Minute No. 255
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 12, 2021

Item No. 5 Insurance Responsibility of Non-Profit Organizations Operating on City-Owned Land

COUNCIL DECISION:

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

1. That this report be received as information.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 12, 2021

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

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

Councillor Rollins called for the yeas and nays, which were as follows:

Yea: His Worship Mayor Bowman, Councillors Browaty, Chambers, Eadie, Gillingham, Gilroy, Klein, Lukes, Mayes, Orlikow, Rollins, Santos, Schreyer and Sharma 14

Nay: Councillor Nason 1

Absent: Councillor Allard 1

and the motion was declared carried.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 17, 2021, 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 February 12, 2021, 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.

COUNCIL DECISION:

On December 17, 2020, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, as amended, and adopted the following:

Downtown Development – February 12, 2021

DECISION MAKING HISTORY:

COUNCIL DECISION (continued):

1. That the City take over responsibility for the insurance of the outdoor rink, skatepark and BMX bike flow located at the Broadway Neighborhood Centre (185 Young Street), and cover all related costs as part of the tenant's lease agreement.

2. That the outdoor rink, skatepark and BMX bike flow areas be considered City of Winnipeg assets.

3. That the Winnipeg Public Service be directed to report back to Council within 60 days and identify all not for profit organizations currently operating on City owned property and Indicate who is required to pay for their own insurance.

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

ADMINISTRATIVE REPORT

Title: Insurance Responsibility of Non-Profit Organizations Operating on City-Owned Land

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

AUTHORIZATION

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

EXECUTIVE SUMMARY

After a review of the rental portfolio, it has been determined that all tenants leasing or licencing City land are responsible to pay for their insurance, except for the Broadway Neighbourhood Centre outdoor recreation facilities.

RECOMMENDATIONS

1. That this report be received as information.

REASON FOR THE REPORT

On December 17, 2020, Council directed the Winnipeg Public Service to report back to Council within 60 days with a summary of all not for profit organizations currently operating on City owned property who are required to pay for their own insurance.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no implications associated with this report.

HISTORY/DISCUSSION

The Public Service has reviewed the City's rental portfolio to determine which non-profit organizations occupy City land and are required to pay for their own insurance. There are a total of 101 land leases and licences.

There are several situations where the tenant does not have a current lease/licence (e.g. community gardens) or where the lease/licence does not identify insurance requirements (e.g. historical agreements). After a review of the 101 lease/licences, there is one instance where the City is required to pay tenant insurance costs and all other tenants are responsible for their own insurance.

It is important to note that the portfolio review did not include leases/licences of a minor nature (encroachments, maintenance, or access agreements) and focused on leases/licences which actively program City land. A complete list of the land leases/licences is included in Schedule A.

Insurance responsibilities for non-profit organizations occupying City buildings was previously disclosed to the Standing Policy Committee on Property and Development, Heritage and Downtown Development on September 4, 2019 (Item 4 - Operating Cost Recovery for Not-for-profit Groups Occupying City-owned Buildings).

FINANCIAL IMPACT

Financial Impact Statement

Date: January 22, 2021

Project Name:

Insurance Responsibility of Non-Profit Organizations Operating on City-Owned Land

COMMENTS:

There are no financial implications associated with the report.

Mike McGinn Jan. 22, 2021

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Risk Management

OURWINNIPEG POLICY ALIGNMENT

N/A

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Gord Chappell, Real Estate Administrator
Date: February 4, 2021
File No: N/A

Attachments:

Schedule A – Land Leases

Schedule A – Land Leases

Address	Tenant	Purpose	Insurance resp.
Aberdeen Ave 362	William Whyte Residents Association	Community Garden	No lease
Agnes St. 350/354	Spence Neighboorhood Association	Community Garden	No lease
Agnes St. 683	Spence Neighborhood Association	Community Garden	No lease
Anglia Av, Ns, W of Mandalay	Seven Oaks School Division No 10	Parking Lot	Tenant
Bannatyne Ave, 275	Red River College	access	Tenant
Beaverhill 831	Louis Riel School Division	Bus Loop Lease	Tenant
Brandon Av & Churchill Dr,	Redboine Boating Club	Boating Club	Tenant
Burrows Ave 478	William Whyte Residents Association	Community Garden	No lease
Churchill Drive	Riverview Garden Society	Community Garden	No lease
DeBaets St, Camiel Sys St,	Manitoba Rudder Benders Model Power Boat	Model Boat Club access	Tenant
Desalaberry Av, 404	Columbus Centennial Sr Co-op H	Sr Housing Complex	Tenant
Des Meurons (Rue), 10	Cross Country Ski Assoc. of MB Inc.	Seasonal Ski Club	Tenant
Dorset St, 11	Willow Park Housing Co-op Ltd (WEST)	Housing Development	Tenant
Douglas St and Pentland St	Millenium Gardens- River East	Community Garden	No lease
Euclid Ave 100	North Point Douglas Residents Committee	Community Garden	No lease
Fermor Av 5	YM-YWCA	YMCA Activities	N/A
Ferry Rd, 100	St. James Lawn Bowling Club	Lawn Bowling Permit	Tenant
Ferry Rd, 100	St. James-Assiniboia School Division	Track and Field	Tenant
Furby St. 433,435,437	Spence Neighboorhood Association	Community Garden	No lease
Furby St. 547	Spence Neighboorhood Association	Community Garden	No lease
Furby Street, 25	Cornish Child Care Centre	Daycare Playground	Tenant
Galbraith Cres, 57	St. James-Assiniboia School Division	Sport Field Lease	Tenant
Garden Park Drive 103	Seven Oaks Neighborhood Resource Network	Community Garden	No lease
Gateway Rd. Es, S of Sun	KinderWorld Daycare Inc	Daycare Playground	Tenant
Granville Street, 65	North Point Douglas Women's Centre Inc.	Community oven	Tenant
Henderson Hwy & Edison Av,	Donwood South Inc.	Park	Tenant
Henderson Hwy, 1940	S.P.I.K.E. Incorporated	Care Facility	Tenant
Inkster Boulevard, 2286	Winnipeg School Division	Bike Cage Lease	Tenant
James Av, 223	Winnipeg Chinatown Devlpmnt (1981) Corp	Housing Development	N/A
Jefferson Av, W of, N of Massena Cr	Seven Oaks School Division	Sports Field	Tenant
Keewatin St, 737	Philippine-Canadian Centre of Manitoba	cultural centre	Tenant
709 Keewatin Street	Winnipeg Soccer Federation Inc.	Outdoor Soccer Pitch	Tenant
Kimberly Av, Ss, bet Watt &	YMCA	YMCA Activities	Tenant
Kylemore Avenue, 725	South Osborne Urban Community Cooperativ	Community Garden	Tenant
Langside Street, 559	Spence Neighborhood Association	Community Garden	No lease
Langside Street, 607/611	Spence Neighborhood Association	Community Garden	No lease
Langside Street, 444/446	Spence Neighborhood Association	Community Garden	No lease
Langside Street, 253	West Broadway Development Corporation	Community Garden	Tenant
Leila Av, N of, E of Birtle St	Seven Oaks School Division No 10	sports field	Tenant
Leila Avenue, 770	Winnipeg Soccer Federation Inc.	Sports Multiplex	Tenant
Levis St	River East Resource Network	Community Garden	No lease
Lindenwood Drive, 285	Pembina Trails School Division	Playstructure	Tenant
Logan Av & Isabel St, SW cor	Winnipeg School Division No 1	school yard	Tenant
London St, 723	East Side Eagles Football Club	Sports Field	Tenant
Lyndale Dr, 20, Ns, W of St Mary's Rd	Manitoba Rowing Association Inc et al	Rowing Club	Tenant
Manila Road, 58	Seven Oaks School Division	Walking / Bike Path	Tenant
Frobisher Rd, 190	Manitoba Org'n of Disc Sports (MODS)	Disc Sports Manitoba	Tenant
Maryland Ave 637/639	Spence Neighborhood Association	Community Garden	No lease
McGee St, 448	Spence Neighbourhood Association	Community Garden	No lease
Messager (Rue), 141	Alpine Climbing Association	Ice Climbing Tower	Tenant
Morley Av, 1	Riverview Health Centre Inc - WRHA	Hospital	Tenant
Murdock Rd, 365, NW	Water Ski Manitoba Inc.	Water Skiing	Tenant
Nathaniel Street, 500	South End United Soccer Club Inc.	Soccer Field	Tenant
Niverville Av, 282	Parish of Holy Cross	Parking	Tenant
Oakenwald Ave, 880	Pembina Trails School Division	Press Box and scoreboard	Tenant
Oxbow Road	Charleswood Horticultural Society	Community Garden	No lease
Paddington Rd, Es, N of Warde	St Vital SD No 6 (aka Louis Riel SD) (stv003t)	Parking Lot	Tenant
Hoban & Pacific Avenue	St. James-Assiniboia School Division	access	Tenant
Pembina Hwy, 101	River Osborne Community Centre	Community Garden	No lease
Plymouth St, opp, bet Burrows & Tyndall	Willow Park Housing Co-op Ltd. (WEST)	Landscape & Maintenance	Tenant
Plymouth St, opp, bet Burrows & Tyndall	Willow Park East Housing Co-op Ltd.	Landscape & Maintenance	Tenant
Portage Av E, 1	Riverside Park Mgmt Inc & Goldeyes Inc.	Baseball Field	Tenant
Poseidon Bay, 25	Winnipeg Indoor Lawn Bowls	Lawn Bowling	No lease
Powers St, 278	William Whyte Residents Association	Community Garden	No lease

Address	Tenant	Purpose	Insurance resp.
Princess St, 201	Wpg Chinatown Non-Profit Housing Corpora	Housing Development	Tenant
Pritchard Ave, 400	William Whyte Residents Association	Community Garden	Tenant
Rannock Avenue, 6363	Pembina Trails School Division	Football Field	Tenant
North Dr, 761	6981420 Manitoba Ltd.	Tennis Courts	Tenant
Redwood Ave 358	William Whyte Residents Association	Community Garden	No lease
Sansome Ave, 165	St. James-Assiniboia School Division	Sports Field	Tenant
Sargent Park Place, S of	Winnipeg School Division No. 1	Portable Classrooms	Tenant
Sargent Av, 999	Manitoba Volleyball Association Inc.	Volleyball Court	Tenant
Sargent Av, 999	West End Lawn Bowling Club	Lawn Bowling	Tenant
Sargent Av, 999	Manitoba Speed Skating Association Inc.	Speed Skating	Tenant
Sargent Av, 999	Sargent Park Tennis Gardens Inc.	Tennis Courts	Tenant
Southport Blvd, 368	Tuxedo Lawn Bowling Club	Lawn Bowling	Tenant
Southport Blvd, 370	Tuxedo Tennis Club	outdoor tennis court	Tenant
St. Anne's Rd, Es, S of Lavallee Rd	St Vital Knights Inc	parking	Tenant
Sterling Lyon Parkway, 6-23	The Fort Whyte Foundation Inc.	MTN Bike Facility	Tenant
St. John's Av, 2	St John's Lawn Bowling Club	Lawn Bowling	Tenant
St. Joseph St 836	Le Conseil Jeunesse Provincial	Community Garden	No lease
St. Mary's Rd & Perimeter Hwy, SE cor	Winnipeg Radio Control Club Inc	Flying model airplanes	Tenant
St. Mary's Rd, 1964 - Henteleff Park	Henteleff Park Foundation Inc.	Interpretative Centre	Tenant
St. Matthews and Burnell	Daniel MacIntyre St. Matthews Community	Community Garden	No lease
Sun Valley Drive, 95	River East School Division	Playground	Tenant
Sunset Bvld, 100 / 5 fermor	Bonivital Soccer Association Inc.	Soccer Facility	Tenant
Sunset Bvld, 100	Louis Riel School Division	Beach volleyball- long jump	Tenant
Tache Ave, 455	Catholic Health Corporation of Manitoba	Monument	Tenant
Taylor Av, 1390	Manitoba Cardiac Institute Inc	Reh-Fit Wellness Centre	Tenant
Tyndall Av, 61W	Willow Park East Housing Co-op Ltd	Housing Development	Tenant
Tyndall Av, 61E/81&	Willow Park East Housing Co-op Ltd	Housing Development	Tenant
Tyndall Av, 61E/81&	Willow Centre Inc.	Housing Development	Tenant
Vince Leah Dr, 45	Seven Oaks School Division	Temp classrooms	Tenant
Waverley St, W of, adj LaSalle River	Boy Scouts of Canada	Camp Amisk	Tenant
Waverley Street, 4403	Manitoba Cricket Association Inc.	Cricket activities	Tenant
Watson St, 151	Tranquillity Place Housing Co-op Ltd (tra001t)	Housing Development	N/A
Wilkes Av, 1055	Italian Canadian League of Manitoba Inc	Cultural Centre	Tenant
Wilkes Ave, 7050	Winnipeg South Minor Baseball Assoc Inc	Baseball Field	Tenant
Young St. 483/485	Spence Neighborhood Association	Community Garden	No lease
Young St, 185	Broadway Neighbourhood Centre	Neighbourhood Centre	City
Young St 198/202/206	West Broadway Development Corporation	Community Garden	No lease