Winnipeg

EXECUTIVE POLICY COMMITTEE
DISPOSITION OF ITEMS

MAY 9, 2007

MEMBERS PRESENT: His Worship Mayor Katz, Chairperson
Deputy Mayor Leipsic
Councillor Clement
Councillor O'Shaughnessy
Councillor Steeves
Councillor Swandel
Councillor Wyatt

CLERK: Jo-Ann I. Park, Clerk of the Executive Policy Committee
City Clerk's Department

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Minute	Subject/File	Recommendations	Action Required
		APPEALS	
322	Appeal – Plan Winnipeg By-law No. 7630/2000 - 484 Almey Avenue Report 2007 05 04 EP-1.1(PW)	The Executive Policy Committee allowed the appeal and cancelled the decision of the Zoning and Permits Administrator, Planning, Property and Development Department dated April 12, 2007, regarding provisions of Plan Winnipeg By-law No. 7630/2000 for the premises located at 484 Almey Avenue.	
		DELEGATIONS	
323	Ken Klassen		See Minute 327
324	Mona Lemoine, Vice-Chair, Canada Green Building Council, Manitoba Chapter Ross McGowan, President and CEO, CentreVenture Development Corporation		See Minute 328
325	Councillor Gerbasi, Fort Rouge-East Fort Garry Ward		See Minute 348
		REPORTS	
326	Residential Infill Tax Credit Program Report 2007 01 23 EX	The Executive Policy Committee concurred in the administrative recommendation and recommends to Council: 1. That the by-law, as outlined in the report dated January 23, 2007 from the Director of Planning, Property and Development, establishing the Residential Infill Tax Credit Program based on policy guidelines passed by Council on July 26, 2006 be approved. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Clerk of the Executive Policy Committee
327	2007 Home Renovation Tax Assistance Program Report 2007 03 15 FL	The Executive Policy Committee concurred in the administrative recommendation and recommends to Council: 1. That a Home Renovation Tax Assistance (HRTA) Program be approved for 2007 with: A. The same residential unit conditions as 2006; as stipulated in By-law No. 33/2006. 2. That a HRTA Program be approved for 2007 with the same type of eligible renovation projects as 2006; as stipulated in By-law No. 33/2006. 3. That a HRTA Program be approved for 2007 with an eligibility condition that a residential unit must be constructed before January 1, 1982.	Clerk of the Executive Policy Committee

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		4. That a HRTA Program be approved for 2007 with an eligibility condition that a residential unit must have a property assessment of $114,600.00 or less. 5. That the HRTA Program for 2007 continued to be harmonized with the technical requirements of the Manitoba Hydro Power Smart Program and that this be formally set out in the by-law. 6. That the HRTA Program for 2007 respond to Recommendation 20.3 of the Red Tape Commission Final Report by eliminating the requirement that permit fees be paid to apply for the HRTA Program even when the eligible renovation does not require a permit. 7. That all other related conditions and costs of the 2007 HRTA Program remain the same as the 2006 Program. 8. That the by-law, outlined as Attachment "A" in the report dated March 15, 2007 from the Director of Planning, Property and Development, establishing the 2007 Home Renovation Tax Assistance Program, be enacted. 9, That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
328	Multiple Family / Mixed-Use Building Grant Programs Report 2005 05 03	The Executive Policy Committee concurred in the administrative recommendation, as amended, and recommends to Council: EX 1. That the "Review of the 2002-2005 Multiple Family Dwelling Grant Program" contained in the report dated May 3, 2007 from the Director of Planning, Property and Development, be received as information. 2. That two new tax incentive programs be established to facilitate the development, redevelopment or conversion of existing properties for the purpose of increasing the stock of multiple family dwellings in the City of Winnipeg. 3. That the programs be approved with the following eligibility conditions:	Clerk of the Executive Policy Committee

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		A. The eligible project shall be either one of three types: i. The development of new residential or mixed-use properties, ii. The redevelopment of vacant residential or mixed-use properties, or iii. The conversion of non-residential properties to residential or mixed-use properties. B. The eligible property shall be developed into any residential or mixed-use structures containing four (4) or more dwelling units. 4. That the primary distinction between the two new tax incentive programs be based on location; where the eligible property is located in one of the following two areas: A. Downtown, or B. Other Areas, which are defined as follows: i. Major Improvement Areas, ii. Rehabilitation Areas, and iii. The appended neighbourhood main street areas, which include Winnipeg's Business Improvement Zones. 5. That the programs be approved on the basis of the principle that the nature of the incentive be administered as a tax grant to the developer rather than subsequent owners and that, in addition to assisting with the financial viability and desirability of additional multi-family dwelling developments, its goals should be to promote compact urban form, facilitate the revitalization of older neighbourhoods. 6. That the new tax incentive program targeted for Downtown be called the "Downtown Multiple Family / Mixed-Use Building Grant Program". 7. That the Tax Grant Incentive for the "Downtown Multiple Family / Mixed-Use Building Grant Program" be based on the following criteria: A. The funding for the grant shall be derived from the incremental municipal component of real property taxes imposed by the City of	

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		Winnipeg on both the residential and commercial component of properties during the ten (10) years immediately following the issuance of the occupancy permit. B. The cumulative maximum tax grant for an approved project be limited to the following: i. $20,000.00 per dwelling unit for an approved rental project, where the resulting dwelling unit is not converted to a condominium during the ten (10) years during which the tax grant is payable. ii. $20,000.00 per dwelling unit for an approved condominium project, where the resulting condominium unit has an assessed value of less than $250,000.00 immediately after the construction, redevelopment or conversion of the building. iii. $10,000.00 per dwelling unit for an approved condominium project, where the resulting condominium unit has an assessed value of $250,000.00 or more immediately after the construction, redevelopment or conversion of the building. C. That the assignment of the eligible grant be permitted as security for gap financing purposes. D. That the maximum total grants offered through the program be limited to $10,000,000.00 for the duration of the program. E. That the program apply to properties that front on streets in which water and sanitary and storm sewer mains already exist or, where the property is not serviced or is not adequately serviced, the Developer accepts responsibility for the installation or upgrading of any municipal services that are necessary to accommodate the proposed project. F. That the program be implemented as a three (3) year program. During the third year, it is recommended that it be reviewed and a recommendation made on whether or not to continue the program. 8. That the new tax incentive program targeted for Other Areas be called the "Neighbourhood Multiple Family / Mixed-Use Building Grant Program".	

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		9. That the Tax Grant Incentive for the "Neighbourhood Multiple Family / Mixed-Use Building Grant Program" be based on the following criteria: A. The funding for the grant shall be derived from the incremental municipal component of real property taxes imposed by the City of Winnipeg on both the residential and commercial component of properties during the ten (10) years immediately following the issuance of the occupancy permit. B. The cumulative maximum tax grant for an approved project be limited to the following: i. $15,000.00 per dwelling unit for an approved rental project, where the resulting dwelling unit is not converted to a condominium during the ten (10) years during which the tax grant is payable. ii. $15,000.00 per dwelling unit for an approved condominium project, where the resulting condominium unit has an assessed value of less than $250,000.00 immediately after the construction, redevelopment or conversion of the building. iii. $10,000.00 per dwelling unit for an approved condominium project, where the resulting condominium unit has an assessed value of $250,000.00 or more immediately after the construction, redevelopment or conversion of the building. C. That the assignment of the eligible grant be permitted as security for gap financing purposes. D. That the maximum total grants offered through the program be limited to $5,000,000.00 for the duration of the program. E. That the program apply to properties that front on streets in which water and sanitary and storm sewer mains already exist or, where the property is not serviced or is not adequately serviced, the Developer accepts responsibility for the installation or upgrading of any municipal services that are necessary to accommodate the proposed project. F. That the program be implemented as a three (3) year program. During the third year, it is recommended that it be reviewed and a	

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		recommendation made on whether or not to continue the program. 10. That subject to approval of Recommendations 2 through 7 above, the by-law outlined as Appendix "A" in the report dated May 3, 2007 from the Director of Planning, Property and Development, be approved (as amended), which establishes the Downtown Multiple Family / Mixed-Use Building Grant Program. 11. That subject to approval of Recommendations 2 through 5 and 8 to 9 above, the by-law outlined as Appendix "B" in the report dated May 3, 2007 from the Director of Planning, Property and Development, be approved (as amended), which establishes the Neighbourhood Multiple Family / Mixed-Use Building Grant Program. 12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
329	Chochinov Bay Park - Land Dedication Reserve Minute 175, LSWKCC, 2007 04 24 EP-2	The Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommends to Council: 1. That funding to assist with the cost of the Community Garden project at Chochinov Bay Park in the amount of $1,500.00 be allocated from the Lord Selkirk-West Kildonan Community Land Dedication Reserve to the Seven Oaks Neighbourhood Resource Network. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Clerk of the Executive Policy Committee
330	Winnipeg Housing Rehabilitation Corporation - Land Dedication Reserve Minute 180, LSWKCC, 2007 04 24 EP-2	The Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommends to Council: 1. That funding to assist with the cost of constructing a community garden at the corner of McDermot Avenue and Frances Street in the amount of $4,500.00 be allocated from the Lord Selkirk-West Kildonan Community Land Dedication Reserve to the Winnipeg Housing Rehabilitation Corporation. 2. That the criteria of the Council Policy for the Land Dedication Reserve Fund be waived for any expenditures which do not qualify.	Clerk of the Executive Policy Committee

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		3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
		STANDING COMMITTEE REPORTS	
331 - 343	Standing Policy Committee on Property and Development Report dated May 1, 2007	The Executive Policy Committee concurred in the recommendations for Items 1 to 13 of the Standing Policy Committee on Property and Development and forwarded the items to Council.	Clerk of the Executive Policy Committee
	Standing Policy Committee on Protection and Community Services Report dated May 7, 2007	No report	Nil
344 - 347	Standing Policy Committee on Infrastructure Renewal and Public Works Report dated May 8, 2007	The Executive Policy Committee concurred in the recommendation for Items 1, 2 and 4 of the Standing Policy Committee on Infrastructure Renewal and Public Works and forwarded the items to Council. The Executive Policy Committee concurred in the administrative recommendation for Item 3 of the Standing Policy Committee on Infrastructure Renewal and Public Works, as amended, and submits the following to Council: 1. That the revised Boulevard Maintenance By-law, as outlined in the report dated December 15, 2006 from the Director of Public Works and incorporating an amendment to exclude fruits and vegetables except as approved by the Director of Public Works, be enacted. 2. That, since objects and vegetation become the property of the City when placed or planted in boulevards, the City should not pay claims for damage to objects or vegetation in boulevards. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Clerk of the Executive Policy Committee Clerk of the Executive Policy Committee
	Standing Policy Committee on Finance Report dated May 8, 2007	No report	Nil
348	Standing Policy Committee on Downtown Development Report dated April 30, 2007	The Executive Policy Committee concurred in the recommendations for Item 1 of the Standing Policy Committee on Downtown Development and forwarded the item to Council.	Clerk of the Executive Policy Committee
In Camera 349 - 350			