Agenda – Executive Policy Committee – December 6, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 27, 2017

Item No. 6 Brownfield Redevelopment Strategy

STANDING COMMITTEE RECOMMENDATION:

On November 27, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development considered the Council Motion of November 15, 2017, and recommended to Council:

1. That the Winnipeg Public Service be directed to review and report back in 120 days on the best practices implemented by other jurisdictions for brownfield redevelopment.

2. 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:

STANDING COMMITTEE RECOMMENDATION:

On November 27, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development considered the Council Motion of November 15, 2017, and recommended that the Winnipeg Public Service be directed to review and report back to the Standing Committee within 120 days on best practices implemented by other jurisdiction for brownfield redevelopment, and forwarded the matter to the Executive Policy Committee and Council.

Further on November 27, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development received a submission from Hart Malin dated November 27, 2017in regards to the matter.

COUNCIL DECISION:

On November 15, 2017, Council ruled automatic referral of the following motion to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

Moved by Councillor Wyatt,
Seconded by Councillor Schreyer,

WHEREAS on March 26, 2014 City Council received the following motion:

WHEREAS the City of Winnipeg has hundreds of acres of land within the City that sits idle as said land has been negatively impacted by historic environmental conditions, and such lands, either publically or privately owned, are often referred to as 'brownfield lands';

AND WHEREAS if these lands were remediated, it would create an economic opportunity, by way of potential development and therefore increase the tax base of the City, as well as increasing density and making our City more vibrant;

AND WHEREAS the costs to remediate lands has prevented these lands from becoming productive, but that this is not uncommon within other large industrial centers in Canada, and therefore other Canadian cities have established active and effective Brownfield Redevelopment Strategies;

AND WHEREAS Our Winnipeg identified brownfields as an issue that must be addressed;

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DECISION MAKING HISTORY (continued):

THEREFORE BE IT RESOLVED that the City of Winnipeg formulate a Brownfield Redevelopment Strategy for both public and private lands and present said policy for adoption by City Council.

AND WHEREAS on July 13, 2016 City Council made the following decision:

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.

AND WHEREAS the report identified the next steps as being as follows:

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.

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DECISION MAKING HISTORY (continued):

AND WHEREAS based on the report, of July 13, 2016 it appears that the brownfield redevelopment strategy, may have delayed due to a lack of funding, which originally in the report was estimated at a cost of between$100,000.00 - $200,000.00;

THEREFORE BE IT RESOLVED that the City of Winnipeg formulate a citywide Brownfield Redevelopment Strategy Policy, that will apply to both public and private lands, and that the said policy shall be presented to Council for adoption within 90 days.

AND BE IT FURTHER RESOLVED that the Winnipeg Public Service do all things necessary to implement the intent of the foregoing, including but not limited to the securing of required funding.