EXECUTIVE POLICY COMMITTEE
DISPOSITION OF ITEMS

DECEMBER 4, 2024

MEMBERS PRESENT: His Worship Mayor Gillingham, Chairperson
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 – 474 and 494 Panet Road File SPA 5/2024	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That first reading to By-law No. 101/2024 (the "By-law", a draft of which is attached as Appendix B to this report) be given 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 Director of Legal Services and City Solicitor 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
2	Subdivision and Rezoning – 474 and 494 Panet Road File DASZ 31/2024	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the subdivision proposed under Development Application No. DASZ 31/2024 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 November 13, 2024 and attached as Schedule C to this report, with such minor changes as may be required, subject to the following: A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated September 26, 2024 and attached as Schedule B to this report; B. 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 September 26, 2024 and attached as Schedule B to this report.	Council

Item	Subject/File	Recommendations	Action Required By
		2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C3" Commercial Corridor District and remove it from the WARMAN ROAD PLANNED DEVELOPMENT OVERLAY 1 (PDO-1 WARMAN ROAD) in accordance with the proposed by-law attached as Appendix B to this report and as shown on the map dated November 13, 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 pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following: i. The owner must construct the Works in substantial conformance with the plans submitted as Appendix A, otherwise plans must be submitted showing the location and design of any and all proposed: a. buildings b. accessory parking areas c. private approaches d. garbage enclosures e. pedestrian pathways f. fencing g. landscaping 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. ii. That, unless the Director of Planning, Property and Development receives written confirmation from the operator of the rail line that abuts the lands being rezoned by DASZ 31/2024, stating that a specific reduced setback is allowed by the operator of the rail line, the following restrictions shall apply to the lands being rezoned by DASZ 31/2024	

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		a. No vehicular access point to the property shall be permitted within 30 metres (98.425 feet) of the at-grade railway crossing on Panet Road. b. No building shall be constructed within 30 metres (98.425 feet) of the south property line abutting the rail line. iii. That, the Owner of the lands being rezoned by DASZ 31/2024 will, at no expense to the City as determined by and to the satisfaction of the Director of Planning, Property and Development: a. construct a continuous chain link fence along the entirety of their property that abuts the rail line; and b. maintain, repair or replace, as required, the fence as originally constructed, installed or erected. 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 Director of Legal Services and City Solicitor 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 Director of Legal Services and City Solicitor to protect the interests of the City. 5. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10 percent of the planned area value of the Development Application (the “Dedication Fee”), as determined by the	

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		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 and 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 and 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 31/2024 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. 12. That Development Application No. DASZ 31/2024 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	

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		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 31/2024. 15. That DASZ 31/2024 shall not be enacted as a by-law unless SPA 5/2024 receives third reading.	
3	Variance – 474 and 494 Panet Road File DAV 160322/2024D	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for: 1. the construction of a commercial building to permit: A. insufficient building foundation landscaping; B. insufficient parking lot interior landscaping; 2. the establishment of an open parking area to permit a front yard (Thomas AV) of 15 feet (4.57 metres); subject to the following condition: 1. That, the 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 31/2024.	Manager of Development and Inspections, Planning, Property and Development Department c. Administrator of Zoning and Permits, Planning, Property and Development Department Planner, Planning, Property and Development Department

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Item	Subject/File	Recommendations	Action Required By
		DELEGATIONS	
		REPORTS	
1	Citizen Member Appointments – Committees, Boards and Commissions	The Executive Policy Committee recommended to Council: 1. That the appointment of the following citizens to the Assiniboine Park Conservancy Inc. Board of Directors be ratified as follows: A. For a 3-year term to expire December 31, 2027: Dan Hursh, Vice Chair — Doug Pollard, Chair Priti Mehta-Shah B. For the 3-year term to expire December 31, 2026: Hans Andersen — Bram Strain Jamie Brown — Sheree Walder Heather Hinam C. For the 3-year term to expire December 31, 2025: Richard Enright — Ash Modha Elba Haid — Diane Roussin 2. That the following citizen be appointed to the CentreVenture Development Corporation Board of Directors for a 3-year term to expire December 31, 2027: Steve Boulton 3. That the following citizens be appointed to the Climate Action and Resilience Committee for a 2-year term expiring December 31, 2026: Casey Clair Darcy Granove Josep Seras Gubert	Council

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		4. That the following citizens be appointed to the Community Emergency Advisory Committee for a 2-year term expiring December 31, 2026: Maham (Anna) Ahmad — Patrick McCarthy Doug Lockhart — Stacey Miller Desiree Martin — Vicki Sinclair 5. That the following citizens be appointed to the Winnipeg Convention Centre Corporation Board of Directors: A. For a 2-year term to expire December 31, 2026: Steve Bartlett — Tom Caramanos Michelle Cameron B. Sherwood Armbruster, as the City Representative, for the balance of a 2-year term to expire on December 31, 2025. 6. That the following citizens be appointed to the Economic Development Winnipeg Inc. Board of Directors: A. For a 2-year term to expire December 31, 2026: Stephen Borys — Diane Lee Sousa Nick Hays — Brad Peacock Jacque Lavergne — Danny Wright 7. That Catherine Kloepfer be appointed as a citizen member to the Forks North Portage Partnership Board of Directors for a 3-year term expiring on December 31, 2027. 8. That the following citizens be appointed to the Historical Buildings and Resources Committee for a 3-year term expiring December 31, 2027: John Wells, Association of Professional Engineers and Geoscientists of Manitoba Gary Hawthorne, Manitoba Association of Architects Nicola Spasoff, Province of Manitoba Sandra Hollender, Government of Canada	

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		Mikal Sokolowski, Citizen at Large 9. That the recommendation of the Lord Selkirk-West Kildonan Community Committee be concurred in, as amended, and the following citizens be appointed to the Seven Oaks House Museum Board: A. For a 2-year term to expire December 31, 2026: Teresa Byrne — William Redekopp Sarah Harvey — Fernando Trejo B. For the balance of a 2-year term to expire December 31, 2025: Sandra Klowak 10. That the following citizens be appointed to the St. Boniface Museum Board: A. For a 2-year term to expire December 31, 2026: Serge Balcaen — Shelly Anne Glover Brigitte E. Bouchard — Denis-Michel Thibeault B. The Councillor Citizen designate for a one-year term expiring December 31, 2025: Jérome Marchildon 11. That the recommendation of the Assiniboia Community Committee be concurred in and the following citizens be appointed to the St. James-Assiniboia Museum Board (Historical Museum Association of St. James-Assiniboia) for a 2-year term expiring December 31, 2026: Donna Johnson — Barbara Nepinak Mary Longbottom — Ingrid Nyznyk	

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		12. 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: A. One Councillor Citizen Designate for a one-year term to expire December 31, 2025: Ryan Frick B. For a 2-year term to expire December 31, 2026: Peter Martin — Darcy Robert Grace Page — Meghan Young 13. That the following citizens be appointed to the Vehicle for Hire Appeal Board for a 2-year term to expire December 31, 2026: Amanda Kozak — Dean Scaletta, Chair 14. That the following citizens be appointed to the Winnipeg Arts Council Inc. Board of Directors for a 2-year term expiring December 31, 2026: Honoure Black — Liz Wreford Donna Fletcher 15. That the following citizens be appointed to the Winnipeg Committee for Safety: A. For a 2-year term to expire December 31, 2026: Jessie Andrushko — Leanne Gardiner Callen Davey — Kerry Le Blanc B. For the balance of a 2-year term to expire December 31, 2025: Vivian Ho — Rocky Pollack Tapiwa Kwenda	

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		16. That the following citizens be appointed to the Winnipeg Food Council for a 2-year term to expire December 31, 2026: Jill Beauchamp Mike Chin Raymond Faustino Sales Jr. 17. A. That the following citizens be appointed to the Winnipeg Police Board for a 2-year term to expire December 31, 2026: Colleen Mayer Daphne Penrose B. For a term to expire March 31, 2025: Kevin Selch C. That Colleen Mayer be appointed as the Vice-chair of the Winnipeg Police Board. 18. That the following citizens be appointed to the Winnipeg Public Library Board: A. For a 2-year term to expire December 31, 2026: Abimbola Bello — Andrew McGillivray Lisa Laker — Jude Obidiagha Nunziata Masi B. For the balance of a 2-year term to expire December 31, 2025: Ranbir Dhillon — John Lamb 19. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
2	East Kildonan-Transcona Community Committee Boards and Commissions Appointment Letters	The Executive Policy Committee received the recommendation of the East Kildonan-Transcona Community Committee as information.	Nil

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3	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
4	Monthly Update on Programming and Activities for Winnipeg 150	The Executive Policy Committee received the verbal update as information.	Nil
5	Plain Language Key Performance Indicators	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and received the reports as information.	Nil
6	Update Report No. 3 on the Economic Response and Recovery Plan (ERRP) Projects Situated Inside and Outside Downtown	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
7	Funding Agreement between Manitoba Public Insurance Corporation and The City of Winnipeg for the Purchase and Operation of Automated Licence Plate Readers	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That Council retroactively approve total funding of $334,777 received by the City from Manitoba Public Insurance Corporation for the purchase of automated licence plate readers in 2021, 2022 and 2023. 2. That Council approve that a maximum capped amount of $240,000.00 be received by the City from Manitoba Public Insurance Corporation as funding towards the purchase of automated licence plate readers. 3. That the City enter into, execute and deliver a funding agreement with Manitoba Public Insurance Corporation 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). 4. That authority be delegated to the Chief of the Winnipeg Police Service to negotiate and approve the terms and conditions of the funding agreement with Manitoba Public Insurance Corporation and the Ancillary Agreements, 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. 5. 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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8	2024 Open Government Annual Review	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That an extension of time of up to 60 days be granted to report back with the annual report on Open Government Policy implementation at the City of Winnipeg. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Council
9	Annual Report on Continuous Improvement and Innovation	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
10	2023 Single Source Assignments for Consultants, Goods and Services	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to Council: 1. That this report, including appendices, be received as information. 2. That the Public Service be directed to include the approving authority in future reports. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Council
11	Naawi-Oodena – 24-month Update	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
12	Housing Accelerator Fund (HAF) – 2025 Proposed Initiatives	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That an expenditure of up to $33.7 million in 2025 be approved, funded by the remainder of the first installment ($3.1 million) the second instalment ($30.6 million) of the HAF, including: A. $29 million for grant incentives B. $4.7 million for staff and consultants to deliver the program 2. That a by-law to amend the Housing Accelerator Fund Capital Grant	Council

Item	Subject/File	Recommendations	Action Required By
		Program By-law No. 64/2024 be enacted in accordance with this report, a draft of which is attached hereto as Appendix A to this report. 3. That a by-law to amend the Affordable Housing Now By-law No. 14/2022 be enacted in accordance with this report, a draft of which is attached as Appendix B to this report. 4. That the Tax Increment Financing Policy No. FI-015 be amended in accordance with this report, a consolidated draft of which is attached as Appendix C to this report. 5. That a by-law to amend the Heritage and Economic Development Incentive Program By-law No. 64/2022 be enacted in accordance with this report, a draft of which is attached as Appendix D to this report. 6. That the City partner with Manitoba Housing Renewal Corporation to utilize its online funding application portal to streamline public access to Provincial funding programs for housing development, and that the City enter into, execute and deliver a Memorandum of Understanding with Manitoba Housing Renewal Corporation for this purpose, and such other Agreements or Memorandums of Understanding as determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing (the "Ancillary Agreements"). 7. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the Memorandum of Understanding with Manitoba Housing and Renewal Corporation and the Ancillary Agreements, 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. 8. That a grant of up to $10 million to Southern Chiefs' Organization Reconciliation Foundation Inc. 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 450 Portage Avenue. 9. That the City enter into, execute and deliver a grant agreement with Southern Chiefs' Organization Reconciliation Foundation Inc. and such	

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		other agreements as determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing (the "Ancillary Agreements"), and that authority be delegated to the Chief Financial Officer to negotiate and approve the terms and conditions of the grant agreement and the Ancillary Agreements, 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. 10. That the Public Service report back before the end of 2025 with a plan to implement the remaining Council-approved HAF Action Plan Initiatives for future years of the program. 11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the forgoing.	
13	Winnipeg Committee for Safety – 2025 Operating Budget	The Executive Policy Committee concurred in the recommendation of the Winnipeg Committee for Safety and approved the following: 1. That the 2025 Winnipeg Committee for Safety Operating Budget, attached as Appendix A, be increased by $7,600.00 to expand Who Do I Call? card production and host community safety events. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Coordinator, Winnipeg Committee for Safety
14	Winnipeg Committee for Safety – 2025 Workplan	The Executive Policy Committee received as information the 2025 Winnipeg Committee for Safety workplan, attached as Appendix A.	Nil
15	Third-Party Funding Agreements	The Executive Policy Committee recommended to Council: 1. That the Council Motion of November 21, 2024, be received as information.	Council

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Item	Subject/File	Recommendations	Action Required By
16	Proposed Opening and Rededication of Public Walk Plan 43984 between Strongberg Drive and De Vries Avenue, as McIvor Avenue – DAO 2/2023	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That subject to Recommendation 2., the proposed street opening and rededication of Public Walk Plan 43984 as McIvor Avenue, shown on Miscellaneous Plan No. 15950 (Appendix A), be approved. 2. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services and City Solicitor be instructed to prepare and bring directly to Council for enactment, a by-law to facilitate the street opening and rededication in accordance with Miscellaneous Plan No. 15950. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Council
17	Zoning Agreement Amendment – 2700 King Edward Street File ZAA 9/2024	The Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council: 1. That the Zoning Agreement dated December 13, 2018 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 17/2018 and registered against title to the land described therein as Caveat No. 5585766/1 be amended as follows: A. That Clause 2(d) be replaced with the following condition: Minimum reverse corner street side yard of nineteen (19) feet. B. That Clause 2(e) be replaced with the following condition: Maximum building height of forty-five (45) feet. 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 Director of Legal Services and City Solicitor 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	Council

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		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.	
AUDIT COMMITTEE			
1	Audit Plan – 2025	The Executive Policy Committee, in its capacity as the Audit Committee, concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the Audit Plan 2025 be received as information.	Council
COMMITTEE REPORTS			
1 - 3	Standing Policy Committee on Water, Waste and Environment Report dated November 22, 2024	The Executive Policy Committee concurred in the recommendations for Items 1 to 3 of the Standing Policy Committee on Water, Waste and Environment and forwarded the items to Council.	Council
1 - 2	Standing Policy Committee on Finance and Economic Development Report dated November 27, 2024	The Executive Policy Committee concurred in the recommendations for Items 1 to 2 of the Standing Policy Committee on Finance and Economic Development and forwarded the items to Council.	Council
1 - 2	Standing Policy Committee on Community Services Report dated November 28, 2024	The Executive Policy Committee concurred in the recommendations for Items 1 to 2 of the Standing Policy Committee on Community Services and forwarded the items to Council.	Council
1 - 4	Standing Policy Committee on Public Works Report dated November 29, 2024	The Executive Policy Committee: • concurred in the recommendations for Items 1 to 3; • concurred in the recommendations for Item 4, as amended; of the Standing Policy Committee on Public Works and forwarded the items to Council.	Council
1 - 3	Standing Policy Committee on Property and Development Report dated December 2, 2024	The Executive Policy Committee concurred in the recommendations for Items 1 to 3 of the Standing Policy Committee on Property and Development and forwarded the items to Council.	Council
1	Governance Committee of Council Report dated December 3, 2024	The Executive Policy Committee concurred in the recommendations for Item 1, as amended, of the Governance Committee of Council and forwarded the item to Council.	Council