "tax holiday" for participants until either their credit was expended against realty, business and amusement taxes or the 10 year claim period had lapsed.

The program, as proposed in the draft bylaw, does not contain selection criteria that would allow Council to exercise discretion in granting the tax credit - all eligible applicant properties would receive it. The draft bylaw also contains no caps on expenditure. This leaves the City open to unpredictable and perhaps significant future costs.

Arguably, a major benefit of the program will be increased stability in the assessment base. This side of the financial impact has not been quantified for this analysis. Completion of such an analysis is not feasible without some indication of the exact properties that would become involved in the program.

Given the uncertainty involved and the fiscal policy objectives of; prudence, cost control and predictability, a number of recommendations have been made to strengthen Council's overall control of the program.

A numerical analysis of the financial factors reviewed in the forgoing is not included due to the levels of uncertainty outlined with respect to costs and benefits of the program.

The Executive Policy Committee recommends:

I. That the "Proposed Heritage Tax Credit Program", adopted by Council on December 12, 1996, be amended and approved, as outlined in Schedule A.1, and including as follows:

   A. That Council, in determining whether to grant up to 50% of eligible costs in tax credits, consider the criteria specified in Professor Fenton's recommendation:

      "It would seem that the City should undertake the credit scheme only on a limited trial basis perhaps three or four structures in the first several years. The structures, most likely buildings, would be selected on their ability to generate increases in their own assessed value per dollar of rehabilitation investment, on their ability to increase the assessed values in the surrounding area and on their ability to fulfill functions not likely to be displaced from the suburbs."

   B. That the "Proposed Heritage Tax Credit Program" be implemented on a pilot basis for 3 years, with a review of the program in the third year.

   C. That "Sweat Equity" be removed from the allowable eligible costs.

   D. That the retroactive provisions be removed from the program.

   E. That Council have the final decision-making power on which applications are approved, based on recommendations from the Business Liaison and Inter-Governmental Affairs Department and the Property and Development Services Department.

II. That the recommendation of the Standing Policy Committee on Property and Development on November 25, 1997, be amended and approved as follows:

   A. That Dr. Robert Fenton's Reports Nos. 1 and 2 on the economic analysis of the Heritage Tax Credit Program be received as information;

Report of the Executive Policy Committee dated February 18, 1998

B. That the by-law be reviewed after 3 years; and that the evaluation criteria outlined in Dr. R. Fenton's report No. 1 "Tax Revenue Impact Analysis" be utilized at the time of the review.

C. That the minimum dollar value of eligible work be $10,000.

III. That the Standing Committee on Fiscal Issues be directed to develop criteria for a non-discretionary tax credit program with appropriate limits on funding and criteria for report back to Council.

IV. That the Proper Officers of the City be authorized to do all things necessary to implement the above recommendations and the program as described in Schedule A.1.

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

Moved by Councillor Angus,
Adoption of the clause.

Carried.

Soldiers' Taxation Relief Assistance
File FL-2.3 (Vol. 7)

321 - 5. The Soldiers' Taxation Relief Act provides for the granting of relief from taxation in certain cases in an amount not exceeding $50.00 in each case. The amount so rebated by a municipality is recoverable in full through the Province of Manitoba.

The City has received applications for relief from taxation for the year 1997 under the provisions of this Act, and the Director of Corporate Finance has satisfied himself as to the bona fide and merit of the applications. The total amount of the applications is $1,000.00.

Council on March 24, 1993, requested the Province of Manitoba to amend The Soldiers' Taxation Relief Act to increase the amount from $50.00 to $100.00, effective in 1994, however, to date, there has been no response.

The Executive Policy Committee therefore recommends:

I. That Council authorize the partial exemptions from taxation, the cancellation of unpaid taxes or penalties, or the refund of tax or penalties paid, as the case may be, in respect to the properties set forth in the schedule on file in the office of the City Clerk in the amount of $1,000.00, recoverable from the Province of Manitoba.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

Adopted by consent.

Appointment of Citizen Members to the
Winnipeg Arts Advisory Council
File FG-3 (Vol. 35) c/r GC-7 (Vol. 28)

322 - 6. Council, at its organization meeting held on November 5, 1997, referred to the Selection Committee, the appointment of two (2) citizen members to the Winnipeg Arts Advisory Council for a 2 year term expiring November, 1999.

Report of the Executive Policy Committee dated February 18, 1998

The Executive Policy Committee has reviewed applications for citizen members to the Winnipeg Arts Advisory Council and recommends that Florencio B. Antonio and Kathleen H. Beatson be appointed as citizen members on the Winnipeg Arts Advisory Council on an interim basis, until such time as the review of the Winnipeg Arts Advisory is completed and submits these appointments to Council for adoption.

Adopted by consent.

Lot Grading Programs
Files SD-1 (Vol. 2) and GU-4.1 (Vol. 24)

323 - 7. The Executive Policy Committee has been advised that on December 3, 1996, the Committee on Works and Operations concurred in the recommendations contained in an Administrative report dated November 21, 1996 recommending that the City of Winnipeg discontinue the provision of building lot grade field services and allow builders to hire approved private surveyors at their own cost, to do the field surveys. The City would still regulate lot grades, issue permits, keep records and collect and release deposits, but would not conduct the field survey and staking. With the City no longer doing the field surveys, the 1997 permit fee was recommended for reduction from $150 to $75. Subsequently the full permit fee was increased to $200.00 in 1998 and therefore the recommended revised permit fee is $100.00 for 1998.

The Executive Policy Committee has considered a Business Plan for a Lot Grading Program as prepared by the Water and Waste Department in June, 1997 outlining the following two alternative service delivery methods:

a) Continue to conduct field surveys as a service to builders with a fee.

b) Alternatively, assign the responsibility for the survey to the builder, requiring the builder to engage a qualified and approved surveyor to carry out the field survey.

The Executive Policy Committee recommends:

I. That the provision of lot grading field survey and staking services be discontinued for the development of residential properties.

II. That the administration and regulation of lot grading, including issuing permits, records keeping, and collecting and releasing damage deposits, and by-law enforcement be continued.

III. That amendments to the Lot Grading By-law No. 4569/87, being a By-law to regulate the grading of property and to establish lot grade elevations, be prepared and submitted to Council for approval to:

a) Delete the reference to the City or its agent providing building lot grading survey and staking services,
b) Incorporate provisions requiring that the Builder of new residential properties be responsible for undertaking and paying for all costs for lot grading survey and field staking services,
c) Incorporate provisions requiring that the Builder of new residential properties be responsible for preparing and paying all costs for lot grading design in infill situations,
d) Amend the lot grading permit fee to $100.00 from the current fee of $200.00,
e) Allow the regulation of Land Surveyors and Engineering companies permitted to carry out field survey and staking services on behalf of Builders within the City of Winnipeg.

IV. That a minimum sixty (60) day notice period be provided to the Manitoba Home Builders Association prior to the above referenced By-law changes coming into effect.

V. That the possibility of combining the damage deposit for lot grading with the damage deposit for streets be investigated.

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

Adopted by consent.

(See Minute No. 316 for opposition recorded by Councillors Golden and Thomas)

REPORT OF THE

EXECUTIVE POLICY COMMITTEE

DATED FEBRUARY 25, 1998

On motion of Her Worship Mayor Thompson, the rule was suspended and the Report of the Executive Policy Committee, dated February 25, 1998, was considered.

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

1997 Negotiations between The City of Winnipeg (Winnipeg Police Service) and The Winnipeg Police Association
File GU-4.3.9 (Vol. 8)

324 - 1. The previous collective agreement with the Winnipeg Police Association (WPA) expired on December 23, 1996. This was a one year agreement resulting from the Fox Decent interest arbitration. The Fox Decent Decision provided no salary increase to WPA members.

The Executive Policy Committee approved the parameters of a negotiated settlement as well as the City's negotiating committee in June 1997. The negotiating committee exchanged proposals on July 3, 1997. Subsequently, the negotiating committees of the two parties met on approximately thirteen different occasions.

The primary issue put forward by the City were civilianization, shift scheduling, containment of wages, elimination of sick leave cash-out and the ability to deploy one officer cruiser cars. The primary issues put forward by the WPA were a wage increase, faster progression to first class constable rate, reduced pension averaging, a City funded long term disability Plan and a voluntary retirement incentive plan.

As a result of these bargaining sessions, a tentative agreement was reached on February 10, 1998. Representatives of the City as well as the WPA have signed the tentative agreement and undertaken to recommend the agreement to their respective principals.

The Executive Policy Committee recommends:

I. That the tentative Agreement, as outlined in Appendix "A", between The City of Winnipeg and The Winnipeg Police Association be approved.

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

Moved by Councillor Silva,
Adoption of the clause.

Carried.

(See Minute No. 366 for attachment)

EXECUTIVE POLICY COMMITTEE

MOTIONS

Moved by Councillor Steek,
Seconded by Councillor Lazarenko,

325 - WHEREAS the Municipal Board in order number A-97-292 of October 21, 1997 ordered the City Assessor to reassess the properties located on the north side of Wellington Crescent between the intersection of Academy Road on the east and 1125 Wellington Crescent on the west;

AND WHEREAS the years for reassessment which apply for tax purposes are 1994 and each year thereafter up to and including 1997;

AND WHEREAS nine homeowners brought forward the appeal but thirty eight homes were ordered reassessed;

AND WHEREAS as many home owners had previously agreed to the assessed values of their homes with the Assessment Department in good faith;

AND WHEREAS the reassessment resulted in 19 homeowners realizing increased assessments, 8 remained neutral and 11 decreased;

AND WHEREAS those homeowners with decreased assessments have received refunds of approximately $40,000, while those with increased assessments have received tax bills totalling approximately $140,000;

AND WHEREAS those homeowners with increased assessments must have filed an appeal with the Board of Revision by February 24, 1998 and have until March 31, 1998 to pay retroactive property taxes for 1994, 1995, 1996 and 1997 at par;

AND WHEREAS 15 of the 38 reassessed properties have changed ownership and current owners would be liable for former owners retroactive taxes, or have the city place a lien against their property;

AND WHEREAS all property owners paid their property taxes in good faith and a retroactive reassessment is without precedent;

AND WHEREAS a retroactive reassessment will undermine the public confidence in the assessment process;

AND WHEREAS City Council by virtue of Section 242 of the City of Winnipeg Act can cancel in whole any taxes owing to the City;

THEREFORE BE IT RESOLVED that all taxes resulting from the above noted Municipal Board order for the years 1994, 1995, 1996 and 1997 be cancelled and all current and former home owners be notified.

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

EXECUTIVE POLICY COMMITTEE

CONSIDERATION OF BY-LAWS

326 - On motion of Her Worship Mayor Thompson, 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. 7148/98, 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 the said City of Winnipeg.
Files SL and FC-1(1999-2003)

By-law No. 7149/98, a by-law of The City of Winnipeg to provide for the assessment by special rate of the cost of installing Street Pavement with Boulevards in the said City of Winnipeg.
Files SL and FC-1(1999-2003)

Executive Policy Committee - Consideration of By-laws (continued)

By-law No. 7150/98, a by-law of The City of Winnipeg to provide for the assessment by special rate of the cost of installing Sidewalks in the said City of Winnipeg.
Files SL and FC-1(1999-2003)

By-law No. 7151/98, 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 SL and FC-1(1999-2003)

By-law No. 7152/98, a by-law of The City of Winnipeg to provide for the assessment by special rate of the cost of installing Ornamental Street Lights in the said City of Winnipeg.
Files SL and FC-1(1999-2003)

By-law No. 7153/98, a by-law of The City of Winnipeg to provide for the assessment by special rate of the cost of Lane Oiling in the said City of Winnipeg.
Files SL and FC-1(1999-2003)

By-law No. 7154/98, 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 SL and FC-1(1999-2003)

By-law No. 7159/98, a by-law of the City of Winnipeg to defer payment of the special assessment for Local Improvements in respect of certain lands benefitted thereby on Dugald Road in said City. File SL-3 (Vol. 14)

On motion of Her Worship Mayor Thompson, the rule was suspended and By-law No. 7155/98, a by-law of The City of Winnipeg to establish a program of property tax credits to encourage and assist in the renovation and improvement of designated structures in the City of Winnipeg, 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 G-3 (Vol. 8)

EXECUTIVE POLICY COMMITTEE

QUESTION PERIOD

327 - Councillor Murray referred to the Portage Avenue streetscaping project and noted that the proposed schedule developed by the Property and Development Services Department suggested that the matter go before Council in January, which had not transpired. Councillor Murray requested an update and identification of the time lines currently being looked at for the project.

Her Worship Mayor Thompson briefly outlined the process followed and advised that she would provide all Members of Council with a more detailed response by way of report from the administration. Her Worship further noted that the Executive Policy Committee had had concerns that the recommendation from the Portage Avenue Property Owner's Association (PAPA) did not include a traffic report, and recommended that a traffic study be part of the process. Her Worship further noted that a design concept was required as only preliminary work had been done and that $90,000 was recently authorized to get the request for proposals out. In reference to inaccurate reports from a reporter attempting to act as a facilitator between the City of Winnipeg and PAPA, Her Worship agreed that communication between the City of Winnipeg and PAPA had needed improvement but had been tightened. Her Worship further advised that the request for $6 million was not feasible for the City but that $3 million with Provincial participation was possible.

Councillor Murray questioned whether the money would be in place by the second week in March to allow the project to be finished for the 1999 Pan Am Games.

Her Worship requested that Councillor Angus address the construction schedule. Councillor Angus indicated that he was not in agreement with the view that a spade must be in the ground by March 12, 1998 to ensure project completion. Councillor Angus advised that the transportation study was expected in the first week of March, the feasibility study with the exact costs on a block by block basis was expected in the second week of March and subsequently, funding from partnership arrangements would be looked at. Councillor Angus noted that he anticipated that a Council seminar would be scheduled and the issue considered at either a Special Meeting or the March 25 meeting of Council.

Councillor Murray reiterated his request that a commitment be made as to the date that the matter would be before Council and further asked that a key contact person be identified to PAPA and the Downtown Business Improvement Zone and community.

Her Worship confirmed she would firm up the timeframe and process and acknowledged that they were indeed seeking a designated person to manage the project and tie in The Forks, Portage and Main and North Main projects which were interrelated and require better coordinatation.

Councillor Golden referred to a commitment made by Her Worship to open Portage Avenue and Main Street to pedestrian traffic, noted the imminent Pan Am Games and questioned when the barriers would be removed.

Her Worship replied that removal of the barriers was subject to agreement by all the property owners on the corner and noted that a legal agreement would not be reached in the near future. Her Worship advised that a proposal would be brought forward at a Council seminar to address pedestrian crossing at Lombard and Main in preparation for upcoming events such as the Grey Cup and the 1999 Pan Am Games. She further noted that CentrePlan, the Downtown Design Board, designers, architects and landscape architects were addressing issues such as beautification, lighting and safety to create an atmosphere that would reflect the heart and soul of the City at the famous corner.

Councillor Golden noted safety and business problems related to Portage Avenue and questioned the action required to resolve the problem and clean up Portage and Main in the very near future.

Her Worship noted that all Members of Council would be updated on the hard work that had been done within CentrePlan and the Portage Avenue Property Owner's Association and suggested that there would be an opportunity to discuss future process at an upcoming Council seminar.

In reference to the City of Winnipeg hosting the Grey Cup, the Brier and the Pan Am Games, Councillor Golden suggested that money must be spent on environmental development and incentives to turn the face of the downtown area around before the events. Councillor Golden stated that visitors could be left with a negative and crippling image of the City if the problems downtown are not rectified.

Executive Policy Committee - Question Period (continued)

Her Worship acknowledged appreciation of Councillor Golden's persistence and perseverance regarding change in the downtown area. Her Worship noted that work had been done on a very comprehensive strategy to address businesses downtown, safety, image and housing issues. Her Worship advised that action must be taken in conjunction with the Province, noting that the Downtown First policy and strategy had been presented to the Provincial Government and was generously received with solid support in certain areas. Her Worship further noted that the Federal Government had been approached and advised that additional information would be forthcoming at the imminent Council seminar.

Councillor Angus noted that the Federal Budget was tabled February 24, 1998 and requested Deputy Mayor Eadie to share his comments or observations on the budget as it applied to either the City of Winnipeg or the citizens of Winnipeg given that he was a member of the lockup and in Ottawa during the Federal Budget.

Deputy Mayor Eadie advised that he was in Ottawa, not officially representing the City of Winnipeg, but as President of the Federation of Canadian Municipalities (FCM). Deputy Mayor Eadie reported that he had had discussions with Marcel Masse, the Minister responsible for the Infrastructure Program, noting that the Minister was very supportive of a new program that respected and acknowledged municipal priorities following March 1999. Deputy Mayor Eadie advised that nothing was tabled with respect to infrastructure but indicated that the budget was balanced, which should mean no further off loading of federal responsibilities onto municipal or provincial governments. Deputy Mayor Eadie further advised that $30 million was dedicated to crime prevention but noted that the programs were not defined and that FCM believed the municipalities should be consulted before the money is spent. Deputy Mayor Eadie also indicated that the budget accounted for climate change measures, noting that the affect on municipalities would not be known until the Ministers of Environment and Natural Resources made further announcements.

Councillor Steek questioned if the Chairperson of the Standing Committee on Fiscal Issues was in receipt of a report from the City Assessor, Brian Moore, regarding assessments on Wellington Crescent.

Councillor Angus stated that the report had not been received but noted that it would be available to the Standing Committee on Fiscal Issues upon receipt and all Members of Council invited to make representation.

Councillor Steek questioned if Councillor Angus was aware that in the reassessment between 1994 and 1997 of 38 Wellington Crescent homes, the net result was approximately $140,000 in retroactive taxation. Councillor Steek noted that $40,000 in refunds had gone out and questioned how many of those homes were assessed at a lower value in 1998 reassessments than in 1994 to 1997.

Councillor Angus stated that he was not aware that the refunds had gone out, noting that he would be surprised if they had because the deadline for appeals or filing of appeals had not been concluded.