Minutes – Executive Policy Committee – October 17, 2023

Report – Standing Policy Committee on Property and Development – October 6, 2023

Item No. 1 Update on the Economic Response and Recovery Plan (ERRP) – Projects Situated Inside Downtown

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That $600,000 be reallocated from the Sidewalk Renewals project to the SHED Exchange Gateway project.

2. That $43,000 be reallocated from the Sidewalk Renewal project to the Air Canada Park project.

3. That a new capital project for a Fitness Trail be approved to be constructed along Stephen Juba Park to the Forks funded by $300,000 from the Downtown Wayfinding project.

4. That the Public Service be directed to combine reporting on both the Inside and Outside Downtown COVID-19 Economic Response and Recovery Plans on a semi-annual basis to the Executive Policy Committee, with the next report to be provided in 2024 Q2.

5. That the downtown wayfinding be referred to the 2024-2027 Multi-Year Budget Review Process.

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

Report – Standing Policy Committee on Property and Development – October 6, 2023

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On October 6, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Add the following new Recommendation and renumber the remaining recommendation accordingly:

  "5. That the downtown wayfinding be referred to the 2024-2027 Multi-Year Budget Review Process."

and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Update on the Economic Response and Recovery Plan (ERRP) – Projects Situated Inside Downtown

Critical Path: Standing Policy Committee on Property and Development - Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Tooth	G. Patton	L. Szkwarek, Acting CFO	M. Jack

EXECUTIVE SUMMARY

On April 28, 2022, Council approved the COVID-19 Economic Response and Recovery Plan (ERRP) projects which included a $10 million investment in the Downtown Recovery Strategy. The Plan supports the Downtown Recovery Strategy, a three-year action plan developed by downtown stakeholder organizations with input from community members to support recovery from the Covid-19 global pandemic. Ten projects were chosen:

A. Main Street Amenity Plan - $600,000
B. Air Canada Park - $2.5 million
C. Broadway Renewal - $600,000
D. Market Lands Public Realm - $2.5 million
E. Sidewalk Renewals - $1.8 million
F. SHED Exchange Gateway - $600,000
G. Central Park Enhancements - $300,000
H. Alexander Docks Area - $600,000
I. Downtown Wayfinding - $300,000
J. Downtown Secondary Plan - $200,000

This report provides updates to Council on all 10 projects as well as recommends changes based on input from the Downtown Action Team. The requested changes include:

- Reallocating $600,000 from the Sidewalk Renewals project (E) to the SHED Exchange Gateway project (F) for the execution of Odeon Theatre Park (in front of the Burton Cummings Theatre);
- Reallocating $43,000 from the Sidewalk Renewals project (E) to the Air Canada Window Park project (B) for storm water management;

- Replacing the Downtown Wayfinding project (I) with a new project of equal value that involves constructing a new Fitness Trail along Stephen Juba Park to the Forks.

RECOMMENDATIONS

1. That $600,000 be reallocated from the Sidewalk Renewals project to the SHED Exchange Gateway project.

2. That $43,000 be reallocated from the Sidewalk Renewal project to the Air Canada Park project.

3. That a new capital project for a Fitness Trail be approved to be constructed along Stephen Juba Park to the Forks funded by $300,000 from the Downtown Wayfinding project.

4. That the Public Service be directed to combine reporting on both the Inside and Outside Downtown COVID-19 Economic Response and Recovery Plans on a semi-annual basis to the Executive Policy Committee, with the next report to be provided in 2024 Q2.

5. 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

On April 28, 2022 Council approved the COVID-19 Economic Recovery and Response Plan – Projects situated Inside of Downtown and directed the Public Service to provide annual reports to Council outlining progress on the completion of the projects, with the first report to be received no later than December 2023.

Council approval is required to establish new capital projects and to repurpose existing capital budgets.

IMPLICATIONS OF THE RECOMMENDATIONS

Upon approval of this report a new capital project for the Fitness Trail along Stephen Juba Park to the Forks will be established and the Public Service will begin reporting on both the Inside and Outside Downtown COVID-19 Economic Response and Recovery Plans on a semi-annual basis.

Capital expenditures consist of $600,000 for the SHED Exchange Gateway project (Odeon Theatre Park), $43,000 for the Air Canada Window Park project (storm water management) and $300,000 for the construction of a new Fitness Trail along Stephen Juba Park to the Forks. The recommended funding sources for these expenditures is the reallocation of existing, approved capital funding.

HISTORY/DISCUSSION

On April 28, 2022, Council approved the COVID-19 Economic Response and Recovery Plan projects which included a $10 million investment in the Downtown Recovery Strategy. The Plan supports the Downtown Recovery Strategy, a three-year action plan developed by downtown stakeholder organizations with input from community members to support recovery from the Covid-19 global pandemic. Ten projects were chosen:

A. Main Street Amenity Plan - $600,000
B. Air Canada Park - $2.5 million
C. Broadway Renewal - $600,000
D. Market Lands Public Realm - $2.5 million
E. Sidewalk Renewals - $1.8 million
F. SHED Exchange Gateway - $600,000
G. Central Park Enhancements - $300,000
H. Alexander Docks Area - $600,000
I. Downtown Wayfinding - $300,000
J. Downtown Secondary Plan-$200,000

The following is a short summary of the progress on each of the approved projects and Appendix B provides an update on the Downtown Recovery Strategy from the Downtown Action Team:

A. **Main Street Amenity Plan** - $600,000
Planned Construction - 2024

Brock McIlroy has been hired to design the landscape surrounding the public washrooms located at Thunderbird House. Extensive community consultation finished during the winter of 2023 led by the Downtown Winnipeg BIZ, and construction was expected this summer. No bids were received, so the project will be reposted this fall, with construction expected to commence in spring 2024. Phase 1 of this project includes site development on the land immediately surrounding the public washrooms.

B. **Air Canada Park** - $2.5 million
Planned Construction - 2024

Public engagement for Air Canada Window Park was completed in winter 2022, with almost 300 people responding, both in person and online. A Request for Proposal was awarded in January, and the Landscape Architectural firm, Scatliff + Miller + Murray was hired to design and lead the project to completion. The concept plan was shared with the community on June 12th, the bid opportunity is planned to be out in October 2023, and the project completed in 2024. The process has also begun to change the name, with help from the Welcoming Winnipeg process. The Committee is requesting that $43,000 from Sidewalk Renewals be added to this project for a budget of $2,543,000.00. The additional funds will help address technical issues related to storm water management at the site.

C. **Broadway Renewal** - $600,000
Planned Construction - 2024/2025

HTFC was hired to create an overall vision for Broadway, which will support future tree planting and streetscaping initiatives. Plans are expected to include improved seating nodes; reinforce connections between districts; and possible lighting interventions. In addition, $150,000 of the funds will be going to support a Winnipeg 150 project by the Winnipeg Arts Council located on the Broadway median. This investment has leveraged an additional $300,000 in provincial funding. Construction is expected to begin in 2024.

D. **Market Lands Public Realm** - $2.5 Million
Planned Construction - 2023/2024

Construction of the first building on the site is set to begin this fall, with the expectation that the landscaping work would begin the following year. The work includes additional trees and lighting; integrating the public plaza space with Old Market Square and City Hall. The funding for the project is fully committed.

E. **Sidewalk Renewals** - $1.8 million
Planned Construction - 2023/2024

Streetscaping improvements along Galt will take place this summer, in keeping with previous design projects in the East Exchange. Consultants have been working with an artist, to create two seating nodes, one in front of the Oseredok Museum, and the other in front of the Eaton's Warehouse. The project also includes trees with silva cells and pedestrian lighting. The total estimated cost is $1.1 million.

A separate streetscaping initiative will add pedestrian lights on William Avenue near the Little Brown Jug. The work will be completed by Hydro and is estimated at approximately $51,000.

The Revitalizing Places, Downtown Recovery Committee is requesting to reallocate $600,000 of the project budget to the SHED/Exchange Gateway, for the reconstruction and design of Odeon Theatre Park and reallocate the remaining $43,000 to the Air Canada Park project to help with storm water management issues.

F. **SHED/Exchange Gateway** - $600,000
Planned Construction - 2024

The Revitalizing Places, Downtown Recovery Committee has agreed to spend $600,000 on the reconstruction of Odeon Park. True North Sports and Entertainment is contributing to this project by paying the consulting fees and stakeholder consultation is expected in late summer and fall for input. Additional funding is required and the Committee has requested that $600,000 from Sidewalk Renewals be added to this project, for a total revised budget of $1.2 million.

G. **Central Park** - $300,000
Planned Construction – 2023/2024

The Central Park Neighbourhood Association received a federal grant to renew the existing playground at Central Park. The $300,000 planned for the park will be used to support the neighbourhood efforts, and cover any gaps, including creating an accessible path to the soccer pitch; bottle fill stations; rubber surfacing; and field equipment. The funding for this project is fully committed.

H. **Alexander Docks** - $600,000

The Public Service is proposing to work in partnership with the Forks to spend the $600,000 in funding, if the proposed lease agreement with the Forks (currently before Council for consideration) is approved. The allocated money is expected to be used to hire a design firm to create a concept plan, and additional public engagement.

I. **Downtown Wayfinding** (Fitness Trail)- $300,000

Planned Construction - 2024

The significant changes to the downtown, included in the Transit Master Plan, as well as the work currently underway for the Downtown CentrePlan 2050, made starting this project challenging. This work requires clarity, and a delay is required, until there is more certainty in the expected changes to policies in the downtown.

The Public Service recommends reallocating this funding for a fitness trail along Stephen Juba Park, extending to the Forks, and potentially all the way to Bonnycastle Park (See Appendix A – Stephen Juba Park). This would provide some of the links and connections that wayfinding offers, but also provides needed recreation/play equipment in the neighbourhood. If approved the project would start this fall, with construction on the first phase in 2024. The Exchange District BIZ is also applying for a provincial grant to support this project.

J. **Downtown Secondary Plan** - $200,000

Planned Completion – 2024

A Request for Proposal (RFP) was awarded in October 2022 and Perkins & Will Architects was hired to help the City develop key components of the plan. The first round of public engagement associated with CentrePlan 2050 began in May 2023, with both in person and online engagement opportunities. A second round of community engagement will occur in the fall of 2023. Final completion of CentrePlan 2050 will be in the summer of 2024. This project was approved under the Capacity Planning category of the Canada Community Building Funding which required approval up front by the Province, administering the agreement on behalf of the Government of Canada.

FINANCIAL IMPACT

Financial Impact Statement

Date: August 30, 2023

Project Name:

First Year of Program **2023**

Update on the Economic Response and Recovery Plan (ERRP) – Projects Situated Inside Downtown

	2023	2024	2025	2026	2027
Capital					
Capital Expenditures Required	$ 943,000	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	943,000	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Manitoba Accessibility Fund)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Capital expenditures consist of $600,000 for the SHED Exchange Gateway project (Odeon Theatre Park), $43,000 for the Air Canada Window Park project (storm water management) and $300,000 for the construction of a new Fitness Trail along Stephen Juba Park to the Forks. The recommended funding sources for these expenditures is the reallocation of existing, approved capital funding. No additional budget is required.

Mike McGinn Aug. 30, 2023

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Assets and Project Management
- Economic Development and Policy
- Planning, Property and Development

OURWINNIPEG POLICY ALIGNMENT

Our Winnipeg 2045
Economic Prosperity - 3.6 Downtown Economic Investment. Prioritize the Downtown by leveraging private and public investments, including housing, entrepreneurship, arts, entertainment, and tourism, that advance its status as an economic driver.

Good Health and Well Being - 4.9 Inclusive Public Places. Provide and promote the amenities, and the design and maintenance standards, necessary to ensure accessible, safe and sanitary conditions in gathering spaces frequented by the public.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Community Climate Resiliency 7.3. Preserve and Manage Parks and Natural Areas to Support Climate Change Mitigation

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Poverty Reduction Strategy Implementation Plan Goal 6 (15) - Ensure parks and open spaces are designed, managed, and operated using equity-based principles, ensuring that all are made to feel welcome and that these public spaces serve the diverse needs of community members.

SUBMITTED BY

Department: Assets and Project Management/Planning Property & Development
Division: Major Capital Projects Oversight
Prepared by: D. Tooth/M. Christiuk
Date: September 15, 2023
File No: n/a

Appendix A – Stephen Juba Park

Appendix B – Downtown Recovery Strategy Report