REPORT OF THE

EXECUTIVE POLICY COMMITTEE

DATED JULY 2, 1997

On motion of Her Worship Mayor Thompson, the Report of the Executive Policy Committee, dated July 2, 1997, was considered.

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

Carried.

Expenditure of Funds from Land Dedication Reserve Fund - Victoria-Linden Woods Community Centre Inc.
File EP-2 (Vol. 24)

854 - 1. On June 17, 1997, the Assiniboia Community Committee recommended that $10,000.00 be approved from the Assiniboia Land Dedication Reserve Fund for the development of a basketball court at Victoria-Linden Woods Community Centre Inc.

The Executive Policy Committee concurs with the recommendation of the Assiniboia Community Committee that funds in the amount of $10,000.00 be approved from the Assiniboia Land Dedication Reserve Fund for this project and submits same to Council for ratification.

Adopted by consent.

REPORT OF THE

EXECUTIVE POLICY COMMITTEE

DATED JULY 9, 1997

On motion of Her Worship Mayor Thompson, the Report of the Executive Policy Committee, dated July 9, 1997, was considered clause by clause.

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

Carried.

St. James Village Business Improvement Zone - Proposed Program and Budget - 1997 File FL-7.14 (Vol. 1)

855 - 1. On April 30, 1997, Council adopted By-law No. 7025/97, a By-law of The City of Winnipeg to designate a Business Improvement Zone to be known as the "St. James Village Business Improvement Zone" and established a Management Board for the Zone. By-law No. 7025/97 requires that the Business Improvement Zone prepare for the consideration of Council its proposed program, zone levy and budget estimates.

The St. James Village Business Improvement Zone at its Annual General Meeting held on June 25, 1997, approved the proposed annual budget and program as outlined in Appendix "A".

The Executive Policy Committee recommends that pursuant to By-law No. 7025/97, Council request the Assiniboia Community Committee to conduct a public meeting to hear representations with respect to the proposed program, zone levy and budget estimates for the year 1997 and to provide recommendations to Council within 60 days from receipt of Council's request.

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

Adopted by consent.

Airport Area Business Development Association Inc. Business Improvement Zone - Proposed Program and Budget - 1997 File FL-7.15 (Vol. 1)

856 - 2. On April 30, 1997, Council adopted By-law No. 7024/97, a By-law of The City of Winnipeg to designate a Business Improvement Zone to be known as the "Airport Area Business Development Association Inc. Business Improvement Zone" and established a Management Board for the Zone. By-law No. 7024/97 requires that the Business Improvement Zone prepare for the consideration of Council its proposed program, zone levy and budget estimates.

The Airport Area Business Development Association Inc. Business Improvement Zone at its Annual General Meeting held on June 24, 1997, approved the proposed annual budget and program as outlined in Appendix "A".

The Executive Policy Committee recommends that pursuant to By-law No. 7024/97, Council request the Assiniboia Community Committee to conduct a public meeting to hear representations with respect to the proposed program, zone levy and budget estimates for the year 1997 and to provide recommendations to Council within 60 days from receipt of Council's request.

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

Adopted by consent.

REPORT OF THE

EXECUTIVE POLICY COMMITTEE

DATED JULY 16, 1997

On motion of Her Worship Mayor Thompson, the Report of the Executive Policy Committee, dated July 16, 1997, was considered clause by clause.

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

Councillor Murray requested that Clauses 1,6 and 7 be pulled from the Consent Agenda.

Councillor Lazarenko requested that Clause 2 be pulled from the Consent Agenda.

Councillor Golden requested that Clauses 3,4 and 5 be pulled from the Consent Agenda.

The motion to adopt the Consent Agenda, Clauses 8,9 and 10 was put and declared carried.

Amendment To The Host City Agreement - 1999 Pan American Games
File GC-8.9 (Vol. 4)

857 - 1. The Executive Policy Committee has been advised that the Board of the Host Society at its meeting held April 12, 1997, proposed an amendment to the Host City Agreement which requires the approval of Council.

The Bid City Agreement for the 1999 Pan American Games authorized by Council in November of 1992 and executed on December 5, 1992, makes the City and the Host Society responsible for the Pan Am Games. The Host City Agreement, which was required to satisfy a condition of the Bid City Agreement, was authorized by Council at its meeting on February 22, 1995, and was executed by the City together with the Canadian Olympic Association and Host Society as of February 20, 1995. By way of the Host City Agreement and supporting Indemnity Agreement, Host Society has assumed the City's responsibilities to carry out and stage the Games. The reporting relationship of Host Society to City Council has been defined by the Pan American Games Agreement approved by Council February 22, 1995, and executed simultaneously with the Host City Agreement.

The proposed amendment to the Host City Agreement would relieve the Host Society from having to source premiums first from COA licensees, thereby allowing Host Society to receive a royalty as a result of requiring its "sponsor family" to source such premiums from Host Society licensees. The Host City Agreement defines "premiums" as items which are given away free of charge, or sold at a subsidized price, by Society sponsor at any step of the distribution process for the purpose of advertising and promoting Society sponsor. "Society sponsor" is defined as any sponsor or official supplier of Host Society.

As the proposed amendment varies the terms and conditions of the Host City Agreement as adopted by Council, further Council approval is required.

The Executive Policy Committee recommends:

I. That Council approve an amendment to the "Host City Agreement - 1999 Pan American Games" (Host City Agreement) made as of February 20, 1995, between Canadian Olympic Association (COA) and the City of Winnipeg and Pan American Games Society (WPG 1999) Inc. (Host Society) so as to relieve the Host Society from having to source premiums first from COA licensees.

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.

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

Carried.

Report of the Executive Policy Committee dated July 16, 1997

Adaptive Re-use of 320 Portage Avenue:
Interim Support Strategy
Files FE(1997/98) & FI-2.4.4.1 (Vol. 5)

858 - 2. On February 27, 1997, an Order was issued out of the Ontario Court (General Division) pursuant to an application made by the T. Eaton Company Limited and its subsidiary companies under the Companies' Creditors Arrangement Act (CCAA). All proceedings are stayed by the Court up to and including June 30, 1997. Eaton's must submit a plan of arrangement by August 15, 1997.

Eaton's currently operates approximately 85 departments stores in Canada and it is expected that as many as 35 stores will be closed. Of the 85 stores, Eaton's only owns 3 locations of which one is its downtown Winnipeg store.

In Winnipeg, Eaton's currently operates 4 department stores, one discount warehouse store, and one logistics/warehouse facility. The four Winnipeg department stores include the main downtown store, and stores at Polo Park Shopping Centre, St. Vital Shopping Centre, and Garden City Shopping Centre. Eaton's has advised the owners of Garden City Shopping Centre that it will be closing its store. Eaton's will also be closing or downsizing its discount warehouse and logistics/warehouse facility on Wellington Avenue with the building being currently for sale.

Eaton's downtown store is strategically located in the heart of Winnipeg's Downtown and fronts on Portage Avenue, the City's primary retail street. The store is situated at the center of the Downtown Walkway System, which links most of the major office buildings and shopping centres in downtown Winnipeg. It anchors both Eaton Place and Portage Place, downtown's premier shopping centres and is within a 9 minute walk of the Bay. The site represents the most important destination and transfer point for Winnipeg Transit.

Eaton's department store is a 750,000 square foot building constructed in 1905. It consists of a full basement and 9 storeys above ground. The floor plate is approximately 80,000 square feet making it the largest floor plate of any building in downtown. In 1917, Eaton's constructed the Eaton's Catalogue Building immediately to the south, which served as a warehouse for its catalogue sales. In 1976, the Catalogue Building was sold and redeveloped in 1979 into a mixed-use retail mall and office complex and renamed Eaton Place. It consists of over 525,000 square feet, comprised of two levels of retail (187,000 sq.ft.), two levels of indoor parking, and five levels of office space (338,000 sq. ft.).

Private utilities are supplied to both the Eaton's store and Eaton Place by way of the powerhouse that is owned by Eaton Place but operated by Eaton's. The cost of operating the powerhouse is shared and is based upon each parties proportionate share of steam consumption.

Eaton Place has a long-term lease on the land and building known as Eaton Court (former Annex Lands). Eaton Court consists of 2 levels of retail space and a basement. Eaton's leases its shipping/receiving and storage area from Eaton Place. A joint-operating agreement registered on titles requires Eaton's to operate a first class department store of not less than 300,000 square feet.

As part of a corporate wide restructuring plan to satisfy creditors under CCAA procedures, Eaton's has advised Eaton Place, the City of Winnipeg, and the Province of Manitoba that it planned on closing its downtown store. Eaton's is prepared, however, to consider transferring ownership of the building to the owners of Eaton Place and operating for up to three years as long as it can do so on a break-even basis. Eaton's requires $3 million ± operating support per annum and would downsize to 3 levels plus the basement. In the meantime, Canvib would aggressively pursue long term plans for the adaptive mixed-use redevelopment of the building to include both office and retail components.

The store currently is purported to lose between $3 million and $4.5 million annually, depending on how costs are attributed to the store. Eaton's has stated that without some form of financial support, whether public or private, the downtown Winnipeg department store would close as part of its broader corporate restructuring plan. Such an event would have significant direct and indirect impacts on adjoining property owners and businesses, as well as the City of Winnipeg:

Report of the Executive Policy Committee dated July 16, 1997

i. Eaton Place: Would lose significant pedestrian traffic at both the main and second levels. Retail sales would likely decline; stressing rents, business taxes by tenants, and parking revenues. Operating agreements regarding the powerhouse, loading facilities, etc. and leases would also be impacted. Under CCAA, the Court has the authority to cancel leases and operating agreements.

ii. Other Retailers: Eaton's continues to represent a major retail landmark and destination, the complete closing of which would impact on Portage Place, the Bay and on the south side merchants currently located between Eaton's and the Bay.

iii. The City of Winnipeg: Eaton's currently pays directly approximately $611,000 per year in realty taxes and approximately $300,000 per year in business taxes on the Winnipeg Downtown Store. It also pays approximately $700,000 per year to Winnipeg Hydro and $80,000 in water and sewer charges. Through rents to Eaton Place, it pays its share of property taxes on the Catalogue Building (approximately $125,000) and approximately $16,000 in realty taxes on the Annex. Eaton's is currently in arrears of approximately $140,000 for Winnipeg Hydro charges up to February 27, 1997. Under CCAA, the Court could amend this obligation to Hydro. On and off-street parking revenues would also be expected to decline.

iv. Other Property Owners: Property values would be expected to decline (ultimately reflected in reduced assessed values) in the immediate area, as a function of reduced revenues from rents and business activity. Parking revenues to FRC/North Portage (Portage Place) and other private operators would also be expected to decline.

The closure of Eaton's Department Store and mothballing of its 750,000 square foot building would have a significant impact upon downtown Winnipeg. Closure of the store would result in almost one full city block or the equivalent of two major office towers at the corner of Portage and Main becoming vacant. The magnitude of this vacancy would dramatically impact on people's perception of downtown as a place to do business and would result in a decreased demand for office and retail space. There would be a resulting decline in rental rates, property values, property taxes and business taxes generated in the downtown overall. The sales volumes of existing businesses in the area would be compromised resulting in reduced profitability and reduced income taxes and provincial sales taxes paid. Parking revenues to the City of Winnipeg and parkade owners would also be negatively impacted.

Even though Eaton's department store sales appear to have continued to decline over the past 10 years, Eaton's has served as a major anchor to both Eaton Place and Portage Place, and to Portage Avenue retail. Closure will result in its estimated $40 million in annual sales being redistributed with much of those sales being permanently lost to suburban malls, retail power centres and strip malls. The loss of Eaton's as an anchor, would dramatically reduce pedestrian traffic through Eaton Place, Portage Place and the Bay. Eaton Court (70,000 square feet of multi-tenant retail area) would be rendered a dead end at the north end of Eaton Place.

Average pedestrian traffic counts through Eaton Place are 192,000 people per week and escalates to over 230,000 per week just before Christmas. Closure of Eaton's and disruption of the natural pedestrian traffic flow through the Downtown Walkway system would significantly alter retailers' sales and increase business failures.

The closure of Eaton's downtown store dramatically reduces the critical mass of retail and services necessary to effectively compete with suburban alternatives. In light of the huge potential loss of downtown retail sales and market share to the suburban areas, it is critical that the City of Winnipeg, the Province of Manitoba, and property and business owners in the downtown area develop and support a coordinated and cohesive strategic plan. The loss of Eaton's as an anchor to Eaton Place, Portage Place, and Portage Avenue and the magnitude of the potential vacancy; makes it critical that the rejuvenation of downtown Winnipeg focus on the redevelopment of the Eaton's building which will serve as the catalyst for further redevelopment along the north and south sides of Portage Avenue. The current initiative by the Portage Avenue Property Owners to implement a development plan would also be jeopardized by the closure.

The primary objectives to be achieved in light of the problems and opportunities presented are as follows:

1. To preserve downtown property values over the short-term and increase values over the long-term by ensuring an orderly transition of the Eaton's department store to a repositioned mixed-use retail and office development that is economically viable over the long-term.

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2. To re-establish the Eaton's building as a leading anchor for downtown Winnipeg that will serve as the catalyst for the rejuvenation of properties along Portage Avenue in downtown Winnipeg.

3. To support an unique and critical private sector initiative during the interim planning, marketing and development phase, with potential long term sustainable pay-back to the City of Winnipeg.

4. To participate in a genuine public/private partnership wherein the private sector is the lead player, with the City of Winnipeg and Province of Manitoba being equal minority participants.

The owners of Eaton Place are now the greatest stakeholders in the future of the Eaton's Building. They recognize that the building is strategically located on Portage Avenue in the middle of the central retail district and at the geographic centre of the downtown enclosed skywalk system. The buildings particularly well positioned to be redeveloped to address the current and future needs of evolving retail and office market requirements. Aside from its central location and proximity to other businesses, retail centres, parking and other amenities, its 80,000 square foot floor plate lends itself to a wide variety of potential users that require flexibility for both expansion and modification of space requirements to meet changing market demands.

Upon examination of the trend in retailing, downtown department stores have had to re-size and reposition themselves in order to compete with more modern and efficient suburban malls, retail power centres and big-box retailers. In addition to reducing the size of the store, there is an opportunity to introduce large specialized retailers. Unique destination tenants opening stores in downtown markets include Border Books, Virgin Records and others. Office trends in Winnipeg have seen a significant increase in the demand for large flexible spaces to accommodate call centres, educational centres and municipal and provincial government tenancies. Examples include CN's North American Customer Service Centre in the Eaton Place Office Tower (100,000 sq. ft.), Telus in Newport Centre (50,000 sq. ft.), Department of Natural Resources at 200 Saulteaux (54,000 sq. ft.) and Red River Community College (60,000 sq. ft.).

To best illustrate the opportunity that exists as it relates to the redevelopment of the Eaton's building, one can look at the success of Eaton Place. As at May 1997, the Eaton Place Office Tower of 338,000 square feet is 99.3% leased with the retail approaching 85% occupancy. Eaton Place is considered a Class B building in the traditional sense however it provides Class A facilities and systems and houses some of the largest and most technologically advanced tenants in the province. In addition, rental rates are more in keeping with B Class properties and therefore present an attractive alternative to large users who can benefit from competitive rental rates while also benefiting from the infrastructure and amenities a downtown location can provide.

By observing current retail and office trends and by projecting into the future, it becomes apparent that large floor plates that provide significant flexibility for both retail and office users and can provide the infrastructure to support the rapidly growing technological demands of tenants such as fibre optics satellite communications. The Eaton's building provides the location and foundation upon which to build an economically viable mixed use development that represents a long-term investment in the commercial viability of downtown Winnipeg and its surrounding properties.

Canvib as the proposed owners of Eaton Place, through Oxford Development, proposes that:

1. Eaton's transfers ownership of its building to a Canvib holding company, WEP Properties Inc., downsizes and operates for up to 3 years. WEP Properties Inc. would coordinate with the City of Winnipeg and the Province of Manitoba an interim operating strategy to permit Eaton's to continue to operate while Canvib attempts to structure an economically viable redevelopment plan for the Eaton's building.

2. Transfer of ownership to WEP Properties Inc. provides the best solution to maintaining control over the future of the Eaton's building. In cooperation with Eaton's downsizing and operating for up to 3 years combined with the City's and Province's participation, the probability of successfully redeveloping the building and protecting values is greatest.

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To keep Eaton's on the site operating as a department store for three years and to satisfy CCAA requirements, $3.1 million or up to $9.3 million of support per year would likely be required as follows:

Owners of Eaton Place	$ 1.55 million/year
Province of Manitoba (cash or equivalent)	$ .775 million/year
City of Winnipeg (cash or equivalent)	$ .775 million/year
	$3.100 million/year

The $3.1 million amount may be adjusted upward by the Ontario Court under CCAA procedures. As a general principle however, the ratio of contributions would remain 50% Eaton Place, 25% Province and 25% City. Both the Province and the City are viewing their respective contributions as an investment with significant returns in the future.

It is clear that the status quo of Eaton's operating a department store in the current floor space will not continue. Either the store operates at a reduced scale in the short term until the future of the company is determined, or the store closes and the building is mothballed.

Eaton's closure and mothballing of the building represents the greatest risk to the viability of downtown Winnipeg as a place to do business and has the greatest negative impact on the value of Eaton Place and surrounding properties. Revenues to the City of Winnipeg in the form of business taxes, and utility charges would be significantly reduced. Although property taxes would still be payable, the worst case scenario would involve the City ultimately receiving the property in tax sale with no credible proponent for redevelopment.

A tentative schedule of events is outlined as follows:

July 16th	Report of Board of Commissioners tabled at Executive Policy Committee
July 23th	Council approval of deal, funding, and draft terms and conditions.
August 15th	Eaton's files plan of arrangement to Ontario court
September 30th	Transfer of ownership completed

A Costs/Benefit Summary of the Proposal to the City of Winnipeg is outlined below:

Short Term:

1. Eaton's will continue to pay Hydro charges, averaging annually at $728,000 (this amount could be reduced because of downsizing). If the building is mothballed, these revenues are reduced significantly.

2. Hydro arrears up to filing of CCAA protection on February 27th, 1997 of $142,900 will be, all or in part, lost.

3. Eaton's will continue to use and pay for water and sewer services of approximately $75,000 per year. If the store closes, these revenues would be reduced significantly.

4. Eaton's will continue to pay business taxes of about $250,000 per year. If the store closes, this amount is reduced to zero.

5. WEP Properties Inc. will continue to pay property taxes of about $611,000 per year.

6. The City will pay $775,000/year for 3 years (1998, 1999, and 2000) to WEP Properties Inc. as an indirect support towards the on-going Eaton's store operations, which is offset by property taxes currently at $611,000 for 1997 during those years and approximately $250,000 in business taxes paid by Eaton's on the downsized store.

7. Walkway connections are maintained for at least 3 years.

8. Eaton's remains the most important transit location in Winnipeg.

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9. Approximately 200 employees continue to work in the Eaton's Department Store.

10. Eaton Place retail occupancy rates are not eroded.

Long Term:

1. Between $60 million and $80 million worth of construction occurs in the Eaton's Building over the next three years, which translates into approximately 1000 to 1200 construction related jobs.

2. Using Eaton Place as an indicator, property taxes for the Eaton's Building move from approximately 85¢ per square foot pre-development to up to $4.50/sq. ft. post development. Based on full development of 750,000 square feet, property tax revenues could increase more than 4 fold.

3. Property assessments in the area are not eroded.

4. At full occupancy, approximately 2500 people work in the building. Most of this employment would be new to the Downtown.

5. The project becomes a cornerstone to a Portage Avenue Revitalization/Redevelopment Plan.

This funding support will be expensed by the City. A line item in a budget is required. Therefore, it is proposed that $775,000 be included in the 1998, 1999, 2000 Current Estimates and that the support be payable on July 1st of each year on the condition that property taxes are paid in full when due for each taxation year.

In analyzing the risk of this proposal, the worst case scenario would be if Eaton's Department Store closes in 1997 because of no intervention. This scenario is most likely if Eaton Place, the Province and the City do not jointly provide a package of interim support. The second worst case scenario would be if Eaton's Department Store operates for three years, no adaptive reuse occurs, and Eaton's store closes after three years. This scenario might occur if aggressive recruitment of leases does not occur, which is unlikely given that it is not in the best interest of Eaton Place. The best case scenario would be a fully redeveloped and occupied adaptive reuse project after 3 years with market rents paid for all office and retail space. In return for $775,000 per year for 3 years for a total of $2,250,000, the City receives an incremental municipal portion of property taxes of approximately $1,300,000 annually, plus approximately $600,000 in incremental business taxes annually, plus ongoing hydro and water/sewer charges. Payback of the $2,250,000 support could be as early as 2001 - 2002.

This interim support will be payable to WEP Properties Inc. on July 1st of each year subject to the following conditions or assurances:

1. That the Eatons Department Store is operating during normal business hours on a minimum of three floors of the building, two of which are the main floor and second floor.

2. That the Eaton's Department Store continues under the originally negotiated interim financial and lease arrangements with WEP Properties Inc.

3. That the second floor Walkway connections to Eaton Place and Portage Place are maintained and operated during normal business hours.

4. That the support ratios, as follows, are adhered to:

WEP Properties Inc.	50% minimum
Province of Manitoba	25% maximum
City of Winnipeg	25% maximum

5. That property taxes are paid in full (or the equivalent) when due for each taxation year.

6. That the Province of Manitoba provide written confirmation that it will provide a matching contribution equal to that of the City of Winnipeg.

7. That City Council of the City of Winnipeg, at its sole discretion, duly appropriate the funding in each year required.

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8. That WEP Properties Inc., submit evidence by July 1st in each year verifying that it has met or exceeded its 50% support ratio obligation.

The Executive Policy Committee recommends:

I. That City Council approve the following recommendations as they pertain to an agreement regarding the proposal of Oxford Development Group Inc. on behalf of Canvib Investment Corporation, the owners of Eaton Place Ltd., and its wholly owned subsidiary WEP Properties Inc. to pursue a long term adaptive reuse plan for the Eaton's Building at 320 Portage Avenue, namely:

A. That an interim support of $775,000 per year for three years be given to WEP Properties Inc., the proposed new owners of 320 Portage Avenue in years 1998, 1999 and 2000, subject to conditions outlined in this report.

B. That an allocation of $775,000 be budgeted for in the 1998, 1999, and 2000 Current Budgets as a line item to cover this support.

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.

Moved by Councillor Silva,
Adoption of the clause.

Moved by Councillor Prystanski,
That Rule 8.6 of the Procedure By-law be suspended to allow Councillors to remove their jackets.

Carried.

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

In amendment,

Moved by Councillor Murray,
Seconded by Councillor Vandal,

WHEREAS the City should make informed and reasoned decisions;

AND WHEREAS the City wishes to assist in the redevelopment within the mandate of a city government;

AND WHEREAS the City wants to assist business on a level playing field that treats all businesses fairly;

THEREFORE BE IT RESOLVED that financial assistance to 320 Portage Avenue be drawn from the Winnipeg Development Agreement and the Heritage Building Tax Credit program and that subsection "B" of the clause be deleted;

THEREFORE BE IT FURTHER RESOLVED that a business plan and budget be submitted to City Council before any funds are released.

Council recessed at 11:57 a.m., and reconvened at 1:37 p.m., same members present.

Councillor Murray entered the meeting after Council had reconvened.

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In amendment to the amendment,

Moved by Councillor Golden,
Seconded by Councillor Murray,

BE IT RESOLVED THAT in the second “Be it resolved”, the word “submit” be changed to “approve”.

The amendment to the amendment was put.

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

Yea: Councillors Clement, Golden, Lubosch, Murray, O’Shaughnessy, Steek, Thomas and Vandal. 8

Nay: Councillors Prystanski, Lazarenko, Phillips, Silva, Timm-Rudolph, Deputy Mayor Eadie, Her Worship Mayor Thompson and Councillor Angus. 8

and the amendment to the amendment was declared lost in accordance with Rule 58 of the Procedure By-law.

The amendment was put.

At the request of Deputy Mayor Eadie, Council considered each resolve in the amendment separately.

The second resolve requiring a business plan was put.

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

Yea: Councillors Prystanski, Clement, Golden, Lubosch, Murray, O’Shaughnessy, Silva, Steek, Timm-Rudolph, Vandal, Deputy Mayor Eadie, Her Worship Mayor Thompson and Councillor Angus. 13

Nay: Councillors Lazarenko, Phillips and Thomas. 3

and the second resolve was declared carried.

The first resolve regarding Heritage Funding was put.

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

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

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

and the first resolve was declared lost.

The motion for the adoption of the clause, as amended, was put.

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

Yea: Councillors Prystanski, Clement, O’Shaughnessy, Silva, Steek, Timm-Rudolph, Deputy Mayor Eadie, Her Worship Mayor Thompson and Councillor Angus. 9

Nay: Councillors Golden, Lazarenko, Lubosch, Murray, Phillips, Thomas and Vandal. 7

and the motion for the adoption of the clause, as amended, was declared carried.

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Endorsement of Centre Plan Action Plan 1997-99 and Approval of WDA Program 11: Downtown Revitalization Targeted Funding Allocations
Files FR-3.2(PA-11)(Vol. 1) and EP-1.2 (Vol. 2)

859 - 3. The Executive Policy Committee has been advised that Centre Plan Committee has prepared their Action Plan for 1997-99 and has targeted Winnipeg Development Agreement (WDA) funding allocations according to priority action areas. Centre Plan Working Groups have addressed the targeted areas and have developed proposals for WDA funding. The proposals have been assessed by Community Planning Division Staff, vetted at Centre Plan Committee and now forwarded to Executive Policy Committee for approval. The Action Plan for 1997-99 and the WDA targeted funding allocations provide the framework for implementation of initiatives and funding approvals.

Priority areas currently addressed by Working Groups include the following, namely:

1. Portage Avenue Revitalization - partnering with private sector to improve physical environment.

2. Portage Avenue and Main Street Pedestrian Access - coordinated with Portage Avenue improvements, design solutions to increase pedestrian access above and below street level.

3. Housing - identify scope of market, code analysis and determine investment participants.

4. Support to Arts, Culture and Entertainment - support existing facilities and encourage additional facilities downtown.

The Executive Policy Committee recommends:

I. That Council endorse Centre Plan Committee's Action Plan for 1997-99 as outlined in Appendix "A".

II. That the Targeted Funding Allocations for the Winnipeg Development Agreement - Downtown Revitalization Program 11, be approved as a budget guideline.

III. 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.

Moved by Councillor Timm-Rudolph,
Adoption of the clause.

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

The motion for the adoption of the clause was put and declared carried.

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

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Winnipeg Development Agreement, Program 3B: Neighbourhood Infrastructure File FR-3.2 (PA-3)(Vol. 1)

860 - 4. In May of 1997, the Minister of Urban Affairs requested a list of potential projects that could be considered under the Winnipeg Development Agreement Neighbourhood Infrastructure Program 3B. A list of project categories was provided which included the following:

- Community Centre Upgrading and Retrofitting
- Community Indoor Pool And Recreation Facility Upgrading
- Neighbourhood And Community Athletic Field Upgrading,
- Community Park And Play Area Enhancements
- Neighbourhood Commercial Area Enhancements
- Program Management

The Province of Manitoba added two new categories as follow:

- Reserve/Contingency, and
- Program Administration

The City of Winnipeg submitted a short list of projects approved by Executive Policy Committee for consideration by the Province of Manitoba for the 1997/98 budget year. This list included two indoor pools: Sargent Park and Pan Am, and four community centres: Westridge, South Transcona, Fort Garry and Windsor.

The current list comprises an overall list of potential projects to be considered by the Province of Manitoba for funding under the Program. The short list has been repeated here as part of the larger, comprehensive list.

Project eligibility criteria are as follows:

- the program target areas are older, stable neighbourhoods with pockets of physical deterioration (current MWCRP neighbourhoods are excluded);
- the project must be on public land or serve a public purpose and be accessible to the public;
- the project must involve the repair, renovation, or retrofit of existing municipal infrastructure which extends the life or broadens the use of the infrastructure to meet community needs;
- the project must be sustainable beyond the term of the WDA;
- the project must be a new initiative and not take the place of work specifically budgeted for, or normally performed under, a current budget of the City of Winnipeg, the Province of Manitoba or Government of Canada (program funds, however, may be used to complement or enhance an already approved project under a current budget).

The Province has also indicated preliminary support for projects that complement the Pan American Games either through practice or competition facilities.

The list has been separated into the categories recommended by the Minister of Urban Affairs. Funding totals are in excess of the approved funding per category as per the Province of Manitoba's recommendation. The Province of Manitoba has suggested that additional projects be identified within each category in the event that reallocation or budget shortfalls occur within the program allowing additional funding to be advanced to a particular category.

This comprehensive project list will be discussed with the Province of Manitoba on an annual basis with mutual priorities identified for the coming budget year.

A reserve/contingency category has been established by the Province of Manitoba in the amount of $310,000 for unexpected priorities or expenditure requirements during the Program. Allocations under this category will be reviewed on an annual basis.

A Program Administration category for staff and administrative costs in administering the program on behalf of the Province of Manitoba has also been established totalling $100,000. The City of Winnipeg has been allocated a total sum of $90,000 under the program for program/project management.

Report of the Executive Policy Committee dated July 16, 1997

The Executive Policy Committee recommends:

I. That the comprehensive project list under Winnipeg Development Agreement Program 3B: Neighbourhood Infrastructure, as outlined in Appendix "A", be approved.

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.

Moved by Councillor Timm-Rudolph,
Adoption of the clause.

Carried.

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

Program Authorization, Program 5C: Employment Equity, Winnipeg Development Agreement
File FR-3.2(PA-5) (Vol. 1)

861 - 5. The Executive Policy Committee has been advised that Winnipeg Development Agreement (WDA) allocated $1.5 million in Sub-Program 5C, intended to provide enhanced employment opportunities within the City of Winnipeg organization in order to build and maintain an internal workforce that is more representative of the available labour force in the city. The program will focus on the current and future employees and primarily designated groups such as aboriginal people, women, people with disabilities and visible minorities.

The City of Winnipeg recognized that while the Employment Equity program, established in 1981, had achieved some progress towards its goal of developing a diverse workforce, significant gains still need to be made. In working with the Federal and Provincial Governments to establish the Winnipeg Development Agreement, the City of Winnipeg allocated $1.5 million to assist the City of Winnipeg organization in moving towards this goal.

Programs will be developed that ensure recruitment, selection, retention and promotion of current and future employees is carried out in a non-discriminatory manner as a means toward building and maintaining a more diverse workforce. This will be accomplished through four related sets of activity:

- Pilot action projects, eg. skill development through internships and apprenticeships;
- Systems support and assessment, eg. review of employment practices to identify and eliminate barriers;
- Work force support and enhancement, eg. cultural awareness for staff;
- Coordination and delivery, eg. liaison with the community and unions.

The City of Winnipeg Equity and Diversity Work Plan, unanimously approved by City Council in September 1996, was designed to allow WDA program funds to complement and expand significantly upon on-going activities within the City of Winnipeg Equity and Diversity Initiative.

The Executive Policy Committee recommends:

I. That the Business Plan for Program 5C, Employment Equity, as outlined in Appendix "A", be received for information.

II. That the Program Authorization for Program 5C, Employment Equity, as outlined in Appendix "B", be approved.

Report of the Executive Policy Committee dated July 16, 1997

III. 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.

Moved by Councillor Timm-Rudolph,
Adoption of the clause.

Carried.

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

Increase in Staff Establishment of the Audit Department Contained Within the Audit Department's Business Plan File GP-1.2 (Vol. 3)

862 - 6 Council on April 30, 1997, received as information the Audit Department's Business Plan which recommended increasing the current complement of the Audit Department by the addition of one (1) professional staff member - Process Analyst, and one (1) Research Analyst. The recommendation contained in the Business Plan to increase the complement of the Audit must be approved by Council.
On July 14, 1997, the Audit Committee concurred in the increase in staff establishment in the Audit Department.

The Executive Policy Committee concurs with the recommendation of the Audit Committee and recommends:

I. That the staff establishment in the Audit Department be increased by two (2) positions, namely; one (1) Process Analyst and, and one (1) Research Analyst.

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

Moved by Deputy Mayor Eadie,
Adoption of the clause.

Carried.

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

Audit Report - Review of the Library Department File FA-2 (Vol. 34)

863 - 7. On July 14, 1997, the Audit Committee considered the Audit Report dated July 10, 1997 relative to the review of the Library Department.

The Audit Committee received the report as information until such time as the City Auditor provides the Audit Committee with an implementation plan and timeframe for report back. Administration were also requested to provide the Audit Committee with comments and a strategy for all Intergovernmental Issues contained within the report.

The Audit Committee recommended that the report be forwarded to the Executive Policy Committee and Council for their information.

The Executive Policy Committee recommends:

I. That the Audit Report dated July 10, 1997 on the review of the Library Department be received as information by Council.

Report of the Executive Policy Committee dated July 16, 1997

II. That the City Auditor be requested to provide the Audit Committee with an implementation plan and timeframe for the review of the Library Department, and also a strategy for all Intergovernmental Issues contained within the report.

Moved by Councillor Timm-Rudolph,
Adoption of the clause.

Moved by Councillor Murray,
That the clause be referred to the Committee on Planning and Community Services.

The motion to refer was put.

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

Yea: Councillors Golden, Lubosch, Murray, Thomas and Vandal. 5

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

and the motion to refer was declared lost.

The Speaker advised that the clause would be tabled until later in the meeting to allow Councillor Murray to draft an amendment.

(See Minute No. 866 for disposition of Clause 7)

Request for an Amusement Tax Exemption - Winnipeg Chinese Cultural and Community Centre File FL-6 (Vol. 15)

864 - 8. On July 16, 1997, the Executive Policy Committee passed the following motion, namely:

Moved by Councillor Silva,

WHEREAS applications for Amusement Tax exemption require a review by the Winnipeg Arts Advisory Council, consideration by the Committee on Finance and Administration and implementation through a by-law of Council;

AND WHEREAS the Winnipeg Chinese Cultural and Community Centre has applied for an amusement tax exemption in connection with a Cultural Arts Performance which will be held at the Manitoba Theatre Centre on August 1, 1997;

AND WHEREAS the application for amusement tax exemption for the event was inadvertently not received in sufficient time to be considered by the Winnipeg Arts Advisory Council and the Committee on Finance and Administration;

AND WHEREAS the application has been scrutinized by the Administration and appears to comply with the intent and purpose of the Amusement Tax By-law;

THEREFORE BE IT RESOLVED that Executive Policy Committee recommend to Council that the request for an amusement tax exemption be approved and be added to subsection 7(6) of the Amusement Tax By-law No. 3107/81, namely:

Winnipeg Chinese Cultural and Community Centre for:
"Cultural Arts Performance" on August 1, 1997 at Manitoba Theatre Centre

and submits this resolution to Council for approval.

Adopted by consent.

Report of the Executive Policy Committee dated July 16, 1997

Moved by Councillor Clement,

That the rule be suspended to allow Council to reconsider Clause 9, which had been adopted by consent.

Carried.

Local Improvements - Land Drainage Sewer on Shaftesbury Boulevard from Grant Avenue to Wilkes Avenue
Files SL-3(Vol. 14) [c/r SL(1995)(Vol. 3)]

865 - 9. The Executive Policy Committee has been advised that on November 22, 1994, Local Improvements for Land Drainage Sewer, Street Pavement, Sidewalks and Street Lights were advertised for Shaftesbury Boulevard from Grant Avenue to Wilkes Avenue. Petitions against the local improvement were taken out against the projects, but were unsuccessful and on February 14, 1995, the Assiniboia Community Committee recommended that all the subject Local Improvement projects proceed.

On April 7, 1997, the Committee on Works and Operations designated Shaftesbury Boulevard as a Regional Street, therefore, the above ground improvements have been done as "City at large". However, the Land Drainage Sewer which was completed on October 25, 1996, has been constructed and assessed as a Local Improvement.

On June 4, 1997, two deferment applications were received by the Local Improvements and Miscellaneous Revenue Branch from Mr. Schlamp. It should be noted that both holdings do not meet all the conditions as stated in the deferment application. The deferment option on each property is detailed as follows:

1. Defer the Agriculture property for the full assessment of 508 feet even though it does not meet the conditions as stated in the deferment policy:

   "d) ... Deferment will only be granted for agricultural uses when the owner's principal occupation is growing grain, raising or keeping stock or market gardening, the net income from which is more than the income from all other sources." The registered owner, Cherlec Investment Ltd. does not meet this condition.

   There has been precedents where this condition was not met. Jen-Den Investments received a deferment for a Water Main Local Improvement assessed for 678.9 feet for Agricultural property on Inkster Boulevard. In that case, the property owner did not petition against the improvement.

   As the agricultural lands receive little benefit from the Land Drainage Sewer, this option is recommended. Drainage from the agricultural lands does not occur due to a significant variation in elevation between the agricultural lands and the roadway which rises to go over the railway tracks at Wilkes. In fact, drainage from the Assiniboine Forrest, to the West of Mr. Schlamp's property, run through a culvert under Shaftesbury at Wilkes and crosses onto Mr. Schlamp's property.

2. Defer the principal residence for the full assessment of 160 feet even though it does not meet the conditions of the deferment policy:

   "d) A deferment will only be granted in qualifying cases for a principal residence in which case the maximum deferral will be restricted to 100 feet of frontage..." In this case the principal residence frontage is 160 feet not 100 feet.

   A deferment was granted in 1990 for a Watermain, Wastewater Sewer and Land Drain Sewer assessed for 199.2 feet on a principal residence owned by Peter and Mary Marchyshyn of 2307 St. Mary's Road. A petition against the improvement was requested but not returned.

   The principal resident does receive greater benefit from the Land Drainage Sewer than the agricultural lands in that a catch basin is located in Mr. Schlamp's driveway. For this reason the administration does not recommend deferring the improvement fronting the residential lands.

Report of the Executive Policy Committee dated July 16, 1997

Any deferment if approved should comply with the conditions as set out on the deferment policy as to a maximum period of five years or a registration of a plan of subdivision affecting part or all of the property.

If the property owner enters into a Development Agreement for a subdivision and Land Drainage is served by another street other than Shaftesbury Boulevard, the Local Improvement charges on Shaftesbury Boulevard will be paid for in full from the Trunk Service Rate charge applied to the agricultural property at that time. An information sheet is outlined in Appendix "A".

According to Section 242 of The City of Winnipeg Act, Council is prohibited from cancelling or waiving a Local Improvement charge once it has been legally advertised and installed. Therefore, the alternatives are to grant a deferment either on the agricultural holding or the residential holding, or on both properties or to deny both.

On July 4, 1997, the Committee on Finance and Administration passed the following motion, namely:

> *"That the following recommendation be referred to the Executive Policy Committee for favourable consideration and recommendation to Council, namely:*
>
> *1. That the Local Improvement charges for Land Drainage Sewer fronting on agricultural as well as residential lands owned by Mr. Schlamp be deferred for 5 years or until registration of a plan of subdivision, even though it does not comply with the conditions for deferment as laid out in the by-law.*"

The Executive Policy Committee concurs with the recommendation of the Committee on Finance and Administration and recommends:

I. That the Local Improvement charges for Land Drainage Sewer fronting on agricultural as well as residential lands owned by Mr. Schlamp be deferred for 5 years or until registration of a plan of subdivision, even though it does not comply with the conditions for deferment as laid out in the by-law.

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.

Moved by Councillor Clement,
Adoption of the clause.

In amendment,

Moved by Councillor Clement,
Seconded by Councillor Golden,

WHEREAS it appears there was a clerical oversight with respect to Recommendation I in the clause;

THEREFORE BE IT RESOLVED that both the recommendation of the Committee on Finance and Administration and that of the Executive Policy Committee be amended by adding the words "there can be legal" in front of the words "registration of a plan of subdivision".

The amendment was put and declared carried.

The motion for the adoption of the clause, as amended, was put and declared carried.

Council here proceeded to continue to consider the order of business - "Clause 7 of the Report of the Executive Policy Committee, dated July 16, 1997".

Report of the Executive Policy Committee dated July 16, 1997

Audit Report - Review of the Library Department
File FA-2 (Vol. 34)

866 - In amendment,

Moved by Councillor Murray,
Seconded by Councillor Lubosch,

THAT Recommendation I be amended to read as follows:

I. That the Audit Report dated July 10, 1997 on the review of the Library Department be received by Council and referred to the Committee on Planning and Community Services.

II. That Recommendation II be amended to add the following words at the end thereof: - and that the implementation plan be referred to the Committee on Planning and Community Services.

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

The amendment was put and declared carried.

The motion for the adoption of the clause, as amended, was put and declared carried.

656 and 658 Ross Avenue - Proposed Sale -
The City of Winnipeg to Rossbrook House Inc.
File FI-2.4 (Vol. 3) c/r FI-2.2(34)(Vol. 1)

867 - 10. On July 2, 1997, the Executive Policy Committee concurred in the recommendation contained within a report submitted by the Commissioner of Planning and Community Services from the Director of the Land and Development Services Department, dated May 27, 1997, regarding a proposed Management Agreement for 656 and 658 Ross Avenue between the City of Winnipeg and Rossbrook House Inc. namely:

"That the Board of Commissioners authorize the Director of the Land and Development Services Department to negotiate a Management Agreement between the City of Winnipeg and Rossbrook House Inc. in accordance with the terms and conditions attached to the report and with Option No. 2 for Clause 14 as outlined in the report."

On July 3, 1997, the Solicitor for Rossbrook House Inc. advised that Rossbrook House Inc. continues to prefer a transfer of the subject property, for a nominal fee, as opposed to a re-drafted lease or a Management Agreement. The Federal and Provincial Governments have provided a significant amount of grant money for the purposes of renovating the existing facility. The Federal Government is urging Rossbrook House Inc. to commence construction by September of 1997. The Board of Directors have indicated that it is anxious to continue with its plans to improve the premises, but wants to be in a position to advise its supporters that any funds forwarded to Rossbrook House Inc. are secured and will benefit Rossbrook and the children who use the facilities. In addition, Rossbrook indicated that if there is some concern respecting the transfer of the property for a nominal fee, the Board of Rossbrook House would be agreeable to a conditional use caveat being placed on the title. The Land and Development Services Department subsequently negotiated the terms and conditions of sale of the subject property in accordance with the terms and conditions as outlined in Appendix "A."

The proposed transfer would be on the basis of a nominal one dollar consideration and include a reversionary covenant requiring the purchaser to reconvey the title back to the City, free and clear of all encumbrances, should the purchaser's use of the subject property cease to be used in connection with shelter, education and recreational programs offered for children and youth in accordance with The Children and Family Services Act.

Report of the Executive Policy Committee dated July 16, 1997

Since the Executive Policy Committee on July 2, 1997 adopted the recommendation to enter into a Management Agreement as forwarded by the Board of Commissioners, it will be necessary to rescind that motion, prior to concurring with the proposed recommendations contained herein.

Rossbrook House Inc. has a charitable status and therefore is exempt from school taxes. Currently, the subject property is exempt from municipal realty taxes due to the fact that the title of the property is in the name of the City of Winnipeg. There are two options for providing tax relief. A grant is recommended, because it provides accountability, scrutiny, recognition of the organization's activities, and identifies the financial support that the City is providing. An alternative option would be to provide a municipal tax exemption, through a Bylaw pursuant to Section 22(1)(l) of The Municipal Assessment Act. Planned improvements to the facility may result in municipal realty taxes of $4,500 to $6,600 annually. $3,300 has been budgeted in the 1997 and 1998 estimates. Prior to the 1998 budget being adopted, additional funding may have to be provided.

On July 15, 1997, the Committee on Finance and Administration considered the matter and recommended as follows:

1. That the Executive Policy Committee rescind its previous decision of July 2, 1997 to negotiate a Management Agreement with Rossbrook House Inc.;

2. That the proper officers of the City be authorized to finalize the sale of the subject property to Rossbrook House Inc. in accordance with the terms and conditions outlined on Schedule "A";

3. That Rossbrook House Inc. be advised to apply on an annual basis for a grant equal to an amount of the annual municipal taxes.

The Executive Policy Committee concurs in part with the recommendation of the Committee on Finance and Administration and recommends:

I. That the Executive Policy Committee rescind its previous decision of July 2, 1997 to negotiate a Management Agreement with Rossbrook House Inc.

II. That the Proper Officers of the City be authorized to finalize the sale of the subject property to Rossbrook House Inc. in accordance with the terms and conditions attached hereto as Appendix "A."

III. That the City's annual operating grant to Rossbrook House Inc. be amended to include the annual municipal portion of realty taxes effective in 1998.

IV. 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.

REPORT OF THE

EXECUTIVE POLICY COMMITTEE

DATED JULY 22, 1997

Moved by Councillor O'Shaughnessy,

That the rule be suspended and the Report of the Executive Policy Committee, dated July 22, 1997, be considered.

Carried.

Councillor O'Shaughnessy called for a recorded vote.

Councillor O'Shaughnessy withdrew his request.

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

Multi-Purpose Sports and Recreation Centre including a Youth Activity Centre on City-owned lands on the Portage Avenue East Site - North of the Forks
File PR-2(32) (Vol. 1)

868 - 1. On June 26, 1997, Council amended and adopted Clause 8 of the Report of the Executive Policy Committee dated June 18, 1997, relative to a multi-purpose sports and recreation centre including a youth activity centre on city-owned lands on the Portage Avenue East Site - North of the Forks.

On July 16, 1997, Mr. Katz accepted recommendations contained within Clause 8 of the Report of the Executive Policy Committee dated June 18, 1997, and requested the Executive Policy Committee to direct the Legal Services Branch of the City of Winnipeg to prepare and forward the final form of the lease agreement and related legal documentation to his solicitor.

The Executive Policy Committee at a Special Meeting held on July 22, 1997, considered the draft lease agreement between The City of Winnipeg and Riverside Park Management Inc. and recommends:

I. That Council approve a lease of City-owned lands on Portage Avenue East site - North of the Forks, in substantially the same form and content outlined in Appendix "A" with an amendment to require the exclusive use of Select-A-Seat or any successor as the ticket agent; and conditional upon execution of the lease by Riverside Park Management Inc., not later than October 1, 1997.

II. That the Board of Commissioners be delegated authority to vary the south-east boundary of the lands to be covered by the lease.

III. That the Board of Commissioners be delegated authority to permit entry onto the land prior to the commencement of the lease at the tenants' risk for the purpose of carrying out lot grading or sodding; on such terms and conditions as the Board of Commissioners may deem.

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

Moved by Councillor O'Shaughnessy,

Adoption of the clause.

Report of the Executive Policy Committee dated July 22, 1997

In amendment,

Moved by Councillor Clement,
Seconded by Councillor Golden,

THAT the clause be amended by deleting the reference to Select-a-Seat in Recommendation I;

AND THAT Recommendation IV be a new statement:

> That the Board of Commissioners be delegated the authority to make revenue neutral and expense neutral amendments as they deem necessary to reflect the intent of the proposal previously approved by Council and subsequently accepted by the Katz Group.

AND THAT the existing Recommendation IV be renumbered Recommendation V.

Councillor Murray challenged the ruling of the Chair regarding the suspension of the rule to consider the clause.

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

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

Yea: Councillors Prystanski, Clement, Golden, Lazarenko, O'Shaughnessy, Phillips, Silva, Steek, Deputy Mayor Eadie, Her Worship Mayor Thompson and Councillor Angus. 11

Nay: Councillors Lubosch, Murray, Thomas and Vandal. 4

and the ruling of the Chair was sustained.

The Speaker called the Deputy Speaker, Councillor Prystanski, to the Chair in order to participate in the debate, and after speaking, resumed the chair.

The amendment was put.

At the request of Councillor Timm-Rudolph, Council considered the recommendations separately.

The second recommendation delegating authority to the Board of Commissioners was put.

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

Yea: Councillors Clement, Golden, O'Shaughnessy, Steek, Deputy Mayor Eadie and Councillor Angus. 6

Nay: Councillors Prystanski, Lazarenko, Lubosch, Murray, Phillips, Thomas, Timm-Rudolph, Vandal, Her Worship Mayor Thompson and Councillor Silva. 10

and the second recommendation was declared lost.

The first recommendation deleting the reference to Select-a-Seat was put.

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

Yea: Councillors Prystanski, Clement, Golden, O'Shaughnessy, Silva, Steek, Timm-Rudolph, Murray, Deputy Mayor Eadie and Councillor Angus. 10

Nay: Councillors Lazarenko, Lubosch, Phillips, Thomas, Vandal and Her Worship Mayor Thompson. 6

Report of the Executive Policy Committee dated July 22, 1997

and the first recommendation was declared carried.

The motion for the adoption of the clause, as amended, was put.

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

Yea: Councillors Prystanski, Clement, Golden, Murray, O'Shaughnessy, Silva, Steek, Timm-Rudolph, Deputy Mayor Eadie and Councillor Angus. 10

Nay: Councillors Lazarenko, Lubosch, Phillips, Thomas, Vandal and Her Worship Mayor Thompson. 6

and the motion for the adoption of the clause, as amended, was declared carried.

(See Minute No. 932 for attachments)

REPORT OF THE

EXECUTIVE POLICY COMMITTEE

DATED JULY 23, 1997

On motion of Her Worship Mayor Thompson, the rule was suspended and the Report of the Executive Policy Committee, dated July 23, 1997, was considered.

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

The Audit Study of the Budget Process of The City of Winnipeg
File FA-2 (Vol. 34)

869 - 1. On July 22, 1997, the Audit Committee considered the Audit Study of the Budget Process of The City of Winnipeg dated July, 1997.

The Audit Committee received the report as information until such time as the Administration provides the Audit Committee with an implementation plan for report back.

The Audit Committee recommended that the report be forwarded to the Executive Policy Committee and Council for their information.

The Executive Policy Committee recommends:

That the Audit Study of the Budget Process of The City of Winnipeg, dated July 1997, be received as information by Council.

That the Administration provide the Audit Committee with an implementation plan for the budget report as soon as possible.

Moved by Councillor Silva,
Adoption of the clause.

The motion for the adoption of the clause was put and declared carried.

Councillor Thomas asked to be recorded as having voted against the clause, in accordance with Rule 50.7 of the Procedure By-law.

Pursuant to Rules 6.1 and 6.2 of the Procedure By-law, Council stood adjourned at 6:01 p.m., to reconvene at 9:30 a.m., Thursday, July 24, 1997.

Adjourned Meeting Thursday, July 24, 1997

Council reconvened this day at 9:37 a.m.

The Speaker called the adjourned meeting to order.

Present: The Speaker Councillor Angus, Councillors Prystanski, Clement, Lazarenko, Lubosch, Murray, Phillips, Silva, Steek, Thomas, Timm-Rudolph, Vandal and Deputy Mayor Eadie.

Councillors Golden, O'Shaughnessy and Her Worship Mayor Thompson entered the meeting after Council had reconvened.

In attendance: Mrs. D. Browton, City Clerk, Mr. R. Kachur, Deputy City Clerk and Mrs. L. Betts, Committee Clerk.

The Speaker tabled with the City Clerk, a ruling arising out of the Council Meeting of June 25, 1997, regarding the alleged breach of Rule 8.17(c) of the Procedure By-law.

Council here proceeded to consider the order of business - "Executive Policy Committee - Motions".

EXECUTIVE POLICY COMMITTEE

MOTIONS

Moved by Councillor Steek,
Seconded by Councillor Murray,

870 - WHEREAS pursuant to Section 6.3 of the Procedure By-law, Council on October 23, 1996, established its 1997 Schedule of Meetings, and the period of prorogue, July 28 - September 2, 1997;

AND WHEREAS the Misericordia General Hospital has made an application for a zoning agreement amendment to permit the Hospital, along with a private sector co-owner, to use space in the Hospital's Education Resource Centre building for purposes of providing vocational training in health related areas;

AND WHEREAS the Hospital (applicant) missed the deadline for the July 8 meeting of the City Centre Community Committee and the next meeting will not take place until September 9, 1997,

AND WHEREAS the Hospital is desirous in starting the vocational training in the fall term and has requested a date for a public hearing to be held during August in order to prepare for the September class;

THEREFORE BE IT RESOLVED that the City Centre Community Committee convene a meeting during the official prorogue period on a date to be determined by the Chairperson, in consultation with Committee members and the Land and Development Services Department, and do all things necessary to ensure that the posting requirements and appropriate notification is carried out in accordance with the requirements of The City of Winnipeg Act

With the concurrence of the seconder, Councillor Murray, and with the permission of Council, Councillor Steek withdrew his motion.

EXECUTIVE POLICY COMMITTEE

CONSIDERATION OF BY-LAWS

871 - On motion of Deputy Mayor Eadie, 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. 7075/97, a by-law of the City of Winnipeg to establish a program of realty tax credits to reduce the amount of realty tax payable by registered owners who occupy premises serviced by neither water nor sewer. File FL-2 (Vol. 13)

By-law No. 7076/97, a by-law of the City of Winnipeg to establish a program of property tax credits or refunds to encourage and to assist in the construction or purchase of new dwellings. Files GC-2 (Vol. 24) & FL (Vol. 5)

By-law No. 7077/97, a by-law of the City of Winnipeg to amend the Amusement Tax By-law No. 3107/81. File FL-6 (Vol. 15)

By-law No. 7078/97, a by-law of The City of Winnipeg to amend By-law No. 3219/82, being The City of Winnipeg Parks and Recreation By-law. File PR-2.10 (Vol. 9)

By-law No. 7079/97, a by-law of The City of Winnipeg to amend By-law No. 1996/78, being a By-law relating to cemeteries. File PR-2.10 (Vol. 9)

Councillors Murray and Thomas asked to be recorded as having voted against all three readings of By-law Nos. 7075/97 and 7076/97, in accordance with Rule 50.7 of the Procedure By-law.

EXECUTIVE POLICY COMMITTEE

QUESTION PERIOD

872 - Councillor Steek noted that during the course of the development of the baseball lease with Mr. Katz, reference had been made to the external Auditor's report issued on April 9, 1997 from Deloitte & Touche and questioned why the Auditor's report only became available to Members of Council on July 16, 1997.

Deputy Mayor Eadie noted that he had not seen the document but understood that there were some legalities pertaining to the document and advised that he would take the question as notice, on behalf of Her Worship, and obtain a detailed response for all Members of Council.

The Speaker, Councillor Angus, informed Councillor Steek that in response to a prior question from Councillor Thomas, he had received clarification from the City's Chief Financial Officer, Mr. Gannon, that no one was in receipt of the report at the political level until it was released to the Executive Policy Committee on July 16, 1997 and subsequently circulated by the City Clerk to all Members of Council.

Councillor Steek further questioned why Her Worship Mayor Thompson referenced the Auditor's report in numerous meetings if elected officials did not have access to the report.

Deputy Mayor Eadie agreed to take the question under advisement, on behalf of Her Worship Mayor Thompson.

Executive Policy Committee - Question Period (continued)

Councillor Murray referred to the poor attendance by elected officials on various external committees, particularly the Centre Plan Committee and the Downtown Business Improvement Zone Board. He referred to previous requests that Her Worship meet with those Councillors who were appointed to these committees to determine their level of commitment. He requested that the issue of attendance be aggressively pursued over the prorogue period in an attempt to have full attendance at such important committees when sessions resume in the Fall.

Deputy Mayor Eadie noted that the Centre Plan Action Plan approved by Council on July 23, 1997, should provide a good starting point and a renewed approach to the entire process. In addition, Councillor Eadie agreed to forward Councillor Murray's comments to Her Worship for further advisement.

Councillor Vandal advised that his copy of the External Auditor's report was marked "draft" and requested Deputy Mayor Eadie to verify that Members of Council have in fact received the final report.

Deputy Mayor Eadie agreed to take the question as notice.

Councillor Thomas noted that the Safe City Committee has been operating not only without a coordinator but also without a quorum, as volunteers and administrative members have not been replaced, and questioned when appointments will be made and a coordinator hired.

In reference to a recent presentation to the Executive Policy Committee by Centre Plan representatives, Deputy Mayor Eadie noted that the Centre Plan Committee has considerable interest in the Safe City Committee and with the adoption of their business plan will apply potential resources to this initiative. He further noted that Councillors Timm-Rudolph and O'Shaughnessy have been assigned, by Her Worship and the Executive Policy Committee, to address the Safe City issue, in conjunction with Centre Plan representatives, and should be in a position to provide a response to Councillor Thomas after the prorogue period.

Councillor Phillips inquired about the number of Council representatives on the Safe City Committee. She advised that on occasion she was the only person in attendance at scheduled meetings and, as a consequence, had resigned as a member.

Councillor Murray suggested that the attendance records for the Safe City Committee, and other special committees of Council, be circulated.