Winnipeg

# EXECUTIVE POLICY COMMITTEE
# DISPOSITION OF ITEMS

## APRIL 18, 2012

MEMBERS PRESENT: His Worship Mayor Katz, Chairperson
Deputy Mayor Swandel
Councillor Fielding
Councillor Havixbeck
Councillor Vandal
Councillor Wyatt

COMMITTEE CLERK: Jo-Ann I. Park, Manager of the Decision Making Process
City Clerk's Department

# EXECUTIVE POLICY COMMITTEE
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| Minute | Subject/File | Recommendations | Action Required |
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| | | **DELEGATIONS** | |
| 214 | Marty Gold | | See Minute 238 |
| 215 | Councillor B. Mayes, St. Vital Ward<br>Councillor J. Orlikow, River Heights-Fort Garry Ward<br>Councillor R. Eadie, Mynarski Ward<br>Ken Guilford<br>Dave Sauer, President of the Winnipeg Labour Council | | See Minute 240 |
| | | **REPORTS** | |
| 216 | Community Incentive Grant Program Review | The Executive Policy Committee granted a further extension of time of 30 days, in order for the Winnipeg Public Service to review the Community Incentive Grant Program and report back as requested by Committee on January 11, 2012. | Chief Administrative Officer<br><br>Director of Community Services |
| 217 | Sponsorship Agreements – Exclusive Rights for Commercial Transactions in Streets and other Public Place – Delegated Authority to Chief Administrative Officer | The Executive Policy Committee laid the matter over for 30 days. | Executive Policy Committee |
| 218 | Establishment of a Tax Increment Financing zone to support strategic public investments consistent with the Portage Avenue Development Strategy and Sports Hospitality and Entertainment District | The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommends to Council:<br><br>1. That the establishment of a designated Tax Increment Financing (TIF) Zone in the Downtown be approved by By-law (Schedule A) to support public investments consistent with the Portage Avenue Development Strategy (PADS) and Sports, Hospitality and Entertainment District (SHED).<br><br>2. That the City of Winnipeg enter into a funding and operating agreement with the Province of Manitoba, which includes terms acceptable to the City of Winnipeg regarding the Province's 50% share of the cost of the strategic public investments proposed in the Winnipeg Public Service report, either through the designation of Community Revitalization Properties in the proposed TIF Zone, or by other funding options available to it.<br><br>3. That subject to Recommendation 5, a maximum of 80% of the anticipated incremental municipal property taxes generated from all properties in the designated TIF Zone be allocated as the City of Winnipeg's maximum $12.5 million share of strategic public investments and associated borrowing costs in two phases, which strategic public investments and associated borrowing costs | Council |

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| | | shall be up to a maximum of $25 million as per Schedule B.<br><br>4. That for the purposes of Recommendations 2 and 3, the baseline for the calculation of municipal incremental property taxes in the TIF Zone be set using assessed values as at January 1, 2012.<br><br>5. That the existing Downtown Residential Development Grant Program By-law No. 77/2010 be amended as of the effective date of the by-law establishing the TIF Zone to preclude properties in the proposed TIF Zone from eligibility under the Downtown Residential Development Grant Program, subject to a provision that any properties in the proposed TIF Zone that are the subject of an application pursuant to which a conditional approval notice has been issued by the Director of Planning, Property and Development prior to the effective date of the by-law establishing the TIF zone shall remain eligible under the Downtown Residential Development Grant Program.<br><br>6. That the City of Winnipeg enter into an agreement with CentreVenture Development Corporation for CentreVenture Development Corporation to be the borrowing agent to finance strategic public investments of up to a total of $25 million (Schedule B) consistent with the Portage Avenue Development Strategy and SHED.<br><br>7. That subject to the execution of the City of Winnipeg's agreements with the Province of Manitoba and CentreVenture Development Corporation as contemplated by Recommendations 2 and 6, loan guarantees in two phases for a total maximum of $25 million be approved for CentreVenture Development Corporation as follows:<br><br>(i) Phase 1: loan guarantee of up to $8.3 million; and<br>(ii) Phase 2: loan guarantee of up to $16.7 million, only to be executed and delivered based on the reasonable assurance of additional incremental taxes to the satisfaction of the Chief Administrative Officer.<br><br>These loan guarantees shall be specific to public investments consistent with the PADS / SHED.<br><br>8. That the Chief Administrative Officer be delegated authority to negotiate and | |

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| | | approve any necessary agreements between the Province of Manitoba and the City of Winnipeg and between the City of Winnipeg and CentreVenture Development Corporation and any other agreements required to implement the foregoing.<br><br>9. That the Director of Legal Services and City Solicitor be directed to prepare all by-laws and by-law amendments required to implement the foregoing.<br><br>10. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. | |
| 219 | Rezoning – 724 Wellington Avenue and 705 & 709 Beverley Street<br>File DAZ 206/2012 | The Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and recommends to Council:<br><br>1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 206/2012 dated April 3, 2012 to an "RMF-L" Residential Multi-Family District , subject to the following:<br><br>A. That the applicant enter into a Zoning Agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to provide for the following:<br><br>i. That the height of any building shall be limited to 40 feet.<br><br>ii. That no front approaches shall be permitted.<br><br>2. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.<br><br>3. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.<br><br>4. That the Director of Legal Services and City Solicitor be requested to prepare | Council |

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| | | the necessary rezoning by-law and forward the same to Council for all three (3) readings.<br><br>5. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date by-law is passed.<br><br>6. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement<br><br>7. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter. | |
| 220 | Rezoning – 500 Academy Road<br>File DAZ 220/2011 | The Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and recommends to Council:<br><br>1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 220/2011 dated April 2, 2012 to a "C1" (Academy Road Neighbourhood Main Street PDO-1 and Airport Vicinity Protection Area PDO-1) Commercial District, subject to the following:<br><br>A. That the applicant enter into a Zoning Agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to provide for the following:<br><br>i. That the following uses shall not be permitted on the land:<br><br>A. Contractor's establishment.<br>B. Restaurant.<br>C. Post office/carrier depot.<br>D. Protection and emergency services.<br><br>ii. That the site development shall occur in substantial conformance with plans submitted and attached hereto and identified as Exhibit 5, Sheets 1 to 6. | Council |

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| | | iii. That for the development of any new building or structure, plans shall be submitted showing the location and design of proposed buildings, the location and design of accessory parking areas, garbage enclosures, fencing and landscaping to the Director of Planning, Property and Development for plan approval prior to the issuance of any building or development permit, and thereafter to be maintained to the satisfaction of the Director of Planning, Property and Development.<br><br>iv. For the erection of any signage, plans shall be submitted showing the location and design of proposed signage to the Director of Planning, Property, and Development for plan approval prior to the issuance of any sign permit, and thereafter to be maintained to the satisfaction of the Director of Planning, Property and Development.<br><br>v. That no internally illuminated signage shall be permitted on the west or south sides of the building<br><br>2. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.<br><br>3. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.<br><br>4. That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward the same to Council for all three (3) readings.<br><br>5. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year | |

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| | | from the date by-law is passed.<br><br>6. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.<br><br>7. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter. | |
| 221 | Records Committee – 2011 Annual Report | The Executive Policy Committee received as information the Records Committee 2011 Annual Report. | Nil |
| 222 | Land Dedication Reserve Fund – Whyte Ridge Parent Advisory Council (Charleswood-Tuxedo Ward) | The Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and recommends the following to Council:<br><br>1. That the application for Land Dedication Reserve funding in the amount of $20,000, funded from the Wilkes South Land Dedication Reserve Account be approved to the Whyte Ridge Parent Advisory Council, to assist with the cost of the Making Our Children's Outdoor Space Amazing (MOCOSA) project, subject to the following conditions:<br><br>A. Approval of final plans, specifications and ongoing maintenance by the Pembina Trails School Division.<br><br>B. Review of final plans and specifications by The City of Winnipeg.<br><br>2. That the Council Policy which requires the Assiniboia Community's portion of all funds from the 10% dedication in lieu of the requirements for land for open space, park and recreational use, for the Wilkes South area, to be dedicated towards future open space, walkways and trails requirements in Wilkes South, be waived in this instance.<br><br>3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. | Council |
| 223 | Free On-Street Parking for Veterans | The Executive Policy Committee requested the Winnipeg Public Service to explore providing free on-street metered parking for Veterans in the City of Winnipeg including the financial impact and report back to the Executive Policy Committee within 90 days with a report and recommendations. | Chief Administrative Officer<br><br>Director of Public Works |

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| | | **COMMITTEE REPORTS** | |
| 224 | Standing Policy Committee on Protection and Community Services Report dated April 2, 2012 | The Executive Policy Committee concurred in the recommendations for Item 4 of the Standing Policy Committee on Protection and Community Services and forwarded the item to Council | Council |
| 225 | Standing Policy Committee on Property and Development Report Dated March 13, 2012 | The Executive Policy Committee concurred in the recommendations for Item 5 of the Standing Policy Committee on Property and Development and forwarded the item to Council. | Council |
| 226 - 236 | Standing Policy Committee on Property and Development Report dated April 10, 2012 | The Executive Policy Committee concurred in the recommendations for Items 1 to 7 and 9 to 11 of the Standing Policy Committee on Property and Development and forwarded the items to Council.<br><br>Further, the Executive Policy Committee concurred in the recommendations for Item 8, as amended, and forwarded the item to Council. | Council |
| 237 - 238 | Standing Policy Committee on Infrastructure Renewal and Public Works Report dated April 12, 2012 | The Executive Policy Committee concurred in the recommendation for Items 1 to 2 of the Standing Policy Committee on Infrastructure Renewal and Public Works and forwarded the items to Council. | Council |
| 239 | Governance Committee of Council Report dated April 12, 2012 | The Executive Policy Committee referred the matter back to the Governance Committee of Council. | Governance Committee of Council |
| 240 – 241 | Standing Policy Committee on Downtown Development, Heritage and Riverbank Management Report dated April 13, 2012 | The Executive Policy Committee concurred in the recommendations for Items 1 to 2 of the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management and forwarded the item to Council. | Council |
| In Camera 242 - 243 | | | |