Agenda – Executive Policy Committee – July 6, 2016

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2016

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than 96 hours preceding the committee meeting, be considered by Committee.

Item No. 27 Exchange District Business Improvement Zone Banner and Shed Funding

STANDING COMMITTEE RECOMMENDATION:

On July 5, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That, subject to the conditions set out below, the City of Winnipeg provide a capital grant from the 2015 Downtown Enhancement Capital Program in the amount of $38,000 to the Exchange District Winnipeg Business Improvement Zone ("the BIZ") for its sheds and banner projects:

    A. that the final design is approved by the Director of Planning, Property and Development or delegate;
    B. that the BIZ accepts full responsibility and liability for carrying out the work in accordance with the approved design;
    C. that the funding flow as invoices are submitted to the City and that no funding will flow to the BIZ after two years have elapsed since the agreement was executed;
    D. that the City be entitled to terminate the agreement upon the provision of notice to the BIZ.

2. That the City of Winnipeg enter into a grant agreement for the above-noted projects and such other agreements as are determined necessary by the City Solicitor/ Director of Legal Services to implement the intent of Recommendation #1.

3. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the agreements referred to in Recommendation #2 in accordance with this Report in addition to such other terms and conditions deemed necessary by the City Solicitor/ Director of Legal Services to protect the interests of the City.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2016

4. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of all future agreements for BIZ streetscaping projects, in accordance with terms and conditions similar to those set forth herein and such other terms and conditions deemed necessary by the City Solicitor / Director of Legal Services to protect the interests of the City.

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

Agenda – Executive Policy Committee – July 6, 2016

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2016

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On July 5, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: **Exchange District Business Improvement Zone Banner and Shed Funding**

Critical Path: **SPC on Property and Development, Heritage and Downtown Development – EPC – Council**

AUTHORIZATION

Author	Department Head	CFO	CAO
K. McKim	J. Kiernan	M. Ruta	D. McNeil

RECOMMENDATIONS

1. That, subject to the conditions set out below, The City of Winnipeg provide a capital grant from the 2015 Downtown Enhancement Capital Program in the amount of $38,000 to the Exchange District Winnipeg Business Improvement Zone ("the BIZ") for its sheds and banner projects:

   A. that the final design is approved by the Director of Planning, Property and Development or delegate;
   B. that the BIZ accepts full responsibility and liability for carrying out the work in accordance with the approved design;
   C. that the funding flow as invoices are submitted to the City and that no funding will flow to the BIZ after two years have elapsed since the agreement was executed;
   D. that the City be entitled to terminate the agreement upon the provision of notice to the BIZ.

2. That The City of Winnipeg enter into a grant agreement for the above-noted projects and such other agreements as are determined necessary by the City Solicitor/ Director of Legal Services to implement the intent of Recommendation #1.

3. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the agreements referred to in Recommendation #2 in accordance with this Report in addition to such other terms and conditions deemed necessary by the City Solicitor/ Director of Legal Services to protect the interests of the City.

4. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of all future agreements for BIZ streetscaping projects, in accordance with terms and conditions similar to those set forth herein and such other terms and conditions deemed necessary by the City Solicitor / Director of Legal Services to protect the interests of the City.

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

REASON FOR THE REPORT

Council approval is required to enter into grant agreements with the BIZ.

EXECUTIVE SUMMARY

The Exchange District BIZ is asking for civic assistance in supporting their streetscaping enhancement initiative through banners and new storage containers in Old Market Square:

- The banners will be placed along the north side of Rupert Avenue across from the Manitoba Museum.
- The modified shipping containers will replace the existing deteriorating sheds in Old Market Square. The old sheds were in a prominent location and used valuable space in the park; the new containers will be placed on the old Bijou Theatre site and will be designed to blend with the upcoming façade improvement to 492 Main Street.

IMPLICATIONS OF THE RECOMMENDATIONS

- Funding of $38,000 is proposed through the Council Adopted 2015 Downtown Enhancement Capital Program.
- It is proposed that a standard agreement, which has been employed for similar funding agreements with BIZ's in the past, be used. Besides standard provisions that protect the City legally, the agreement provides for:
    - Design approval by the Director of Planning, Property and Development or delegate;
    - The BIZ accepting full responsibility and liability for carrying out the work in accordance with the approved design;
    - Funding to flow as invoices are submitted to the City and the termination of funding after two years have elapsed since the agreement was executed;
    - Termination by the City upon the provision of notice to the BIZ.
- The City of Winnipeg insures the BIZ's within the City of Winnipeg. Any issues of liability for these streetscape elements are covered through the Risk Management Division and therefore there is coverage for replacement value if damage occurs by a third party.

HISTORY

The BIZ plans to use the funds to support banners in the East Exchange. The fifteen banners are expected to be placed on Rupert Avenue and help support other streetscaping initiatives in the area. The location of the banners was chosen to add visual interest to the surface lot along Rupert Avenue.

Additional funds are being requested to remove the deteriorating sheds in Old Market Square and replace them with new ones located next to the north façade at 492 Main Street. The sheds are a vital part of the programming of the space in Old Market Square and the surrounding community. Two of the sheds will be owned and used by the BIZ and the City for maintenance and storage for the many of the festivals that occur throughout the year. The new location will allow more room for the programming needed by the various groups. The third shed is being provided by the architectural firm 5468796 Architecture, and owners of 492 Main for potential civic/community space, and see opportunity to work with the BIZ and other organizations to provide temporary pop-up shops; studio space; etc.

The shipping containers will be clad in cor-ten steel, and be integrated with the design and redevelopment of the façade of 492 Main which will also be clad with the same product (see Attachment 1). The design of these containers is appropriate for Old Market Square and has been reviewed by the Historic Buildings Committee. The shipping containers are capable of being relocated, if needed.

The Bijou Theatre Site is owned by The City of Winnipeg, but currently leased by Red River Community Centre. Red River is supportive of the relocation of the sheds to this location.

FINANCIAL IMPACT

Financial Impact Statement

Date: June 8, 2016

Project Name:

Exchange District Business Improvement Zone Banner and Shed Funding

First Year of Program **2016**

	2016	2017	2018	2019	2020
Capital					
Capital Expenditures Required	$ 39,235	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	39,235	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	1,235	-	-	-	-
Net Cost/(Benefit)	$ (1,235)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(1,235)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Capital expenditures consist of the $38,000 grant + short-term financing charges and corporate admin fees of $1,235. The latter amount is offset by an equal recovery in the current budget of the Corporate Finance Department.

"Original signed by"
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

Legal Services (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg:
August 17, 2011 Council adopted Municipal Development Plan *OurWinnipeg* and includes direction to:

- Respond to Winnipeg's dynamic urban character and create a legacy of high quality public and private places to ensure its competitive position as a functional, livable and memorable city. (*Complete Communities* section 12 Urban Design).
- Promote high quality urban design.
- These directions include but are not limited to several key components including: Downtown; Safety; Environment; Heritage; Opportunities; Creativity and Urban Form.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Design
Prepared by: Marsha Christiuk
Date: June 8, 2016
File No.:

o:\reports directive\planning and land use\urban design division\2016\exchange biz grant admin report.docx

Appendix A: 492 Main Street (sheds)



1 **PROPOSED SITE PLAN**

A1.1 SCALE : 1/32" = 1' - 0"

Drawn By: JK / SR
Checked By: SR
Drawing Date: 04/18/2016
Printing Date: 04/18/2016

The Contractor shall verify all dimensions, datums and levels prior to commencement of work. All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

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This drawing is not to be used for building purposes until countersigned by:

ARCHITECTURE INC
264 McDermot Avenue
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876
www.5448794.ca

492 MAIN STREET

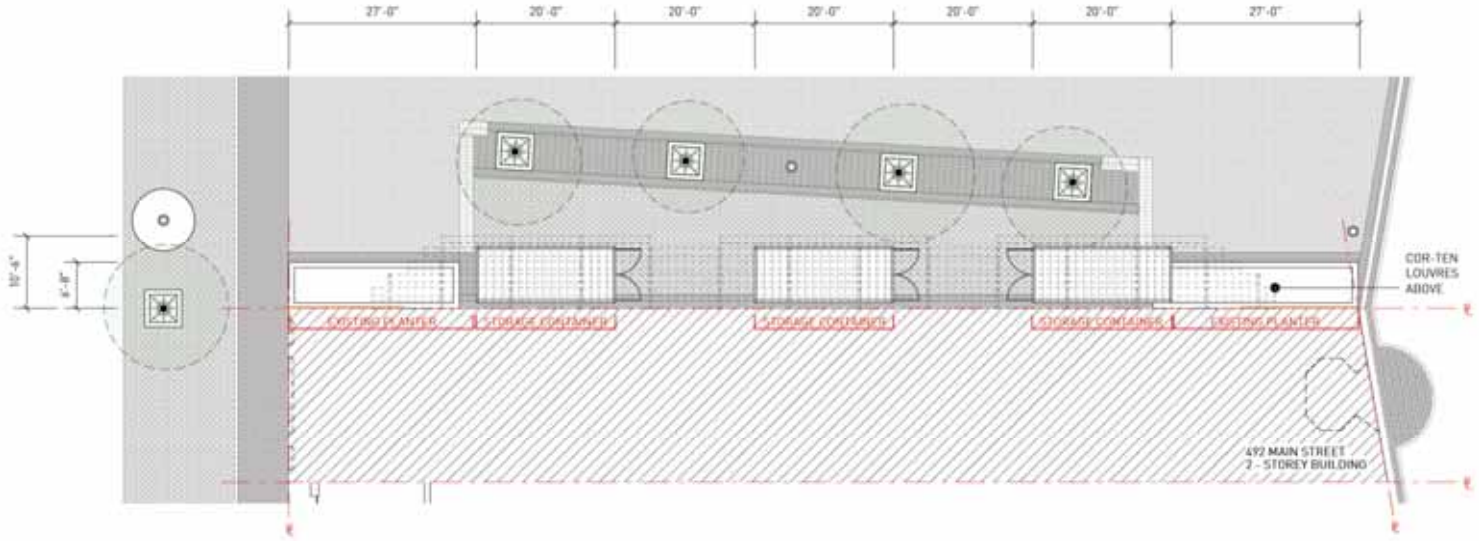
492 MAIN STREET
WINNIPEG, MB

PROPOSED SITE PLAN

Project No. 0341

Sheet No.

A1.0



1 **PROPOSED MAIN LEVEL PLAN**

A1.1 SCALE : 1/16" = 1' - 0"

Drawn By: JK / SR
Checked By: SR
Drawing Date: 04/18/2016
Printing Date: 04/18/2016

The Contractor shall verify all dimensions, datums and levels prior to commencement of work. All errors and omissions to be reported to the Architect before proceeding.

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266 McDermot Avenue
Winnipeg MB R3B 0S8
P: 204.480.8621
F: 204.480.8876
www.54ARTN.ca

492 MAIN STREET

492 MAIN STREET
WINNIPEG, MB

PROPOSED MAIN LEVEL PLAN

Project No. 0341

Sheet No.

A1.1



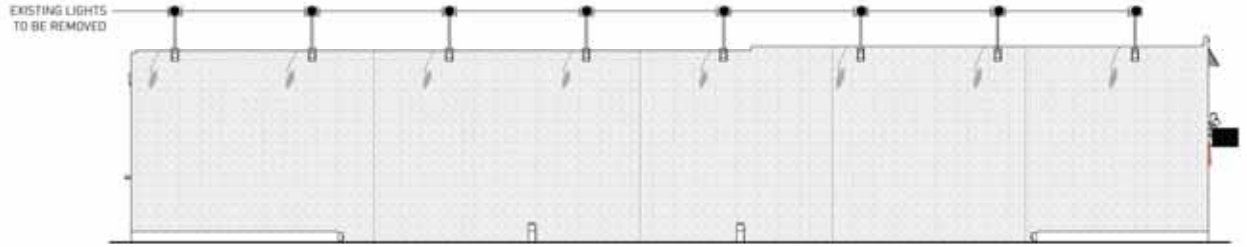
1 **EXISTING ALBERT ST. ELEVATION**

A2.0 SCALE : 1/16" = 1' - 0"



2 **EXISTING MAIN ST. ELEVATION**

A2.0 SCALE : 1/16" = 1' - 0"



3 **EXISTING BIJOU ELEVATION**

A2.0 SCALE : 1/16" = 1' - 0"

Drawn By:	JK / SR
Checked By:	SR
Drawing Date:	06/18/2016
Printing Date:	06/18/2016

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366 McDermot Avenue
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.9874
www.5448796.ca

492 MAIN STREET

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WINNIPEG, MB

EXISTING ELEVATIONS

Project No.
0341

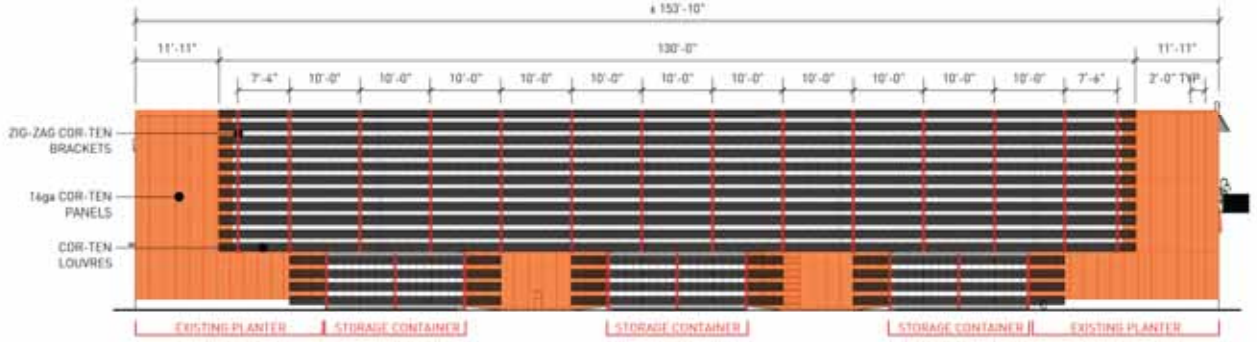
Sheet No.
A2.0



1 **PROPOSED ALBERT ST. ELEVATION**
A2.1 SCALE : 1/16" = 1' - 0"



2 **PROPOSED MAIN ST. ELEVATION**
A2.1 SCALE : 1/16" = 1' - 0"



3 **PROPOSED MAIN ST. ELEVATION**
A2.1 SCALE : 1/16" = 1' - 0"

Drawn By: JK / SR
Checked By: SR
Drawing Date: 04/18/2016
Printing Date: 04/18/2016

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Winnipeg MB R3B 0S8
P. 204.480.8421
F. 204.480.8876
www.NAATN.ca

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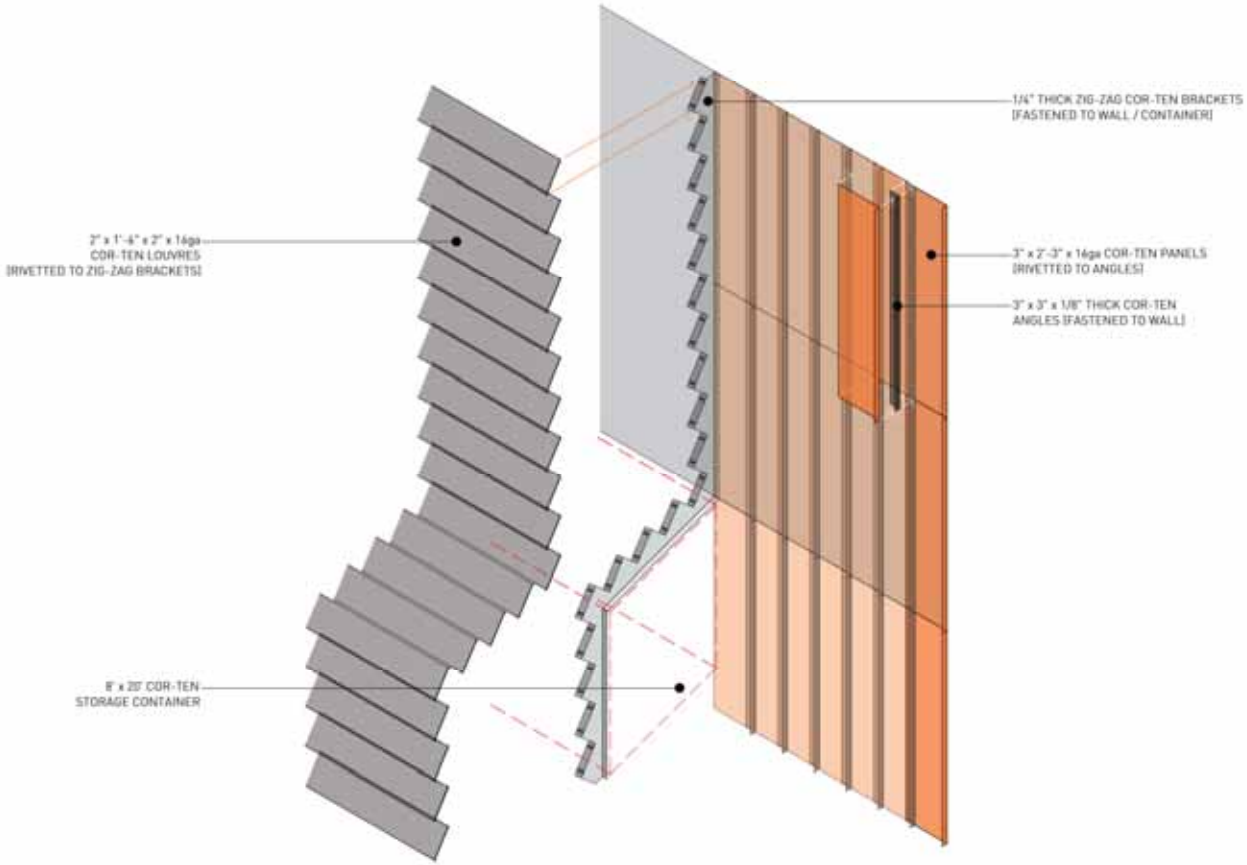
PROPOSED ELEVATIONS

Project No. 0341

Sheet No.
A2.1



1 **ASSEMBLY DIAGRAM**

A3.0 SCALE : NTS

Drawn By: JH / SR
Checked By: SR
Drawing Date: 04/18/2016
Printing Date: 04/18/2016

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F: 204.480.8876
www.5668796.ca

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DIAGRAM

Project No.
0341

Sheet No.
A3.0