Agenda – Executive Policy Committee – February 17, 2021

REPORTS

Item No. 4 By-Law for the Boundary Expansion of the Transcona Business Improvement Zone

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That Council enact a By-law (draft attached as Attachment A) to amend the Transcona Business Improvement Zone By-law No. 8124/2002 to expand the boundaries of the Transcona Business Improvement Zone to include the area bounded by Ravenhurst Street (west boundary), north of properties on the north side of Fieldhouse (north boundary), Perimeter Highway (east boundary) and the CNR Redditt Line (south boundary).

2. 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 – February 17, 2021

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 9, 2020, the Executive Policy Committee laid the matter over for 60 days.

ADMINISTRATIVE REPORT

Title: By-Law for the Boundary Expansion of the Transcona Business Improvement Zone

Critical Path: Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Jopling	J. Kiernan	N/A	M. Ruta, Interim CAO

EXECUTIVE SUMMARY

The Transcona Business Improvement Zone, continued by By-Law No 8124/2002, is one of sixteen Business Improvement Zones within the City of Winnipeg. The City Clerk's Department received a petition from "Ravenhurst Development Inc.", a business located at 349 Ravelston Street, seeking to have the Transcona BIZ boundaries expanded as outlined in Attachment B to this Report to allow the inclusion of their business.

The proposed expansion follows the processes and procedures prescribed within the Business Improvement Zone Procedures By-Law No. 8111/2002 for expanding an existing Business Improvement Zone. The BIZ supports the proposed expansion.

RECOMMENDATIONS

1. That Council enact a By-law (draft attached as Attachment A) to amend the Transcona Business Improvement Zone By-law No. 8124/2002 to expand the boundaries of the Transcona Business Improvement Zone to include the area bounded by Ravenhurst Street (west boundary), north of properties on the north side of Fieldhouse (north boundary), Perimeter Highway (east boundary) and the CNR Redditt Line (south boundary).

2. 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

The City of Winnipeg Charter provides for the creation of a Business Improvement Zone (BIZ) by by-law. Changing the boundaries of the Transcona Business Improvement Zone (the "Transcona BIZ") requires an amendment to the Transcona Business Improvement Zone By-law No. 8124/2002.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no general, regulatory, human resource or financial implications resulting from the proposed recommendations. External organizations and the community at large will experience economic benefit from the proposed expansion of the Transcona BIZ.

HISTORY/DISCUSSION

The City of Winnipeg By-Law No. 6729/95 created the Business Improvement Zone known as the Transcona Business Improvement Zone (the "Transcona BIZ"). The Transcona Business Improvement Zone By-law No. 8124/2002 continued the Transcona BIZ under the same name.

Business Improvement Zones ("BIZ") are governed by a set of prescribed processes and procedures outlined within the Business Improvement Zone Procedures By-Law No. 8111/2002, which grants Council the authority to expand the boundaries of a BIZ to include additional businesses if certain steps are followed, namely:

1) A petition must be filed with the City signed by more than 50% of the proprietors in the proposed additional area of the zone representing more than 50% of the total taxable business assessment in the proposed area of the zone;

2) The City Clerk must give notice to all the businesses in the proposed additional area of the petition and must offer them an opportunity to object to the BIZ boundary expansion; and

3) The City Clerk must ensure that no more than one-third of the businesses in the proposed additional area representing at least one-third of the total taxable business assessment of the proposed additional area of the BIZ have objected in writing to the boundary expansion prior to the date set by the Clerk.

A petition was submitted by "Ravenhurst Development Inc.", a business located at 349 Ravelston Street. The Public Service confirmed that "Ravenhurst Development Inc." is the only taxable business in the area bounded by Ravenhurst Street (west boundary), south of properties on Van Slyk Way (north boundary), Perimeter Highway (east boundary) and the CNR Redditt Line (south boundary). This area is immediately adjacent to the current BIZ boundaries and is shown in red on Attachment B to this Report.

The Public Service confirms that all Business Improvement Zone Procedures By-law requirements have been met.

The City Clerk's Department confirmed that no objections were received for the proposed expansion of the boundaries to the Transcona BIZ. The BIZ supports the proposed expansion.

Accordingly, the Winnipeg Public Service is recommending that Council enact the amending By-law, a draft of which is attached hereto as Attachment A, which will expand the boundaries of the Transcona BIZ to include the proposed new area.

FINANCIAL IMPACT

Financial Impact Statement

Date: October 28, 2020

Project Name:

By-Law for the Boundary Expansion of the Transcona Business Improvement Zone

COMMENTS:

There are no financial implications associated with the recommendations contained in this report.

Mike McGinn Oct. 28, 2020
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

City Clerk's
Assessment and Taxation
Legal Services (as to legal issues)
Transcona Business Improvement Zone

OURWINNIPEG POLICY ALIGNMENT

01- A City that Works (Direction 4): Collaborate with all public, private and community economic development agencies to advance economic advantages.
Expansion of the Downtown Winnipeg Business Improvement Zone supports a thriving and vibrant Downtown as a citywide destination.

01- A City that Works (Direction 8): Encourage Activities Beneficial to the Winnipeg Economy.
Supporting the location and expansion of businesses within multiple business sectors supports economic growth both within the downtown community and city overall.

02- A Sustainable City (Direction 6) Plan for the sustainable development of healthy neighbourhoods based on their particular historic identity and character.
Support of the Downtown Winnipeg Business Improvement Zone and its expansion allows for the development of active, distinct, sustainable and vibrant districts.

03 – Quality of Life (Direction 6): Promote cleanliness and beautification.
Expansion of the Downtown Winnipeg Business Improvement Zone will enhance support for distinct identity, design and programs that enhance and promote the aesthetic appeal of public spaces and districts.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

SUBMITTED BY

Department: Planning, Property and Development
Division Urban Planning and Design Division, Downtown and Neighbourhood Main Streets Branch
Prepared by: Martin Pasieczka, Economic Development Officer & BIZ Liaison
Date: October 29, 2020

File No: N/A

Attachment A

THE CITY OF WINNIPEG

BY-LAW NO. /2020

A By-law of THE CITY OF WINNIPEG to amend the Transcona Business Improvement Zone By-law.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Transcona Business Improvement Zone By-law amended

1 The Transcona Business Improvement Zone By-law No. 8124/2002 is amended by replacing Schedule "A" with attached document, identified as "Schedule "A" to the Transcona Business Improvement Zone By-law No. 8124/2002".

DONE AND PASSED, this day of , 2020.

_____
Mayor

_____
City Clerk

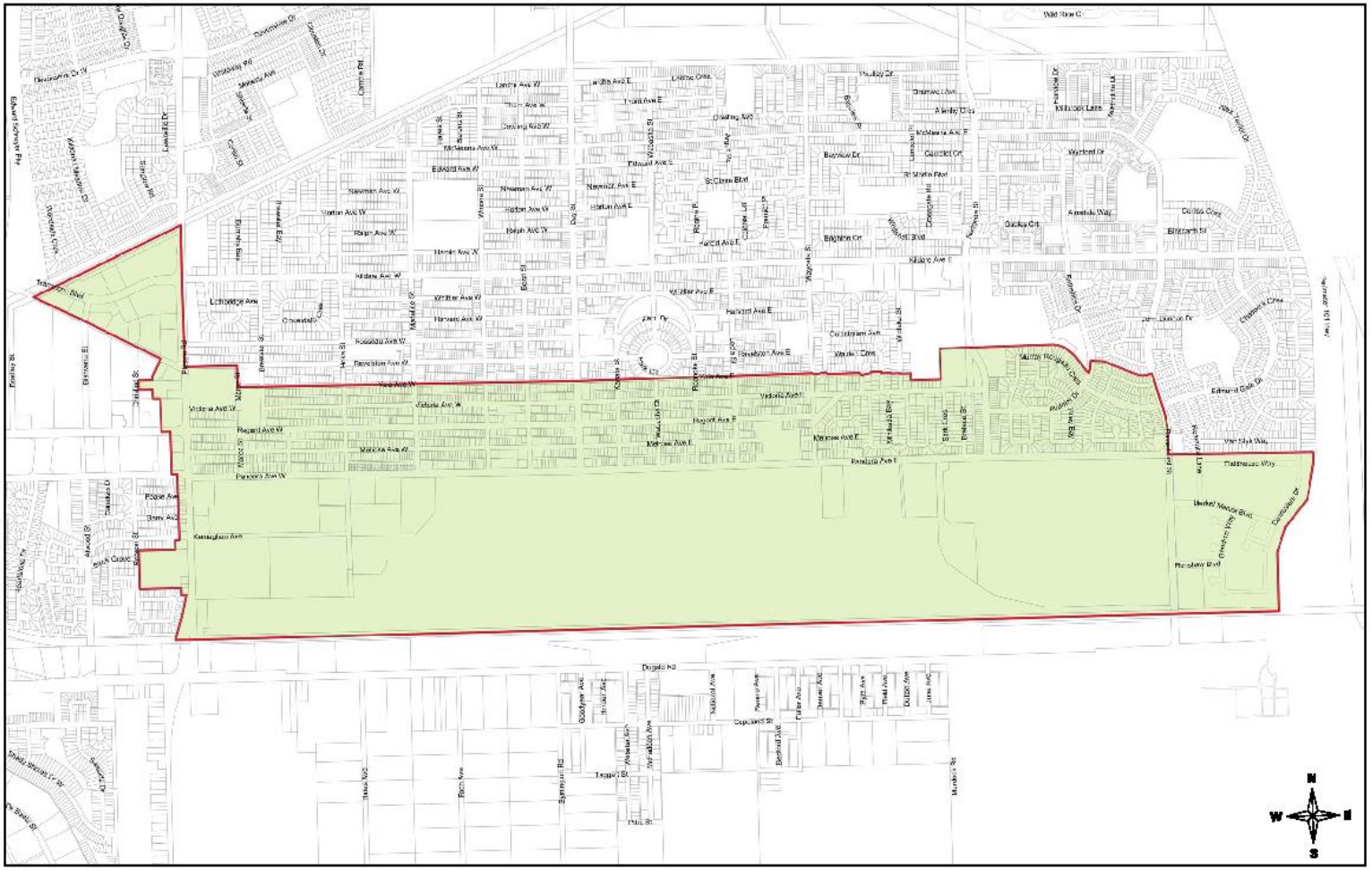
Approved as to content:

_____
Director of Planning, Property & Development

Approved as to form:

_____
For Director of Legal Services and
City Solicitor

SCHEDULE "A"
to The Transcona Business Improvement Zone
By-law No. 8124/2002



Transcona Business Improvement Zone