Minute No. 466
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2016

Item No. 13 Brownfield Redevelopment Strategy

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development Committee and adopted the following:

1. That up to $20,000 in funding from the Economic Development Investment Reserve be approved as the City of Winnipeg's contribution to the development of a Brownfield Redevelopment Strategy and that the following criteria for the Economic Development Investment Reserve be waived in this instance:

   A. That the Reserve receives the equivalent of incremental tax revenues from projects in which it has invested.

2. That the Public Service be directed to explore potential partnership funding sources including Federation of Canadian Municipalities (FCM) Green Municipal Fund (GMF) and Province of Manitoba Community Planning Assistance Program (CPAP).

3. That the City enter into, execute and deliver any funding agreements required in relation to the potential partnerships referenced in Recommendation 2 hereof, and that the Director of Planning, Property and Development be authorized to negotiate and approve the terms and conditions of such funding agreements in accordance with this report and such other terms and conditions deemed necessary by the Director of Legal Services and City Solicitor to protect the interests of the City.

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

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DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 6, 2016, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

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.

On May 10, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development granted a further extension of time to its July 5, 2016 meeting for the Winnipeg Public Service to report back on the formulation of a Brownfield Redevelopment Strategy.

On February 16, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development granted an extension of time of 90 days for the Winnipeg Public Service to report back on the formulation of a Brownfield Redevelopment Strategy.

STANDING COMMITTEE DECISION:

On April 14, 2015, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service that an extension be granted to February 2016, beyond the completion of the Water and Waste Department's Land Use Disposition Study, for the Winnipeg Public Service to report back on the formulation of a Brownfield Redevelopment Strategy.

ADMINISTRATIVE REPORT

Title: Brownfield Redevelopment Strategy

Critical Path: Standing Policy Committee on Property and Development, Heritage and Downtown Development - Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	J. Kiernan	M. Ruta	D. McNeil

RECOMMENDATIONS

1. That up to $20,000 in funding from the Economic Development Investment Reserve be approved as the City of Winnipeg's contribution to the development of a Brownfield Redevelopment Strategy and that the following criteria for the Economic Development Investment Reserve be waived in this instance:
   - That the Reserve receives the equivalent of incremental tax revenues from projects in which it has invested.

2. That the Public Service be directed to explore potential partnership funding sources including Federation of Canadian Municipalities (FCM) Green Municipal Fund (GMF) and Province of Manitoba Community Planning Assistance Program (CPAP).

3. That the City enter into, execute and deliver any funding agreements required in relation to the potential partnerships referenced in Recommendation 2 hereof, and that the Director of Planning, Property and Development be authorized to negotiate and approve the terms and conditions of such funding agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

4. 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

On April 30, 2014, Council concurred in the recommendation of the SPCPDHDD that the Public Service be directed to formulate a Brownfield Redevelopment Strategy for both public and private lands and report back to the SPCPDHDD in 120 days. Subsequent extensions of time were given by the SPCPDHDD on April 14, 2015, and February 16 and May 10, 2016.

EXECUTIVE SUMMARY

The Water and Waste Department (WWD) Landfill Disposition Study has been substantially completed and is under review internally. Preliminary work has been conducted toward formulation of a Brownfield Strategy for public and private lands in the city including a review of Best Practices, exploring potential project partners, identifying potential funding sources and scoping out the Terms of Reference for the project. Next steps include securing the City's financial contribution, applying for funding from other sources and hiring a consultant.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no environmental, human resource or regulatory implications associated with the recommendations of this report. The report does recommend a $20,000 contribution to the project.

HISTORY/DISCUSSION

On April 30, 2014, Council concurred in the recommendation of the SPCPDHDD that the Public Service be directed to formulate a Brownfield Redevelopment Strategy for both public and private lands and report back to the SPCPDHDD in 120 days.

On April 14, 2015, an extension of time was granted to February 2016, beyond the completion of the Water and Waste Department's Land Use Disposition Study, for the Public Service to report back on the formulation of a Brownfield Redevelopment Strategy.

On February 16, 2016, the SPCPDHDD granted an extension of time of 90 days for the Public Service to report back.

Preliminary work has been conducted toward formulation of a Brownfield Strategy:

- *Landfill Disposition Study* – In May 2015, WWD contracted with Golder Associates Ltd. to prepare the Landfill Disposition Study. The results of the study are to provide context and be used as a management and planning tool to allow the City to exercise a duty of care for closed landfill sites. The study would provide an indication of the status of some brownfield sites owned or monitored by the City and inform the Brownfield Community Action Plan. The Public Service is currently reviewing the draft report.
- *Scope of Work* - A draft Terms of Reference (TOR) has been prepared. This TOR could function as the Scope of Work for a consultant RFP and for the purposes of an application for funding from the FCM Green Municipal Fund. The TOR focus on identifying a short list of strategic sites, combined with a stakeholder and public engagement program, and recommended options for a program of City incentives.
- *Best Practices* – Similar strategies/action plans and case studies in other cities were reviewed. Findings revealed that some cities and regions have approached the issue broadly at the city-wide or regional level covering public, private lands or both, some have focused on smaller geographic areas or districts, and others have taken a phased approach, for example, addressing specific uses like former gas stations and dry cleaners before moving on to other types of sites or areas. Most of them contain a program of municipal incentives (e.g., financial and non-financial) to satisfy a requirement of the FCM funding.

- *Funding* - The estimated cost of the project is $100K-200K (based on analysis of Best Practices). There is no money available in the Department budget to support consulting services for the project. The *Economic Development Investment Reserve* (EDIR) could be tapped to fund the project. A waiver of the criteria from Council would be required to access these funds. Cost-sharing to municipalities is available through the FCM GMF of 50% of the project cost up to $175,000 provided the municipality contributes at least 10%. Manitoba Municipal Government (MMG) has a Community Planning Assistance Program (CPAP) that supports municipal planning initiatives up to 50% of the cost of the project, to a maximum of $20,000.
- *Partners* – Some key stakeholders have been identified and project information shared. Other cities have engaged a cross section of groups from the following sectors: economic development, real estate, government, finance, environmental consulting, engineering, health, planning.
- *Brownfield inventory* – The Public Service is exploring ways to identify an inventory of potentially contaminated public and private sites. City-owned lands have been analyzed as part of the Public Sector Accounting Board (PSAB) due diligence through the budget process. Former landfills have been studied under the Disposition Study. The Province maintains a list of designated and impacted sites on file under *The Contaminated Sites Remediation Act* (CSRA). There are 3 designated sites and 52 impacted sites in Winnipeg.
- *Peer mentor program* – The City has joined the FCM LiBRe (Leadership in Brownfield Renewal) program. FCM hosts webinars, workshops and meetings on issues related to brownfields to assist municipalities in advancing their brownfield objectives.

The next steps in the process would be to prepare a project cost estimate based on Best Practices; identify and secure commitment of funds to deliver the project; issue an RFP and hire a consulting team. This would include confirming the City's contribution and applying for funding from other sources (e.g., FCM and the Province's CPAP). An RFP to hire a consultant cannot be issued until funding is confirmed.

FINANCIAL IMPACT

Financial Impact Statement

Date: May 11, 2016

Project Name:

Brownfield Redevelopment Strategy

First Year of Program 2016

	2016	2017	2018	2019	2020
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
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	$ 20,000	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 20,000	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	20,000	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: For the purposes of this analysis, it is assumed that the study will be undertaken in 2016 and the City's commitment will be $20,000. Funding would be provided from the Economic Development Investment Reserve Fund.

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

CONSULTATION

- Water and Waste Department
- Legal Services

OURWINNIPEG POLICY ALIGNMENT

- Working with other levels of government, investigate strategies to promote the redevelopment of brownfields. (*Complete Communities Direction Strategy*, Transformative Areas, Major Redevelopment Sites, Direction 3)
- Encourage the reuse of obsolete employment areas where the long-term viability of such areas cannot be supported, provided that potentially contaminated sites have been evaluated and met remediation standards established by the Canadian Council of Ministries of the Environment and the **Manitoba Contaminated Sites Remediation Act.** (*Complete Communities Direction Strategy*, Employment Lands, Direction 3)

SUBMITTED BY

Department: Planning Property and Development
Division: Urban Planning Division
Prepared by: Valdene Lawson, Senior Planner
Date: May 13, 2016
File: O:\Reports Directive\Planning and Land Use\Long Range Planning\2016\Brownfield RIS Rpt April 2016 V5.docx

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