EXECUTIVE POLICY COMMITTEE
DISPOSITION OF ITEMS

FEBRUARY 14, 2023

MEMBERS PRESENT: His Worship Mayor Gillingham, Chairperson
Councillor Browaty
Councillor Lukes
Councillor Mayes
Councillor Orlikow
Councillor Rollins

COMMITTEE CLERK: Andrew Poitras, Manager of the Decision Making Process
City Clerk's Department

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Item	Subject/File	Recommendations	Action Required By
		DELEGATIONS	
		REPORTS	
1	Regulating Short-Term Rental Accommodations	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to Council: 1. That the Public Engagement Summary, attached as Appendix A, be received as information. 2. That the proposed regulatory framework for short-term rental accommodations (STRAs) be approved, as amended, as the basis for a more detailed program involving zoning, licensing, and taxation elements, details of which are further set out in Appendix C, which includes the following highlights: A. The proposed regulatory program would apply to temporary accommodations of a continuous period of less than 30 nights, and include penalties for any case where an operator rented a unit more than once a month on terms of more than 30 nights, or where an operator/platform used a licensed short-term rental accommodation platform to offer a licensed unit for long-term rental in a manner inconsistent with existing Manitoba rental statutes and regulations; B. The 5% Accommodation Tax would be applied to the purchase price of STRA bookings; C. All STRAs would be required to be licensed annually; D. Individuals (but not corporations) would be allowed to rent their primary residence anywhere in the city, including in an area zoned R1 or R2; E. In addition, individuals with a permanent residence in Winnipeg, or corporations or partnerships wholly owned by Winnipeg residents with a short-term rental accommodations license would be allowed to rent three (3) non-primary residential properties owned by them or the wholly-owned Winnipeg partnership or corporation as a short-	Council

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		term rental accommodation, conditional on their owning the properties on February 23, 2023, but only in areas zoned multi-family, commercial, or under the Downtown Zoning By-Law (but not in areas zoned R1 and R2); F. Licenses for non-primary resident units offered for rental under 2.E. shall expire upon execution of a long-term rental agreement for each unit, upon transfer of ownership of the property, or upon a change in ownership of any partnership or corporation owning the property; G. Primary residence STRAs could be rented for an unlimited number of nights if the owner/operator is in residence but a maximum of 150 nights per year during times when the owner is not in residence; non-primary residences could be rented an unlimited number of nights per year; H. The number of adults staying in any STRAs would be limited to two adults per bedroom; there would be no limit on the number of children under 18 years of age; I. STRAs would need to meet safety requirements set out in this report; J. STRAs would need to post on the property the operator's name and a phone number monitored 24/7; K. STRA operators would be subject to a criminal record review; L. STRA platforms (which collect the purchase price for STRA bookings on behalf of the operator) would have to be licensed in order to rent properties in Winnipeg; M. Renting an STRA though anyone other than a licensed STRA platform would be prohibited; N. In order to further the goal of tax fairness for similar businesses, any licenses issued for short-term rental accommodation shall be issued under the Section 320 authority of The City of Winnipeg Charter. This will allow the City to set license fees at a level proportionate to business tax rates paid by conventional hotel operators for	

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		comparable block of units; provisions for operators to pay license fees in quarterly increments should be included if it is logistically practical to do so; O. That short term rental units that are not primary residences of the owner be regulated consistently across zoning districts that permit multi-family and mixed-use residential uses under both the Winnipeg Zoning By-law and Downtown Zoning By-law. 3. That, subject to approval of Recommendation #2, the preliminary plan for implementation outlined in this report be approved, including preliminary staffing, resource and cost implications of the proposed regulatory program. 4. That the Winnipeg Public Service be directed to report back to the Standing Policy Committee on Property and Development within 180 days with amendments to the Winnipeg Zoning By-law No. 200/2006 and Downtown Winnipeg Zoning By-law No. 100/2004, as well as a schedule for implementation and all associated resource implications. 5. That the Winnipeg Public Service be directed to report back to the Executive Policy Committee within 210 days with any necessary amendments to the Accommodation Tax By-law No. 70/2008 and the Community Safety Business Licensing By-law No. 91/2008, as well as a schedule for implementation and all associated resource implications. 6. That the Winnipeg Public Service report back to the Executive Policy Committee in September 2026 with A. An update on implementation of the STRA regulation program in Winnipeg; and B. Any recommended changes to Winnipeg's STRA regulation program. 7. That once all regulations have been adopted by Council, the Winnipeg Public Service be directed to, within 180 days, develop a Short-Term Rental Accommodations handbook and that it be made publicly available on the City of Winnipeg website.	

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		8. That the Proper Officers of the City of Winnipeg be authorized to do all things necessary to implement the intent of the foregoing.	
2	Options for the Creation of Low Barrier Transitional Housing	The Executive Policy Committee further laid the matter over to its meeting on March 13, 2023.	Executive Policy Committee
3	Zoning Agreement Amendment – 1155 Wilkes Avenue File ZAA 8/2022	The Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 1. That the Zoning Agreement Caveat No. 2491048/1 under File DAZ 224/1999 dated November 17, 1999 (By-law No. 7521/1999), be amended as follows: A. That Clause 2 be amended by removing the list of uses on the land and replacing with the following uses: A. Drinking establishment B. Hall rental C. Offices D. Place of worship/parish hall E. Day care centre F. Accessory uses relating to the above uses. 2. That the Director of Legal Services and City Solicitor be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 224/1999 (By-law No. 7521/1999) as approved in aforesaid Recommendation 1. 3. That the owner of the subject land (the "Owner") enter into the aforementioned Amending Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter. 4. That, the Proper Officers of the City are hereby authorized to execute said Amending Agreement.	Council

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		5. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.	
4	Rezoning – 251 Provencher Boulevard File DAZ 217/2022	The Executive Policy Committee concurred in the recommendation of the Riel Community Committee and recommended to Council: 1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 217/2022 by rezoning the subject land to a "CMU" Commercial Mixed-Use District as shown on the map dated December 7th, 2022 and included in Schedule "A" and the Proposed By-law attached as Appendix "B". 2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated December 8th, 2022 to the satisfaction of the Director of Planning, Property and Development. 3. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City's Director of Planning, Property and Development. 4. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at next available Council meeting. 5. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if the Developer pays the amount required under Recommendation 3 and all associated ancillary fees (the "Fees") to the City within 2 years after the By-law has been given first reading. 6. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid within 2 years after the By-law has been given first reading unless the Developer applies for an extension of time before the expiration of the 2-year period	Council

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		and Council approves the extension. 7. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
5	Rezoning – 1836 Legion Avenue File DAZ 220/2022	The Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council: 1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S PDO-1 Airport Vicinity" Residential Multi-family (Small) District, as shown on the map dated January 23, 2023 and included within Schedule "A" and the Proposed By-law attached as Appendix "B". 2. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City's Director of Planning, Property and Development. 3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at next available Council meeting. 4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if the developer pays the amount required under Recommendation 2 and all associated ancillary fees (the "Fees") to the City within 2 years after the By-law has been given first reading. 5. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension. 6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing	Council

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		7. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 220/2022.	
6	Rezoning – Southeast Corner of Molson Street and Concordia Avenue File DAZ 222/2022	The Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council: 1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application File No. DAZ 222/22 by rezoning the subject land to an "RMU" Residential Mixed Use District, as shown on the map dated January 25, 2023 and included in Schedule "A", and the Proposed By-law attached as Appendix "B" subject to the following conditions: A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following: i. The Owner must submit plans showing the location and design of any and all proposed: a. buildings b. accessory parking areas c. private approaches d. garbage enclosures e. fencing f. landscaping g. free-standing signage on the Owner's Land ("Works") to the City's Director of Planning, Property and Development (the "Director") and the East Kildonan Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director. ii. That no building on the property shall exceed 75 feet in height. B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in	Council

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		accordance with the report of the Administrative Coordinating Group dated January 9, 2023 and attached as Schedule "B" to this report. C. That the City enter into, execute and deliver with the Developer i. a Zoning Agreement in accordance with recommendation 1.A.; and ii. a Servicing Agreement in accordance with recommendation 1.B., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"). D. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City. 2. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City's Director of Planning, Property and Development. 3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at next available Council meeting. 4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if the developer pays the amount required under Recommendation 2 and all associated ancillary fees (the "Fees") to the City within 2 years after the By-law has been given first reading.	

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		5. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension. 6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein. 7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 5 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension. 8. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. 9. That the associated variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 222/22.	
7	St. Boniface Street Links Grant Request	The Executive Policy Committee considered the Council Motion of January 26, 2023, and recommended to Council: 1. That a grant in the amount of $200,000 to St. Boniface Street Links be referred to the 2023 Budget Review Process for consideration.	Council
8	Amendment to the City Organizational By-law No. 7100/97 to Transfer Jurisdiction of Audit Matters to the Governance Committee of Council	The Executive Policy Committee considered the Council Motion of January 26, 2023, and recommended to Council: 1. That the Council Motion of January 26, 2023, be received as information.	Council
9	Request for the Establishment for a Ukraine Humanitarian Fund	The Executive Policy Committee considered the Council Motion of January 26, 2023, and recommended to Council: 1. That the Council Motion of January 26, 2023, be received as information.	Council

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10	Legislated Statutory Holidays and Days of Observance	The Executive Policy Committee concurred in the recommendation of the Human Rights Committee of Council and recommended to Council: 1. That the Province of Manitoba be requested to: A. Make an amendment to the Manitoba Employment Standards Code to permit individual employees to substitute statutory holidays for days that are more meaningful to them (similar to BC and ON provincial governments, and the Canada Labour Code). B. Work with local community stakeholders and Indigenous rightsholders to further consider how the language in the Manitoba Employment Standard Code legislation could be modernized to be more inclusive. 2. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.	Council
11	Members of Council – Committee Schedules	The Executive Policy Committee received as information the January 25, 2023 motion of the East Kildonan-Transcona Community Committee.	Nil
12	Public Hearing Participants – Refreshments and Parking	The Executive Policy Committee received as information the January 25, 2023 motion of the East Kildonan-Transcona Community Committee.	Nil
13	City of Winnipeg Employee Conflict of Interest	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the previous Conflict of Interest Policy approved by Council on July 18, 2019, be rescinded. 2. That the updated City's Conflict of Interest Policy be adopted. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Council

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14	Agreement with Shared Health for the Alternative Response to Citizens in Crisis (ARCC) Program	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the City enter into, execute and deliver an agreement for the Alternative Response to Citizens in Crisis (ARCC) program with Shared Health and such other agreements as determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing (the "Ancillary Agreements"). 2. That authority be delegated to the Chief of the Winnipeg Police Service to negotiate and approve the terms and conditions of the agreement for the Alternative Response to Citizens in Crisis (ARCC) program with Shared Health and the Ancillary Agreements and such other terms and conditions deemed necessary by the Director of Legal Services and City Solicitor to protect the interests of the City. 3. That authority be delegated to the Chief of the Winnipeg Police Service to negotiate and approve the terms and conditions of all future agreements with respect to the Alternative Response to Citizens in Crisis (ARCC) program with Shared Health 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.	Council

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15	Citizen Member Appointments – CentreVenture Development Corporation, Winnipeg Airports Authority and Transcona Historical Museum Board	The Executive Policy Committee recommended to Council: 1. That the following citizens be appointed to the CentreVenture Development Corporation Board of Directors: A. For the balance of a 3-year term expiring Dec 31, 2023: Rennie Zegalski B. For the balance of a 3-year term expiring Dec 31, 2024: Chris Daly Noli Manalo C. For a 3-year term expiring December 31, 2025: Liz Choi Jeannette Montufar Mohamed El Tassi Brad Zander, Chairperson 2. That the following citizens be appointed as citizen members to the Winnipeg Airports Authority Board for a 3-year term to expire December 31, 2025. Scott Penman James Wilson 3. That the recommendation of the East Kildonan-Transcona Community Committee be concurred in, and the following citizens be appointed to the Transcona Historical Museum Board for a 2-year term to expire December 31, 2024: Peter Martin Jason Slipec John Moore	Council
16	Winnipeg Committee for Safety 2021 Annual Report to the Community	The Executive Policy Committee received as information the Winnipeg Committee for Safety's 2021 Annual Report to the Community.	Nil
17	2023 Winnipeg Committee for Safety Workplan and Budget	The Executive Policy Committee received as information the 2023 Winnipeg Committee for Safety multi-year strategic plan (workplan) and 2023 operating budget.	Nil
18	2022 Sustainable Procurement Action Plan Annual Report	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and receive the report as information.	Nil

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		COMMITTEE REPORTS	
	Standing Policy Committee on Community Services Report dated February 6, 2023	Meeting Cancelled	Nil
1 - 8	Standing Policy Committee on Public Works Report dated February 7, 2023	The Executive Policy Committee concurred in the recommendation for Items 1 to 8 of the Standing Policy Committee on Public Works and forwarded the items to Council.	Council
	Standing Policy Committee on Water, Waste and Environment Report dated January 30, 2023	No report	Nil
1 - 17	Standing Policy Committee on Property and Development Report dated February 2, 2023	The Executive Policy Committee: • concurred in the recommendations for Item 1, as amended; • concurred in the recommendations of the Winnipeg Public Service for Item 2; • concurred in the recommendations for Item 10, as amended; • concurred in the recommendations for Items 3 to 9 and 11 to 17; of the Standing Policy Committee on Property and Development and forwarded the items to Council.	Council
	Standing Policy Committee on Finance and Economic Development Report dated February 13, 2023	No report	Nil
1	Governance Committee of Council Report dated January 19, 2023	The Executive Policy Committee concurred in the recommendations for Item 1 of the Governance Committee of Council and forwarded the item to Council.	Council
1	Governance Committee of Council Report dated February 9, 2023	The Executive Policy Committee concurred in the recommendations for Item 1 of the Governance Committee of Council and forwarded the item to Council.	Council