Minutes – Executive Policy Committee – February 21, 2007

REPORTS

Minute No. 188 University of Winnipeg Campus Redevelopment Plan - Municipal Rural Infrastructure Fund Application File S-7

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the administrative recommendation and recommends to Council:

1. That the City of Winnipeg endorse the application for funding from the University of Winnipeg through the Municipal Rural Infrastructure Fund for their Campus Redevelopment Project, subject to the following conditions:

    A. That final plans and specifications for the project be approved by the City of Winnipeg.

    B. That the applicant enter into a formal agreement(s) with the City of Winnipeg as necessary.

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

DECISION MAKING HISTORY:

Moved by Councillor Swandel,
That the administrative recommendation be concurred in and forwarded to Council.

Carried

RE: University of Winnipeg Campus Redevelopment Plan
Canada - Manitoba Municipal Rural Infrastructure Fund

FOR SUBMISSION TO: Executive Policy Committee

ORIGINAL REPORT SIGNED BY: Director, Planning, Property, and Development Department

REPORT DATE: February 5, 2007

RECOMMENDATION:
1. That the City of Winnipeg endorse the application for funding from the University of Winnipeg through the Canada-Manitoba Municipal Rural Infrastructure Fund for their Campus Redevelopment Project subject to the following conditions:

a) Approval of final plans and specifications for the project by the City of Winnipeg.

b) The applicant entering into formal agreement(s) with the City of Winnipeg as necessary.

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

Report Summary

Key Issues:

- A complimentary Report dated February 8, 2007, prepared for the Standing Committee on Downtown Development identifies the results of the Administration's preliminary due diligence with regard to a review of the University of Winnipeg's (U of W) new Campus Redevelopment Plan.
- The above referenced complimentary Report also recommends that the City of Winnipeg approve the U of W's Campus Redevelopment Plan in principle.
- The U of W has recently completed a Canada - Manitoba Municipal Rural Infrastructure Fund (MRIF) application indicating that the University is prepared to spend $ 1.5 M on their Campus Redevelopment implementation in order to leverage an additional $ 915,000 in MRIF funding (of which 50% is Provincial / 50% is Federal).
- No City funding has been requested at this time other than some minor in-kind Winnipeg Transit pedestrian amenities.
- The Administration has, and will continue to work in close cooperation with the University of Winnipeg in order to implement their Campus Redevelopment Plan.

Implications of the Recommendation(s):

General Implications

( ) None

( ) For the organization overall and/or for other departments

(x) For the community and/or organizations external to the City

( ) Involves a multi-year contract

Comment(s): The University of Winnipeg requires the Resolution OF Council in support of their Municipal Rural Infrastructure Fund application.

Policy Implications

(x) No

( ) Yes

Comment(s):

Regulatory Implications

(x) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):

Environmental Implications

(x) No

( ) Yes

Comment(s):

Human Resources Implications

(x) No

( ) Yes

Comment(s):

Financial Implications

(x) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s): No City funding has been requested at this time.

Report

REASON FOR THE REPORT:
On November 27, 2006, the University of Winnipeg (U of W) requested that the City of Winnipeg provide a Resolution of Council supporting their Application under the Canada - Manitoba Municipal Rural Infrastructure Fund (MRIF). The U of W has recently completed their MRIF application indicating that the University is prepared to spend $ 1.5 M on their Campus Redevelopment implementation in order to leverage an additional $ 915,000 in MRIF funding (of which 50% is Provincial / 50% is Federal).

On December 8, 2006 and as per the usual process for MRIF applications, the Executive Policy Committee Secretariat requested that the CAO provide an Administrative Review of the U of W's request.

HISTORY:
On April 27, 2005 Council concurred in the recommendation of the Standing Policy Committee on Downtown Development and adopted the following:

1. That the City of Winnipeg endorse the University of Winnipeg Spence Street "Transit Friendly" Pedestrian Mall in principle.
2. That the Administration be authorized to work with the University of Winnipeg to develop by-law amendments and agreements required to establish Spence Street between Ellice Avenue and Portage Avenue as a "Transit Friendly" Pedestrian Mall with enhanced street level amenities.
3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

On November 27, 2006, the University of Winnipeg requested that the City of Winnipeg provide a Resolution of Council supporting their Application under the Municipal Rural Infrastructure Fund. The U of W had just completed an MRIF application indicating that the University was prepared to spend $ 1.5 M in order to leverage $ 915,000 in MRIF funding (50% Provincial / 50% Federal).

On January 23, 2007, the University of Winnipeg provided a Briefing to City Council on their proposed Campus Redevelopment project as well as their MRIF Application request.

On January 29, 2007, the University of Winnipeg appeared as a delegation at the Standing Policy Committee on Downtown Development. The SPC on DD directed as follows:

1. That the University of Winnipeg Campus and Community Plan be referred to the Administration for review and report back to the Standing Policy Committee on Downtown Development.

2. That the University of Winnipeg Campus and Community Plan be referred to the Standing Policy Committee on Property and Development for information (as the U of W Campus and Community Plan spans both Committee's mandated areas).

Discussion:

Since 2005, the City has worked closely with the U of W to begin to implement their original concept. Much of the framework for the original concept is already in place including:

- A Transit Friendly Pedestrian Plaza for the south portion of Spence Street
- A new street connection between Spence Street and Young Street has been developed in order to allow for access / egress from the Duckworth Centre.
- A bike path lane has been developed on Spence Street.
- New concrete medians have been developed to safely and aesthetically direct traffic.
- The Planning, Property and Development Department (Real Estate Division) has negotiated an Encroachment Agreement with the U of W to facilitate their development within the Public right-of-way.
- The Administration has participated directly in the continued and extensive consultation undertaken through the U of W Campus Redevelopment Planning and Community Consultation process.

For this Application, the University is seeking to implement two new Components as follow:

Component 1

a) Further transforming the existing Spence Street into a public transit only pedestrian mall and bike path animated by street level retail and high use public recreational space (including basketball courts, street hockey, and ice skating)
b) Beginning a green space link to University initiatives to the west of the University, which include mixed student and community housing, a community garden, and the University's environmental outreach programming designed for community children and youth, further linking the University and the local community.

Component 2 is for the redevelopment and expansion of the Duckworth Centre.

Bearing in mind that the U of W's new Campus Redevelopment Plan remains as a concept, there are however significant issues with the Plan specifically with regard to the feasibility and cost of the realignment of Spence Street over to Young Street. These issues are discussed in more detail within the complimentary Administrative Report dated February 8, 2007 that was requested by the Standing Policy Committee on Downtown Development.

As the U of W cannot access any MRIF funding in order to undertake the more detailed planning, community consultation, and design required in order to implement their plans, and as the Administration are satisfied that there are future significant safeguards and City approval processes that will be required in order for the U of W to begin implementation, it is recommended that a Council Resolution in support of the MRIF application be provided.

Financial Impact Statement Date: February 2, 2007

Project Name:

UNIVERSITY OF WINNIPEG CAMPUS REDEVELOPMENT PLAN
CANADA-MANITOBA MUNICIPAL RURAL INFRASTRUCTURE FUND

COMMENTS:

The recommendation contained in this report is that the City of Winnipeg endorse the application for funding from the University of Winnipeg through the Canada-Manitoba Municipal Rural Infrastructure Fund for their Campus Redevelopment Project subject to the following conditions:
a) Approval of final plans and specifications for the project by the City of Winnipeg.
b) The applicant entering into formal agreement(s) with the City of Winnipeg as necessary.

There are no financial implications associated with this recommendation.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:
Public Works, Winnipeg Transit, Community Services, Legal Services

External Consultation With:

THIS REPORT SUBMITTED BY:

Department Planning, Property, and Development
Division Office of the Director / Planning and Land Use
Prepared by: Jim Paterson / Dianne Himbeault

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