CONSIDERATION OF REPORT OF THE COMMITTEE ON
FINANCE AND ADMINISTRATION

The following clause contained in the Report of the Committee on Finance and Administration, dated January 10th, 1989, was referred by the Executive Policy Committee to the Committee on Protection, Parks and Culture on January 18th, 1989. The Committee on Protection, Parks and Culture on January 30th, 1989, referred the matter to the Winnipeg Arts Advisory Council for consideration and comment. The Executive Policy Committee has further considered this clause and has taken the action noted below.

On motion of Councillor Gilroy, Clause 6 of the Report of the Committee on Finance and Administration, dated January 10th, 1989, was considered.

Amendment to Amusement Tax By law
No. 3107/81 - Exemptions File FL 6

1569 6. On May 6th, 1985, your Committee on Finance and Administration discussed an administrative proposal that the City's Amusement Tax By law No. 3107/81 be amended by removing entirely the general provisions for exemptions, leaving only exemptions for those organizations which Council may want to specifically name in the By law (such as the Winnipeg Jets pursuant to the existing special arrangement or certain other continuous operations).

With this amendment, there would be an expectation that some groups that lost their exempt status may apply for offsetting grants. It was suggested that Committee could consider each application on its own merits (which could take into account the propriety of any promotion or agency fees) and, if deemed to be worthy, allow a grant in an amount which would equate to the amusement tax collected.

Alternatively, it was proposed that the Amusement Tax By law be amended to require additional conditions to be met before an exemption from the tax may be allowed by the Chief Inspector of Licenses, namely:

(1) By adding a requirement that no less than 10% of the gross receipts from the event shall be retained by (or donated to) the organization granted the exemption; and

(2) Where a place of amusement is not being operated continuously, the owner thereof shall, at the time he applies for an exemption, guarantee compliance with the conditions of exemption by furnishing the City with either:

   (a) a Bond of Indemnity in an amount equal to the sum of the amusement tax that would, in the estimate of the Chief Inspector of Licenses, be collected by the owner for the event or performance, if the owner was not granted an exemption; or

   (b) a cash deposit in the like amount, such deposit to be refundable after the event or performance and upon the Chief Inspector of Licenses having confirmed that all of the conditions of the exemption have been satisfied.

Your Committee did not concur in the first recommendation, and referred the above alternative proposal to each organization in receipt of an amusement tax exemption during 1984 for comment and reply back before June 5th, 1985.

Report of the Committee on Finance and Administration, dated January 10th, 1989

On April 19th, 1988, your Committee on Finance and Administration discussed the following options regarding exemption provisions in Amusement Tax By law No. 3107/81, namely:

1. Remove all amusement tax exemptions relating to events held by non-profit organizations and retain only the specific exemption given to the Winnipeg Jets. (It was anticipated that if that option were exercised, some groups would apply to the City for offsetting grants.)

2. Remove the provision allowing organizations to retain exempt status where money is paid as a fee, salary or commission for work done or services performed by a proprietor, shareholder, manager or promoter. (The result of this amendment would be that exemptions would no longer apply to organizations having any paid staff and would apply only where all services are performed by volunteers.)

3. Restrict the exemption to apply only where at least 10% of the gross receipts from an event are received by the organization qualifying for exempt status after payment of all fees and expenses.

Your Committee requested further information from the administration on the present situation regarding amusement tax exemption and what each of the three alternatives referred to above would mean in terms of revenue to the City of Winnipeg. An analysis was conducted of all organizations that were exempt from amusement tax in 1987. The results are summarized as follows:

	Options	Estimated additional revenue in 1987 if exemption was eliminated	Value of exemption
1.	Remove all amusement tax exemp tions relating to events held by non profit organizations and retain only the specific exemp tion given to the Winnipeg Jets. (It was anticipated that if that option were exercised, some groups would apply to the City for offsetting grants.)	$1,443,996.00	$950,000.00*
2.	Remove the provision allowing organizations to retain exempt status where money is paid as a fee, salary or commission for work done or services performed by a proprietor, shareholder, manager or promoter. (The result of this amendment would be that exemptions would no longer apply to organizations having any paid staff and would apply only where all services services to be defined by by law are performed by volunteers.)	$1,290,616.00	$153,380.00**
3.	Restrict the exemption to apply only where at least 10% of the gross receipts from an event are received by the organization qualifying for exempt status after payment of all fees and expenses.	$1,212,839.00	$231,157.00**

Report of the Committee on Finance and Administration, dated January 10th, 1989

*$950,000.00 estimate was provided by Mr. L. Neufeld of the Winnipeg Enterprises Corporation.

**Excluding the $950,000.00 for the Winnipeg Jets.

It should be noted that under Options 2 or 3, a by law would have to be enacted to allow the Chief Inspector of Licenses to make a determination on the validity of the exemption before the event. In the case of Option 3 financial information would have to be provided on the assumption of a given number of tickets sold. It is possible that the 10% return to the sponsoring organization might not be achieved if ticket sales do not meet expectations or unplanned for expenses arise. In these cases the amusement tax exemption could not retroactively be rescinded.

To avoid the need to annually apply for a grant, the City may, under the provisions of The Municipal Act, enter into an agreement whereby some requesting organizations could agree to make a payment of a negotiated amount in lieu of collecting the amusement tax from its patrons.

After reviewing this matter, your Committee on Finance and Administration recommends:

1. That Amusement Tax By law No. 3107/81 be amended by removing all amusement tax exemptions relating to events held by non profit organizations and retain only the specific exemption given to the Winnipeg Enterprises Corporation.

2. That the City Solicitor be instructed to prepare the necessary amending By law to effect the intent of the above recommendation.

Attached for the information of Council are the following:

Appendix 1. Tabulation of Amusement Taxes collected for the years 1986 and 1987.

Appendix 2. Tabulation of Organizations Exempt from Amusement Tax in 1987.

On October 3rd, 1990, your Executive Policy Committee considered the attached report (Appendix 3) dated September 28th, 1990, from the Chairman of Finance and Administration, the Commissioner of Finance and Administration and the City Solicitor, regarding proposed exemptions to the Amusement Tax By law No. 3107/81.

Your Executive Policy Committee recommends that the recommendation of the Committee on Finance and Administration not be concurred in and that the following be approved:

1. That City Council enact By law No. 5527/90 to amend The Amusement Tax By law. This amendment is intended as an interim measure to improve amusement tax collections under the existing system.

2. That the City through its Official Delegation request the Province of Manitoba to amend Section 576(4) of The Municipal Act by adding the following at the end thereof:

"(a.1) delegate to a Committee of Council or such other Committee as may be designated by Council the power to grant, deny or revoke exemptions of person attending certain amusements or places of amusement or certain classes of amusement either for a temporary period or indefinitely, at the absolute discretion of that Committee in each case, based on its approval of the remuneration paid or proposed to be paid to any person for work done or services performed in connection with the amusement or place of amusement.

" thereby permitting the City to delegate to a Committee the power to exercise its discretion in granting amusement tax exemptions.

Report of the Committee on Finance and Administration, dated January 10th, 1989

Moved by Councillor Gilroy,
Adoption of the clause.

In amendment,

Moved by Councillor Clement,
That the recommendation of the Executive Policy Committee be adopted.

Moved by Councillor Prystanski,
That the question be now put.

Carried.

The motion for the adoption of the amendment proposed by Executive Policy Committee was put and declared carried.

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

CONSIDERATION OF REPORT OF THE
COMMITTEE ON FINANCE AND ADMINISTRATION

The Executive Policy Committee has had before it the Report of the Committee on Finance and Administration, dated September 25th, 1990, has concurred in the recommendations contained therein, except as noted below, and submits same to Council for approval and adoption.

On motion of Councillor Gilroy, the Report of the Committee on Finance and Administration, dated September 25th, 1990, was considered clause by clause.

West Committee Room,
Council Building, Winnipeg,
September 25th, 1990.

His Worship the Mayor and Councillors:

Your Committee on Finance and Administration submits the following Report and recommends:

Appointment of Special Constable -
Operations Department File GF 2.3

1570 1. Your Committee on Finance and Administration has been informed by the City Solicitor that the Technical Supervisor, District No. 3, of the Operations Department, has requested that the following employee of the Operations Department be sworn in as a Special Constable:

FRANK KIPLING

Your Committee on Finance and Administration recommends that the City Solicitor be authorized to make the necessary application to the Attorney General's Department to have the above named employee from the Operations Department sworn in as a Special Constable.

Your Committee also recommends that the Proper Officers of the City be authorized to execute the required Forms of Indemnity of whatsoever kind or nature arising out of the acts and conduct of anything done, said or written by the said Special Constable when he functions as a Special Constable under the said appointment.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

Appointment of Special Constable -
Finance Department File GF 2.3

1571 2. Your Committee on Finance and Administration has been informed by the City Solicitor that the Chief Inspector of Licenses, has requested that the following employee of the Finance Department, License Branch, who will be required to serve summonses under certain circumstances, be sworn in as a Special Constable:

RONALD CLARENCE WRIGHT

Your Committee on Finance and Administration recommends that the City Solicitor be authorized to make the necessary application to the Attorney General's Department to have the above named employee from the License Branch sworn in as a Special Constable.

Your Committee also recommends that the Proper Officers of the City be authorized to execute the required Forms of Indemnity of whatsoever kind or nature arising out of the acts and conduct of anything done, said or written by the said Special Constable when he functions as a Special Constable under the said appointment.

Report of the Committee on Finance and Administration, dated September 25th, 1990

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

Exemption from License By law No. 4007/85 - Le Club La Verendrye
File EL 1

1572 3. Your Committee on Finance and Administration has considered an application from Le Club La Verendrye for an exemption from the licensing of a billiard table and bowling alley within its premises, located at 614 Des Meurons Street. The Club has provided evidence that it operates on a non profit basis for social and charitable purposes.

The License Branch has inspected the premises and reports that it has not received any complaints regarding the operation. It has therefore recommended that the exemption from licensing be granted.

Section 524(1)(t) of The City of Winnipeg Act empowers the City to exempt non profit clubs from licensing.

Your Committee on Finance and Administration submits for favourable consideration draft by law to exempt Le Club La Verendrye from the licensing of a billiard table and bowling alley within its premises at 614 Des Meurons Street pursuant to the provisions of License By law No. 4007/85.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

Land Dedication Reserve Account Funding for Various Projects - Lord Selkirk West Kildonan Community
File EP-2

1573 4. Your Committee on Finance and Administration has considered a request from the Lord Selkirk West Kildonan Community Committee for the expenditure in the total amount of $307,000.00 from the Lord Selkirk West Kildonan Land Dedication Reserve Account for the following projects, namely:

Ward	Projects	Amount
Sisler	Dunham Park (Phase I) - To grade and sod this park	$180,000.00
Kildonan Park	Garden City Community Centre - To repair unsafe asphalt parking lot	35,000.00
Sisler	Tyndall Park Recreation Centre - To repair unsafe asphalt lacrosse pen	20,000.00

Report of the Committee on Finance and Administration, dated September 25th, 1990

Point Douglas	377 Dufferin Avenue - To complete accessible play structure for tots who are disabled	21,000.00
Kildonan Park	Tanoak and Diplomat Playground - To upgrade the aging playground with the installation of creative play equipment	25,000.00
Jefferson	Beecher Park (Phase II) - To install a portion of the creative play equipment scheduled for this site	26,000.00
	TOTAL	$307,000.00

Your Committee recommends that the total expenditure of $307,000.00 from the Lord Selkirk West Kildonan Land Dedication Reserve Account be approved for the said projects.

Your Committee also recommends that in accordance with Section 645 of The City of Winnipeg Act (S.M. 1989 90 C.10), the City Solicitor be instructed to prepare the necessary by law to effect the above intent.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

Amendment to the Civic Charities By law No. 350/73 File GL 5.2

1574 5. LAID OVER BY EXECUTIVE POLICY COMMITTEE FOR FURTHER CONSIDERATION

(NOTE: SEE PAGES 2111 - 2112 FOR OFFICIAL SET OF MINUTES WITH RESPECT TO THE ABOVE CLAUSE)

Extension of Time to Build on Manahan Avenue - K & K Manufacturing File FI 2.4.5

1575 6. Your Committee on Finance and Administration has considered the attached Item 1 of Report No. 1 of the Technical Advisory Committee on City Properties, dated September 11th, 1990, (File FG 32/5840), relative to a request from K & K Manufacturing for an extension of time without penalty to commence and complete construction of its building on Lots 26/28, Block 7, Plan 2140 and Part Block 3, Plan 9916, located on the north side of Manahan Avenue, as shown on Misc. Plan No. APFG 6193/9, in the Assiniboine Park Fort Garry Community.

Your Committee on Finance and Administration recommends an extension of time until August 25th, 1991, for K & K Manufacturing to commence and complete construction of its building without having to pay a penalty for the extension of time.

Your Committee further recommends that the Proper Officers of the City be authorized to do all things necessary to implement the above recommendation, including the execution of any documents related thereto.

Report of the Committee on Finance and Administration, dated September 25th, 1990

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

(Note: See Minute No. 1579 for attachment.)

Sale of Ross House to S.P.I.K.E. Inc. (Special People in Kildonan East) - East Kildonan Transcona Community
File FI 2.2(23)

1576 7. Your Committee on Finance and Administration has considered the attached Item 2 of Report No. 1 of the Technical Advisory Committee on City Properties, dated September 11th, 1990, (File EK 5160/2), relative to the sale of the old "Ross House" building located at 1940 Henderson Highway to S.P.I.K.E. (Special People in Kildonan East), as shown on Misc. Plan No. EKT6658, in the East Kildonan Transcona Community.

Your Committee on Finance and Administration recommends the sale of the old "Ross House" building located at 1940 Henderson Highway to S.P.I.K.E. at a price of $1.00 subject to the purchaser and the City entering into an agreement(s) which would be in a form acceptable to the City Solicitor and which would require the City's approval to the use of the building and to changes or alterations to the building as well as stipulate that the building remain on site and revert to the City upon termination of the lease agreement.

Your Committee further recommends that the Proper Officers of the City be authorized to do all things necessary to implement the above recommendation, including the execution of any documents related thereto.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

(Note: See Minute No. 1580 for attachment.)

Amendment to the Winnipeg Police Pension Plan By law No. 2148/78
File GU 3.10

1577 8. Your Committee on Finance and Administration has considered a by law amendment to implement the Manitoba Pension regulation:

a) requiring the removal of mandatory retirement and;

b) changing the vesting rules from 5 years to 2 years.

The amendment also incorporates the changes as negotiated in the 1990/92 collective agreement, namely:

a) to provide a survivor's pension where death in service occurs after 5 years of service (previously 25 years) and;

b) to change the City supplementary pension contribution rate from 0.75% to 1.00% of pay (employee matches this rate).

On June 21st and July 18th, 1990, the Police Pension Board approved the said amendment.

Your Committee on Finance and Administration submits for favourable consideration draft by law to amend the Winnipeg Police Pension Plan By law No. 2148/78 to comply with the provisions of the Manitoba Pension Act Regulations and the 1990/92 Collective Agreement.

Report of the Committee on Finance and Administration, dated September 25th, 1990

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

Pantages Playhouse Theatre/German Canadian Congress Joint Venture Draft Agreement Files FR 3(PA 3) & F 6

1578 9. The Pantages Playhouse Theatre Expansion Project was initiated originally with the goals of providing a home for portions of Manitoba's artistic community and to improve the existing theatre's viability as it relates to the client (stage house) and patron services (front of house and lobby) and the financial operation of the facility.

As a result of the tenders which closed March 7th, 1990, the Pantages Playhouse Theatre Expansion Project was estimated to be $2,500,000.00 over budget. As a result, the tender and the expansion project which included Actors' Showcase as a participant could not proceed at that time.

On June 25th, 1990, the Committee on Planning and Community Services endorsed a motion from the Executive Policy Committee which recommended, in part, that "the City of Winnipeg should initiate a development agreement and operational agreement for the south east corner of Market Avenue and Main Street with the German Canadian Cultural Society." The Committee recommended "that negotiations be entered into with the German Canadian Congress for the incorporation of their cultural centre into the Pantages Theatre expansion...."

On June 26th, 1990, your Committee on Finance and Administration requested the Board of Commissioners "to consider the feasibility of a development agreement and operational agreement for the south east corner of Market Avenue and Main Street with the German Canadian Cultural Society and to report back to its next meeting to be held on July 17th, 1990."

On July 4th, 11th and 27th, the administration and representatives of the German Canadian Cultural Society met to discuss the feasibility of a joint project.

On July 31st, 1990, the Commissioner of Finance and Administration verbally reported to your Committee that a report dealing with the issues would be tabled for the September 4th, 1990 meeting of your Committee on Finance and Administration.

The German Canadian Congress requested that their proposals, containing basic elements as enumerated in the letter dated August 30th, 1990, be directed to your Committee on Finance and Administration on September 4th, 1990.

On September 4th, 1990 your Committee on Finance and Administration considered the communication from the German Canadian Congress (Manitoba) Inc., dated August 30th, 1990, advising their organization has reviewed the Commissioner of Finance and Administration's draft report dated August 2nd, 1990, in the above connection, and submitted their proposals in connection thereto.

Following deliberation, your Committee requested the Administration to submit a report to its next meeting to be held on September 25th, 1990, outlining a reasonable position which could be undertaken by the City of Winnipeg with respect to the proposals as submitted by the German Canadian Cultural Centre in connection with the proposed Pantages Playhouse/German Canadian Cultural Society Joint Venture.

Report of the Committee on Finance and Administration, dated September 25th, 1990

On September 7th and 18th, 1990, the Administration and representatives of the German Canadian Congress met to further discuss the feasibility of a joint project.

The series of meetings held to date have explored the program of requirements of the German Canadian Cultural Society and those of the City of Winnipeg to find ways of marrying the two projects.

The German Canadian Cultural Society through the German Canadian Congress has requested the Administration to put forward a proposal to the Society that would be supported by a Council majority. This proposal is to address the outstanding issues, some of which could not be addressed administratively.

The issues discussed to date are:

(a) Program of requirements
(b) Parking
(c) Tunnel connection
(d) Ownership and management
(e) Community access
(f) Project costs

(a) Program of Requirements

Considerable time was spent examining the program of requirements for each party. The German Canadian Cultural Society will be required to modify the intent of their original program for The Forks location because of the different surroundings. As the Actors' Showcase configuration and space requirements closely match those of the German Canadian Cultural Society, the existing design could be utilized with slight modifications, which would save considerable redesign time, effort, and cost.

The German Canadian Cultural Society has indicated that it will require additional space to that available in the Actors' Showcase design. This additional space can be made available in the basement of the addition. This space could be utilized for a restaurant and various types of meeting areas but will require additional funds for design and construction as the original plan called for an unfinished basement area. This would be at the expense of the German Canadian Cultural Society. Considerable attention to design detail will be required as the basement area will also in the future contain a public pedestrian corridor which impacts upon issues of security and access design.

A final consideration in the overall expanded theatre complex is the potential conflicts that may develop with events occurring on the main stage and those sponsored by the German Canadian Cultural Society in their theatre. These conflicts will be magnified since both venues will be used during the evening.

In general, all of the considerations above are manageable and there appears to be a consensus that these issues can be resolved satisfactorily.

(b) Parking

The issue of access to conveniently located parking lots at a reduced cost is a firm requirement of the German Canadian Cultural Society. Unfortunately, few options exist that can satisfy this requirement. There is little on street parking in the surrounding area, especially when events are underway at the M.T.C., the Warehouse, the Centennial Concert Hall, or the Pantages itself. The only surface parking lot available is located to the east of the Pantages Playhouse Theatre and is owned and operated by the Centennial Centre Corporation. This lot is fully leased during the day and provides rental parking in the evening, thereby generating a source of revenue to the Centennial Centre. It was indicated that negotiations with the Centennial Centre would have to be conducted. This is beyond the control of the City. Finally, the City indicated that ample parking exists in the Civic Centre Parking Complex and other surrounding parking garages, but that a fee is payable for this service. A reduced fee arrangement for a preferred rate of monthly parking for weekday evenings only, and all day on weekends and statutory holidays for a limited number of stalls at the Civic Centre Parkade, could be considered.

Report of the Committee on Finance and Administration, dated September 25th, 1990

(c) Tunnel Connection

Another requirement of the German Canadian Cultural Society is a tunnel connection from the Pantages Playhouse Theatre expansion to the existing tunnel connecting the Civic Centre and the Centennial Concert Hall. Cost sharing of this tunnel connection, estimated at a total cost of $1,075,000.00, could be problematic. The normal cost sharing formula for these connections is one third paid by the City and one third by the tenant at each end of the tunnel or overpass. In this case, the City would be responsible for one third cost as well as possibly one sixth of the Pantages Playhouse side. The City has a budget allocation for the skywalk system. A decision would have to be made as to whether or not this link is a priority within the overall skywalk system.

The Centennial Centre would be required to contribute one third of the cost of the proposed connection but the Province of Manitoba is on record as not supporting cost sharing of this tunnel connection. Negotiations with Provincial officials would have to be undertaken.

Finally, the German Canadian Cultural Society would be liable for at least one sixth of the cost and possibly one third, depending upon the ownership arrangement of the Pantages Playhouse Theatre complex.

(d) Ownership and Property Management

Discussions with the German Canadian Congress have indicated that while they initially advocated total ownership and control of the complex as their preferred position, they are prepared to consider a long term lease arrangement. As a matter of note, the arrangement with Actors' Showcase (the previous partner in the Pantages Playhouse Theatre expansion project) would be that the City construct, own and operate the facility, with a contribution from Actors' Showcase. The Actors' Showcase would have a long term lease. In terms of facility operational management, the German Canadian Cultural Society has indicated that they want to manage the entire complex. The Congress would assume all operating costs for the entire complex, with the exception of structural maintenance. The Congress would pay taxes on the portion of the expansion occupied by them and would receive a management fee equivalent to taxes paid on that portion of the expansion. The Congress would pay to the City one half of all profits derived on the operation of the expanded Pantages operation as determined through audited statements.

(e) Community Access

The City has indicated a strong concern for continued community access for eighty odd existing repeat clients that utilize this venue. Traditional client booking dates and affordable rents need to be protected. The German Canadian Cultural Society has indicated they would accommodate these groups. In addition, the Society has offered the City one seat on the board which could be established to oversee the operation of the facility. The City would, in essence, turn over control of the entire Pantages Playhouse Theatre expanded complex to the German Canadian Cultural Society. Clear definitions must be established to maintain and enhance the City's interest for equitable community access to the Pantages Playhouse Theatre complex.

(f) Project costs

The Pantages Playhouse Theatre expansion, including the Actors' Showcase portion, is $2.5 million over budget. The German Canadian Cultural Society would be responsible for underwriting this cost. In addition, there are other costs such as theatrical improvements to the second theatre, the tunnel connection and basement finishing that would have to be borne by the Society. A summary of the costs are as follows:

Report of the Committee on Finance and Administration, dated September 25th, 1990

Costs to German Canadian Cultural Society

Item	Cost	Reason
Option B Expansion	$2,500,000.00	Budget shortfall to complete expansion per Option B (report dated June 7th, 1990)
Actors' Showcase	$ 400,000.00	The budget reconciliation Contribution showing $2.5 million deficit is based on a contribution from Actors' which would now be from the German Canadian Cultural Society
Second Theatre	$ 400,000.00	This amount could vary Theatrical Improvements depending upon German Canadian Cultural Society's requirements. This was to be paid for by Actors' Showcase and represented their estimate.
Tunnel Connection	$ 180,000.00	Based on one sixth of estimated cost.
Basement Improvements	$ 150,000.00	This cost is to provide secure public access to the basement and tunnel connections.
	(?)	No cost estimate is available for the development of the restaurant or other space required by the Society.

The German Canadian Cultural Society has indicated that they have approximately $2,750,000.00, comprised of $1,000,000.00 Provincial, $1,000,000.00 private and $750,000.00 from the Core Area Initiative Program. They indicated that another $750,000.00 to $1,000,000.00 could be raised by the German Community.

Theatre Staffing

The German Canadian Congress has stated that they would prefer to operate the total complex, including the Pantages Playhouse Theatre by using volunteer staff and hire new staff under their control. It must be recognized that this Theatre represents a major theatrical enterprise in the City of Winnipeg and a certain base load of experienced theatrical and management people will be necessary on a permanent basis, especially if the theatre business is to be developed to its full potential. At present there are four full time positions two W.A.P.S.O., two C.U.P.E., and ten part time C.U.P.E. positions for the Pantages Playhouse Theatre. Discussions with both C.U.P.E. Local 500 and W.A.P.S.O. with reference to the German Canadian Congress staffing proposal, must take place.

Your Committee on Finance and Administration recommends that the Pantages Playhouse Theatre/German Canadian Congress Joint Venture draft agreement, (Appendix "A"), be approved in principle;

And that the following amendments be incorporated into the agreement, namely:

(a) That all agreements with various Unions and Associations be honoured and discussion take place with the respective parties;

(b) That the City Auditor be allowed full access to all relevant accounting books on a demand basis for the purpose of verification as empowered to him under Section 58(9) of The City of Winnipeg Act;

(c) That public access be made available to all user groups;

Report of the Committee on Finance and Administration, dated September 25th, 1990

And also that the Administration be instructed to proceed with the negotiations in accordance with the terms and conditions as outlined in the agreement as well as the proposed amendments.

Moved by Councillor Gilroy,
Adoption of the clause.

Moved by Councillor Mitchelson,
That the question be now put.

Carried.

The motion for the adoption of the clause was put.

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

Yea: Councillors Boychuk, Clement, Demare, Douglas, Duguid, Fleisher, Fraser, Gilroy, Golden, Kaufmann, Lazarenko, Lorenc, McKee, Mendelson, Mitchelson, Murray, Prystanski, Reese, Selinger, Timmers, Timm Rudolph, Young, Yuen, Mayor Norrie, and Councillor Eadie. 25

Nay: Councillors Wade and Thomas. 2

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

1579 Attachment referred to in Clause 6 of the Report of the Committee on Finance and Administration, dated September 25th, 1990

(NOTE: SEE PAGES 2119 TO 2120 FOR OFFICIAL SET OF MINUTES FOR ATTACHMENTS)

1580 Attachment referred to in Clause 7 of the Report of the Committee on Finance and Administration, dated September 25th, 1990

(NOTE: SEE PAGES 2121 TO 2122 FOR OFFICIAL SET OF MINUTES FOR ATTACHMENTS)

CONSIDERATION OF REPORT OF THE
COMMITTEE ON FINANCE AND ADMINISTRATION

The Executive Policy Committee has had before it the Report "A" of the Committee on Finance and Administration, dated September 25th, 1990, has concurred in the recommendations contained therein, except as noted below, and submits same to Council for approval and adoption.

On motion of Councillor Gilroy, Report "A" of the Committee on Finance and Administration, dated September 25th, 1990, was considered clause by clause.

West Committee Room,
Council Building, Winnipeg,
September 25th, 1990.

His Worship the Mayor and Councillors:

Your Committee on Finance and Administration submits the following Report "A" and recommends:

Surplus City owned Property - Former Firehall at 161 Lipton Street

File EX 9.1

1581 1. On June 26th, 1990, your Committee on Finance and Administration considered a communication, dated May 31st, 1990, and representation from Councillor D. Timmers, requesting that the firehall at Lipton Street and Westminster Avenue be declared surplus to the City's needs and that a proposal call for redevelopment of the site be established in a manner consistent with existing residential zoning.

Your Committee on Finance and Administration also considered a report, dated June 21st, 1990, from the Director of Land Surveys and Real Estate, advising that the Parks and Recreation Department has indicated a need for the subject property to provide accommodation for District No. 1 Parks and Recreation staff, who are being relocated from their current accommodations at 123 Worth Street, in order to establish a permanent base for the delivery of Parks and Recreation services and programming in the City Centre Fort Rouge Community area, as well as storage space for recreation equipment which is being utilized in the immediate area.

Your Committee referred same to The Board of Commissioners for investigation and to obtain detailed plans from the Civic Properties Department for the relocation of District No. Parks and Recreation staff and to report back thereon. ‘

At its meeting held on July 17th, 1990, your Committee on Finance and Administration considered the report of the Commissioner of Finance and Administration, dated July 5th, 1990, advising that evaluation of the subject property and the establishment of a detailed plan for the relocation of District No. 1 Parks and Recreation staff is in a preliminary stage and that a detailed report would be available for consideration by your Committee at the next meeting.

The referenced building, located on the south east corner of Lipton Street and Westminster Avenue, is formerly a three bay fire station constructed circa 1908. The station served the Fire Department until 1974. From 1975 until May 1989 the building served as the City's main ambulance station. The completion of a replacement ambulance station at 726 Furby Street enabled the Ambulance Department to vacate this location. The building was subsequently used as a temporary furniture storage facility by the Civic Properties Department until March 9th, 1990.

In an effort to identify potential civic users for this facility, the Civic Properties Department advised a number of civic departments of its availability. This resulted in expressions of interest from the Winnipeg Police Department, District No. 1 Operations Department and the Parks and Recreation Department. Each Department's requirements were assessed, giving due regard to relevant considerations such as the nature of the operations to be accommodated, the impact on the neighbourhood, zoning implications, etc. It was concluded that the proposed Police Department use and the District No. 1 Operations Department use would not be compatible with the predominantly residential character of the adjacent areas.

Report "A" of the Committee on Finance and Administration, dated September 25th, 1990

The use proposed by the Parks and Recreation Department, i.e. staff connected with the administration of the City Centre Fort Rouge Community Parks and Recreation programs, etc., has the potential for continuing to use the building. Accordingly, a more detailed evaluation of the suitability of this building for Parks and Recreation purposes was carried out. Salient aspects of the review included the following:

(1) Financial Considerations

Funds have not been budgeted for renovating the building. The cost of upgrading the building to an acceptable standard has been estimated at $310,000.00. If the third floor were to be upgraded, an additional $50,000.00 would be required. This magnitude of expenditure is difficult to justify as the building is considered to have exceeded its economic life. Other options, such as the identification of suitable rental premises, are being investigated.

(2) Functional Considerations

The facilities contained in the building, (i.e. garage area on the main floor, office areas on the second floor, and a largely unusable attic on the third floor, all designed for a specific function to house fire equipment together with the age of the structure) renders the structure functionally obsolete.

(3) Zoning Considerations

The property currently zoned R2 T (family transitional district), is located in a predominantly R1 zoned area. In order for an office use to be accommodated, a zoning variance or change in category to a C 1 designation would have to be granted by the local Community Committee. Such approval was not granted in a similar set of circumstances involving the proposed conversion of portions of the Emmanuel Pentecostal Church, at 849 Palmerston Avenue, to office space. In view of the outcome of the proposed rezoning of the Palmerston property, it is considered unlikely that the necessary change in zoning would be granted as the circumstances are somewhat similar to the setting of the property at 161 Lipton Street.

It would, therefore not be feasible nor economical to use the building for civic purposes. The Parks and Recreation Department has been advised accordingly. It is proposed that it be declared surplus and disposed of in accordance with applicable policies and procedures.

Councillor Timmers and Mr. Douglas Leeies, Acorn Development Consultants, appeared as delegations and requested that the subject property be held in abeyance in order to allow the Ruby Housing Co op Ltd. time to participate in the Provincial Proposal Call.

For the information of Council, the Land Surveys and Real Estate Department and the Law Department have been advised that should the subject property be declared surplus to the City's requirements by Council, the property be held in abeyance until June, 1991, and thereafter be advertised for sale by public tender.

Your Committee on Finance and Administration recommends that the property known as 161 Lipton Street be declared surplus to the City's requirements.

Your Committee also recommends that the Proper Officers of the City be instructed to do all things necessary to implement the above recommendation.

Report "A" of the Committee on Finance and Administration, dated September 25th, 1990

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

Transfer of Capital Funds Required for Construction of the Nairn Avenue and Watt Street Fire Station File GF 1

1582 2. The 1986 capital budget includes an amount of $750,000.00 for the construction of a new two bay fire station on City owned property at Nairn Avenue and Watt Street. On April 17th, 1989 City Council approved the transfer of 1981 capital funds in the amount of $114,480.00 to this project, as well as a change from a two bay to a three bay fire station. Total funds available for this project is $864,480.00. The construction of this fire station is in process and will be completed in 1990.

The 1988 capital budget includes an amount of $775,000.00 for the acquisition of land for future fire station sites. A work order has not yet been issued for this project. On May 17th, 1990 the Board of Commissioners approved the recommendation "That the appropriate officers of the City be authorized to commence negotiations for the acquisition of land deemed suitable for the building of a three bay fire station in the south St. Boniface area." The Land Surveys and Real Estate Department has been instructed to do so, and negotiations are in process.

The Fire Department Administration has been advised by the Civic Properties Department that the Nairn Avenue and Watt Street fire station construction has met with unforeseen circumstances which necessitate the need for additional funds in the amount of $128,000.00 to complete the project. The reasons are outlined in the memo from the Civic Properties Department to the Fire Department. This will cover the shortfall mentioned plus the requirement for costs associated with the fitness room, exercise equipment and 136 sections of metal shelving for the Stores area at $26,000.00.

It is proposed that the required $128,000.00 be transferred from the 1988 capital budget (reducing it from $775,000.00 to $647,000.00), to the Nairn Avenue and Watt Street fire station project. The cost for this project is then estimated at approximately $992,500.00.

Contact was made with the Land Surveys and Real Estate Department, which has confirmed that the negotiations will not be negatively impacted by the reduction of these funds from $775,000.00 to $647,000.00.

Your Committee on Finance and Administration recommends that approval be given to the transfer of $128,000.00 from the 1988 capital budget to the capital budget set up for the construction of the fire station at Nairn Avenue and Watt Street.

Your Committee also recommends that the Proper Officers of the City be authorized to do all things necessary to implement the above recommendation.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

COMMITTEE ON FINANCE AND ADMINISTRATION
CONSIDERATION OF BY LAWS

1583 - On motion of Councillor Gilroy, the following By laws were each 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. 5526/90, a By law of The City of Winnipeg to amend By law No. 4007/85, being The City of Winnipeg License By law. File No. EL 1.

By law No. 5527/90, a By law of The City of Winnipeg to amend By law No. 3107/81, being The Amusement Tax By law of the said City. File No. FL 6.

By law No. 5528/90, a By law of The City of Winnipeg to amend Schedule "A" of By law No. 2148/78 being the Winnipeg Police Pension Plan By law, as amended. File No. GU 3.10.