Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated June 24, 2019

Report 5 – Development Agreement Amendment – 201 Portage Avenue – AG 417/1987

Councillor, Jeff Browaty (North Kildonan) – Questions I would want answered before supporting the Administrative Recommendation:

1. The report indicates that only PP&D Urban Planning Division and Legal Services were consulted—why were Public Works Transportation Division and Winnipeg Transit not consulted? Could reduction of the public sidewalk and reconfiguration of the current arcade space be used to improve traffic efficiency, AT amenities and Transit movements through the intersection?
2. Has the City accepted the consultant reports on the condition reports and cost estimates of the infrastructure improvements to the concourse? When will these become public?
3. Where is the City in negotiations with the current owners of 201 Portage Avenue in terms of renewing the 40 year concourse agreement?
    a. Has Harvard agreed to the terms from council minutes from 1988 specifying ***"The costs of Refurbishing shall be divided equally amongst, and allocated to the City, each existing entrance at the four corners of Portage Avenue and Main Street and any new direct entrance which may, at any time, be constructed and connected directly into the Concourse." This suggests the City should have been on the hook for as little as 20% of the required refurbishment works at year 40 (2019).***
4. Why hasn't there been a council seminar updating council on the status of the leases and renewal terms with all of the property owners at Portage and Main?
5. Could current accessibility requirements in the current building code be considered mandatory and part of the shared costs of refurbishment to be shared between Portage & Main partners?
6. Was the $500,000 in improvements to the City asset below 201 Portage Avenue approved by council on October 25, 2017, undertaken by Harvard Property Management, a 20% share, consistent with the council-approved concourse agreement with the predecessors to 201 Portage?
7. There is a value to the perpetual easement granted by the owners of 201 Portage Avenue to the City of Winnipeg (confirmed by City staff at the P&D meeting on June 24, 2019). Why wasn't the independent fairness commissioner asked to report on this transaction?
8. What are the other terms of Development Agreement AG 417/87 and why was my request to view the agreement denied?