EXECUTIVE POLICY COMMITTEE
DISPOSITION OF ITEMS

SEPTEMBER 17, 2024

MEMBERS PRESENT: His Worship Mayor Gillingham, Chairperson
Councillor Browaty
Councillor Duncan
Councillor Lukes
Councillor Rollins
Councillor Santos

COMMITTEE CLERK: Kate McMillan, Manager of the Decision Making Process
City Clerk's Department

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Item	Subject/File	Recommendations	Action Required By
		PUBLIC HEARINGS	
1	Secondary Plan Amendment – Complete Communities Direction Strategy By-law No. 119/2020 (Northeast Corner of King Edward Street and Jefferson Avenue) – SPA 3/2024	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That first reading be given to By-law No. 86/2024, a draft of which is attached as Appendix B, being a by-law to amend the Complete Communities Direction Strategy 2.0 By-law No. 119/2020 in accordance with this report. 2. That following first reading and upon instruction from the Director of Planning, Property and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication for second reading and third reading. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Council
		DELEGATIONS	
		REPORTS	
1	Monthly Update on Supportive Housing, Addiction and Social Action Indicators	The Executive Policy Committee received the verbal report of the Winnipeg Public Service as information.	Nil
2	Monthly Update on Programming and Activities for Winnipeg 150	The Executive Policy Committee received the verbal update as information.	Nil
3	Boards and Commissions – City Representatives	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That Tracy Graham, Chief Financial Officer, be appointed to the Sinking Fund Trustees of the City of Winnipeg, effective immediately. 2. That the following be appointed to the Board of Directors of the Civic and Police Employees' Group Life Insurance Plans Corporation (the "Municipal Corporation"), effective immediately, for terms ending on December 31, 2027: A. Tracy Graham, Chief Financial Officer	Council

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		B. Marc Pittet, Manager of Real Estate and Land Development with Planning, Property and Development C. Todd Slatnik, Manager of Human Resources with Planning, Property and Development 3. That the following individuals be appointed to the City of Winnipeg Council Benefits Program Board, effective immediately: A. Tracy Graham, Chief Financial Officer As well as the following, for terms ending December 31, 2027, effective immediately: B. Winston Yee, Manager of Licensing and By-law Enforcement, Community Services C. Lioubov Gavrilova-Crozier, Manager of Finance, Winnipeg Parking Authority 4. That the following be appointed to the Winnipeg Police Pension Board, effective immediately, for terms ending on December 31, 2026: A. Tracy Graham, Chief Financial Officer, as a voting member B. Corrin Musey Denisuik, Manager of Total Compensation and Benefits, as a non-voting member 5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
4	Shareholder Approval for a Sale of the Portage Place Mall Assets, Assignment of Related Skywalk Agreements and Financial Support for a Redevelopment of the Mall	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the City of Winnipeg, as a shareholder of the North Portage Development Corporation (NPDC), approve the Purchase and Sale Agreement (PSA) to sell the NPDC assets at Portage Place Mall (as hereinafter defined) to True North Real Estate Development Limited (TN), conditional on TN and NPDC through the board of NPDC or its delegated officers and/or directors finalizing any supporting schedules, closing and/or ancillary agreements to the PSA, in a manner that is not inconsistent with the PSA.	Council

Item	Subject/File	Recommendations	Action Required By
		2. That the City of Winnipeg, as shareholder of NPDC and representing the City as party to such agreements, consent to the assignment of skywalk agreements for skywalks that connect to Portage Place Mall. 3. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of any consent or assignment agreements for the assignment of skywalk agreements for skywalks that connect to Portage Place Mall in accordance with this report 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 a Tax Increment Financing grant to TN or its legal designate in respect of 393 Portage Avenue be approved and that this grant be an annualized payment equal to 80 percent of incremental municipal property taxes for 25 years, beginning after September 1 of the year after an occupancy permit and a final assessment is attained for the multi-family housing or the balance of the redevelopment of Portage Place Mall, excluding the health care centre component. 5. That authority be delegated to the Chief Financial Officer to negotiate and approve the terms and conditions of a Tax Increment Financing (TIF) grant agreement for 393 Portage Avenue in Recommendation 4 above, in accordance with this report, the TIF Policy and such other terms and conditions deemed necessary by the Director of Legal Services and City Solicitor to protect the interests of the City. 6. That a grant of up to $10 million to TN or its legal designate be approved from the 2025 and 2026 allocations of the City's Housing Accelerator Fund (approximately $5 million in each of these years) to support the multi-family housing to be constructed at 393 Portage Avenue. 7. That grants totaling up to $16.1 million to TN or its legal designate be approved to support the public space and public realm aspects of this development as follows: A. Up to $7.5 million to extend Edmonton Street North of Portage Avenue and upgrades to other streets nearby, to be provided from 2025 to 2027 and funded from the following amounts in the five-year capital forecast for regional road renewals as identified in the 2024	

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		Capital Budget: i. $5.6 million for the Portage Place Revitalization Project; ii. $1.9 million from the "Regional Street Renewals-Annual Program –"Various locations to be identified" in 2027 reducing the forecasted amount in 2027 from $40.399 million to $38.499 million. B. Up to $6.5 million to cost share a new publicly accessible skywalk, repairs to existing skywalks, lighting and security features located within this development, to be provided from 2024 to 2025 and funded from unallocated amounts within the City's Strategic Infrastructure Basket from the Province of Manitoba, and; C. Up to $2.1 million to support a community drop in space to be located within this development, to be funded from amounts for a Portage Place Community Space that were approved in the 2023 Capital Budget. 8. That the City enter into, execute and deliver one or more grant agreements with TN or its legal designate and any other relevant parties or property owners to this development in order to implement Recommendations 6 and 7 above, and that the Chief Financial Officer be authorized to negotiate and approve such grant agreements in accordance with this report and such other terms as deemed necessary by the Director of Legal Services and City Solicitor to protect the interests of the City. 9. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
5	Living Wage Framework	The Executive Policy Committee laid the matter over for 30 days.	Chief Administrative Officer Executive Policy Committee
6	End Homelessness Winnipeg 2023-24 Annual Report to City of Winnipeg	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That this report be received as information.	Council

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7	Plain Language Key Performance Indicators	The Executive Policy Committee laid the matter over for 30 days.	Chief Administrative Officer Director of Customer Services and Communications Executive Policy Committee
8	Welcoming Winnipeg – Adding to an Existing Marker (Dr. Jose Rizal)	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That a new plaque be installed near the existing monument of Dr. Jose Rizal at Waterford Green Common (north-west of the intersection of Old Commonwealth Path and Dr. Jose Rizal Way). 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Council
9	General Council of Winnipeg Community Centres Inc. 2025–2027 Business Plan	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the GCWCC 2025 - 2027 Business Plan and Audited Financial Statements, included as Attachment 1, be received as information. 2. That grants totaling $1,648,197 in 2025, as identified in the Council adopted 2024-2027 Budget and as per the 2019 – 2029 executed Management Agreement, be referred to the 2025 budget process for consideration. 3. That an increase to the GCWCC Management Agreement funding of $42,500, as outlined below, be referred to the 2025 multi-year budget update process: A. An increase to the Graffiti Control Program Grant of $12,500 that was previously supported by Public Works through the annual Graffiti Control Partner Funding Allocation, but removed with the adoption of the 2024-2027 budget. B. Continuation of the Athletic Field Maintenance Equipment Grant of $30,000 previously supported through Public Works but not budgeted beyond 2024 as part of the 2024-2027 budget.	Council

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		4. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing.	
10	Donation of the 10 Commandments Monument at Assiniboine Park to the Fraternal Order of Eagles No. 23	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to Council: 1. That the Chief Administrative Officer (CAO) be delegated authority to work with the Assiniboine Park Conservancy, and other groups acceptable to the CAO, to find an appropriate and publicly accessible location, including relocation within the Assiniboine Park, for the installation of the 10 Commandments Monument: A. In determining the appropriate location, the CAO will consider the original intention of the donor as well as views of other groups in the community. 2. That the authority be delegated to the Chief Administrative Officer, in consultation with the Assiniboine Park Conservancy, to negotiate and approve a Donation Agreement, if applicable, and Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Council
11	Single Source Approval for 6 Month Contract for the Provision of Microsoft Licensing Services – Purchasing Reference No. 68-2022	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and approved the following: 1. That a Single Source contract extension for the provision of Microsoft Licensing Services with Insight Canada Inc., Purchasing Reference No. 68-2022, be approved for the six-month period from October 1, 2024, to March 31, 2025, in the estimated amount not to exceed $3,428,122.00, MRST and GST extra, as applicable, pursuant to B4.1(i) of the Purchasing Policy, where the supply is for interim contractual arrangements following the expiration of a contract. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Chief Administrative Officer Chief Financial Officer Director of Innovation and Technology

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12	2023 Annual Report of the City of Winnipeg Records Committee	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That this report be received as information.	Council
13	Proposed Grant Intake and Review Process	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to Council: 1. That Council enact the Community and Neighbourhood Grant Program By-law, a draft of which is attached as Appendix 1 to this report, with the following amendments: A. Delete clauses 6(1)(a) & (b) and renumber the remaining clauses accordingly. B. In section 8(1), add the following new clause (d) and renumber the remaining clauses accordingly: (d) the Speaker of Council 2. That the following be referred to the 2025 Multi-year Budget Update process: A. Additional CNGP grant funding in the amount of $2,140,000 allocated to the following funding streams: i. $160,000 for Arts & Culture ii. $1,700,000 for Community Well-being iii. $140,000 for Environment/Green City iv. $140,000 for Recreation 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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Item	Subject/File	Recommendations	Action Required By
14	Remote Participation at Council Seminars for Members of Council	The Executive Policy Committee concurred in the Council Motion of June 27, 2024, and recommended to Council: 1. That the Chief Administrative Officer be directed to implement remote participation at Council Seminars for all Members of Council. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Council
15	Subdivision and Rezoning – 457 Sterling Lyon Parkway File DASZ 28/2024	The Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 1. That the subdivision proposed under Development Application No. DASZ 28/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 26, 2024 and attached as Schedule "B" to this report, with such minor changes as may be required. 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land on proposed Lot 1 to a "CMU" Commercial Mixed-Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 26, 2024, and attached as Schedule "B" to this report. 3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 28/2024 (the "Dedication Fee"), as determined by the 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 recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading. 5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg	Council

Item	Subject/File	Recommendations	Action Required By
		Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading. 6. That Development Application No. DASZ 28/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2-year period and Council approves the extension. 7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office. 8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office. 9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendation 7 and 8, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension. 10. That Development Application No. DASZ 28/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension. 11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. 12. 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 DASZ 28/2024.	

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16	Rezoning – 101 De Vos Road DAZ 210/2024	The Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "M1" Manufacturing Light District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 22, 2024, and attached as Schedule "B" to this report, subject to the following conditions: A. That the Developer enter into a Servicing Agreement with the City pursuant to section 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 13, 2024 and attached as Schedule "C" to this report. B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with recommendation 1.A., 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"); and C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of 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 representing 10% of the Planned Area value of Development Application No. DAZ 210/2024 (the "Dedication Fee"), as determined by the 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 recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading. 4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts	Council

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		due in respect of DAZ 210/2024 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading. 5. That Development Application No. DAZ 210/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 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. 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 210/2024.	
17	Zoning Agreement Amendment – 1873 Henderson Highway File ZAA 3/2024	The Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council: 1. That Caveat No. 264048 be discharged in its entirety, subject to the condition 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: A. That a 20 foot (6.10 metre) landscaped buffer be maintained between any drive aisle adjacent to a drive-through restaurant and the easterly boundary of the lands. B. That the Owner must submit plans showing the location and design of any and all proposed: i. buildings ii. accessory parking areas iii. driveways iv. garbage enclosures v. fencing vi. freestanding signage	Council

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		vii. landscaping on the Owner's Land ("Works") to the Director of Planning, Property and Development and East Kildonan-Transcona 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. 2. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1, 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"). 3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning 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. 4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
18	Zoning Agreement Amendment – Lands Bounded by Marion Street to the North, CN Railway and Speers Road to the East, CP/CN Railway to the South and CP Railway to the West, 660, 780, 856 Marion Street and 746 Archibald Street ZAA 8/2024	The Executive Policy Committee concurred in the recommendation of the Riel Community Committee and recommended to Council: 1. Subject to By-law No. 62/2024 receiving third reading by Council, that the Zoning Agreement dated June 24, 2021 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 30/2020 and registered against title to the land described therein as Caveat No. 5635292/1 be amended as follows: A. That Clause 2 be replaced with the following condition: The Owner must submit plans showing the location and design for land zoned "RMF-M", "RMF-L", "C2", "C3", "CMU", "M1", "M2" and "MMU" of any and all proposed: i. principal buildings,	Council

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		ii. accessory parking areas, iii. private approaches, iv. garbage enclosures, v. lighting, vi. fencing, vii. landscaping, and viii. free-standing signage on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial compliance with the approved plans and maintain the Works to the satisfaction of the Director. B. That Clause 3 be replaced with the following condition: The maximum height permitted on Lot 2, Block 1, and Lot 3, Block 1 for any building on the Owner's Land must not exceed fourteen (14) stories and one hundred fifty (150) feet (45.72 metres) excluding projections permitted under the Winnipeg Zoning By-Law. C. That Clause 16 be replaced with the following condition: The cumulative total of residential dwelling units in the planning area shall not exceed 1200 dwelling units until the successful implementation of a predictive rail crossing blockage alert system, or some alternate solution, to the satisfaction of the Chief of the Winnipeg Fire and Paramedic Service, the Director of Public Works and the Director of Planning, Property and Development. D. That Clause 17 be replaced with the following condition: After a predictive rail crossing blockage alert system, or some alternate solution, is implemented to the satisfaction of the Chief of the Winnipeg Fire and Paramedic Service, the Director of Public Works and the Director of Planning, Property and Development, the maximum number of residential dwelling units in the planning area shall not exceed 2000 dwelling units.	

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		2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements"). 3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Amending Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services 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.	
19	Subdivision and Rezoning – 1444 Ravelston Avenue File DASZ 32/2024	The Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council: 1. That the subdivision proposed under Development Application No. DASZ 32/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 4, 2024 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following: A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 12, 2024 and attached as Schedule "B" to this report. 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 4, 2024, and attached as Schedule "C" to this report, subject to the following conditions: A. That the developer enter into a Zoning Agreement with the City	Council

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		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 for approval by the Director of Planning, Property and Development ("Director") and the East Kildonan-Transcona Community Committee 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. 3. That the City enter into, execute and deliver with the Developer A. A Servicing Agreement in accordance with Recommendation 1; and B. A Zoning Agreement in accordance with Recommendation 2, 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"). 4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning 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.	

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		5. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent 10% of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development. 6. 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 recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading. 7. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading. 8. That Development Application No. DASZ 32/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension. 9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office. 10. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein. 11. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.	

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		12. That Development Application No. DASZ 32/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 13. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. 14. 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 No. DASZ 32/2024.	
20	Subdivision and Rezoning – 666 to 676 McMillan Avenue File DASZ 26/2024	The Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and recommended to Council: 1. That the subdivision proposed under Development Application No. DASZ 26/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated August 15, 2024 and attached as Schedule "A" to this report, with such minor changes as may be required. 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L PDO-1 Corydon-Osborne" Residential Multifamily (Large) District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated August 15, 2024, and attached as Schedule "A" to this report. 3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 26/2024 (the "Dedication Fee"), as determined by the 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 recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.	Council

Item	Subject/File	Recommendations	Action Required By
		5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading. 6. That Development Application No. DASZ 26/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension. 7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office. 8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office. 9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 8, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 10. That Development Application No. DASZ 26/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. 12. That variance order DAV 24-162784\D shall come into force and effect	

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		upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 26/2024.	
21	Rezoning – 821 Weatherdon Avenue File DAZ 206/2024	The Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and recommended to Council: 1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 206/2024 by rezoning the subject land to an "RMF-S" Residential Multi-Family - Small District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 8, 2024 and attached as Schedule "B" to this report. 2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent 10% of the planned area value of the Development Application (the "Dedication Fee"), 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 recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading. 4. That upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 206/2024 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading. 5. That Development Application No. DAZ 206/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 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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Item	Subject/File	Recommendations	Action Required By
		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 No. DAZ 206/2024.	
22	Subdivision and Rezoning – 927 Notre Dame Avenue File DASZ 22/2024	The Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council: 1. That the subdivision proposed under Development Application No. DASZ 22/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 20, 2024 and attached as Schedule "C" to this report, as amended in accordance with the report of the Administrative Coordinating Group dated August 9, 2024, and attached as Schedule "B" to this report, and with such other minor changes as may be required. 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "CMU PDO-1 West Alexander & Centennial" Commercial Mixed-Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 20, 2024, and attached as Schedule "C" to this report. 3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 22/2024 (the "Dedication Fee"), as determined by the 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 recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading. 5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.	Council

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Item	Subject/File	Recommendations	Action Required By
		6. That Development Application No. DASZ 22/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2-year period and Council approves the extension. 7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office. 8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office. 9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 8, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension. 10. That Development Application No. DASZ 22/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension. 11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. 12. That the Variance order DAV 24-156520D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DASZ 22/2024.	

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Item	Subject/File	Recommendations	Action Required By
23	Delegated Authority for Occasional Liquor Permits and Extensions of Hours	The Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 1. That the authority be delegated to the City Clerk to approve requests for Community Event Status and Extensions of Hours as required by the Liquor, Gaming and Cannabis Authority of Manitoba, on the condition that decisions respecting these requests be made only after consultation with the relevant Ward Councillor. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Council
24	Human Rights Committee of Council – 2023 Annual Workforce Diversity Report	The Executive Policy Committee concurred in the recommendation of the Human Rights Committee of Council and recommended to Council: 1. That this report be received as information.	Council
25	Land Dedication Reserve Impacts From As-of-Right Land Development Changes	The Executive Policy Committee directed the Public Service to provide a verbal report at the October 3, 2024 meeting of the Standing Policy Committee on Property and Development on the implications of potential amendments to the Winnipeg Zoning By-law No. 200/2006 to permit increased residential density as-of-right, specifically the implications to cash-in-lieu of land dedication fees.	Director of Planning, Property and Development
		COMMITTEE REPORTS	
1 - 4	Standing Policy Committee on Water, Waste and Environment Report dated September 9, 2024	The Executive Policy Committee concurred in the recommendations for Items 1 to 4 of the Standing Policy Committee on Water, Waste and Environment and forwarded the items to Council.	Council
1 - 2	Standing Policy Committee on Community Services Report dated September 10, 2024	The Executive Policy Committee concurred in the recommendations for Items 1 and 2 of the Standing Policy Committee on Community Services and forwarded the items to Council.	Council
1 - 5	Standing Policy Committee on Public Works Report dated September 12, 2024	The Executive Policy Committee concurred in the recommendation for Items 1 to 5 of the Standing Policy Committee on Public Works and forwarded the items to Council.	Council
1 - 16	Standing Policy Committee on Property and Development Report dated September 13, 2024	The Executive Policy Committee: • concurred in the recommendations for Items 1 to 4 and 6 to 15; • concurred in the recommendations for Items 5 and 16, as amended; of the Standing Policy Committee on Property and Development and forwarded the items to Council.	Council

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Item	Subject/File	Recommendations	Action Required By
1	Standing Policy Committee on Finance and Economic Development Report dated September 16, 2024	The Executive Policy Committee concurred in the recommendation for Item 1 of the Standing Policy Committee on Finance and Economic Development and forwarded the items to Council.	Council