Minutes – Council – February 27, 2025

Minute No. 158
Report – Standing Policy Committee on Property and Development – February 6, 2025

Item No. 3 Revisions for Two Economic Response and Recovery Plan (ERRP) Projects – Air Canada Window Park and Main Street Amenity Plan

COUNCIL DECISION:

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

1. That the 2022 capital project budget for Air Canada Window Park be increased by $540,000.00 for a total budget of $3,575,000.00.

2. That, subject to the approval of Recommendation 1, the funding for the increase to the capital project (# 1263001222) budget entitled “Air Canada Window Park” be provided from the net sale proceeds of the Winnipeg Square Parkade.

3. That the scope of Economic Response and Recovery Plan Project #1, Main Street Amenity Plan, be revised to include public realm enhancements for Henry Avenue to align with strategic objectives outlined in the Main Street Area Action Plan and by other community partners.

4. 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 – February 6, 2025

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

Councillors Orlikow and Wyatt were absent from the vote on the above motion

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 18, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On February 6, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

Kate Fenske, Chief Executive Office, Downtown Winnipeg BIZ, submitted a communication in support of the matter

ADMINISTRATIVE REPORT

Title: Revisions for Two Economic Response and Recovery Plan (ERRP) Projects: Air Canada Window Park and Main Street Amenity Plan

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

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Veitch	H. Borys	T. Graham	S. Armbruster, Interim CAO

EXECUTIVE SUMMARY

On March 23, 2011 Council approved the sale of the Winnipeg Square Parkade and directed that a portion of the proceeds ($8.3 million) be held by the Public Service to be used, subject to Council approval, for streetscaping and architectural initiatives. $2,134,027.00 remains in this fund.

On April 28, 2022, Council approved the COVID-19 Economic Response and Recovery Plan (ERRP), including the Main Street Amenity Plan and Air Canada Window Park projects.

The Public Service is recommending that $540,000 from the sale of the Winnipeg Square Parkade be used for important seating and lighting features in Air Canada Window Park.

The Public Service also recommends adding Henry Avenue to the scope of the Main Street Amenity Plan project so that it better aligns with the Main Street Area Action Plan, a community-led plan formed by over 130 community stakeholders to support the revitalization of the area.

RECOMMENDATIONS

1. That the 2022 capital project budget for Air Canada Window Park be increased by $540,000.00 for a total budget of $3,575,000.00.

2. That, subject to the approval of Recommendation 1, the funding for the increase to the capital project (# 1263001222) budget entitled “Air Canada Window Park” be provided from the net sale proceeds of the Winnipeg Square Parkade.

3. That the scope of Economic Response and Recovery Plan Project #1, Main Street Amenity Plan, be revised to include public realm enhancements for Henry Avenue to align

with strategic objectives outlined in the Main Street Area Action Plan and by other community partners.

4. 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

Council approval is required to increase Capital Projects and/or Program Budgets and to revise the scope of the ERRP projects.

IMPLICATIONS OF THE RECOMMENDATIONS

If the Public Service's recommendations are approved, the Air Canada Window Park capital budget will be increased by $540,000.00 in order to complete the park seating and light trellis. The remaining balance of the $8.3 million originally held from the sale of the Winnipeg Square Parkade for streetscaping/architectural indicatives will be $1,594,027.00

There are no direct financial implications with revising the scope of work for the Main Street Amenity Plan to include potential public realm enhancements for Henry Avenue.

HISTORY/DISCUSSION

On March 23, 2011 Council approved the sale of the Winnipeg Square Parkade and directed that a portion of the proceeds ($8.3 million) be held by the Public Service to be used, subject to Council approval, for streetscaping and architectural initiatives. $2,134,027.00 remains in this fund.

On April 28, 2022, Council approved the COVID-19 Economic Response and Recovery Plan (the "ERRP") projects which included a $10 million investment in the Downtown Recovery Strategy. The ERRP 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. The renewal of Air Canada Window Park and the Main Street Amenity Plan are two ERRP projects situated inside the downtown area.

Air Canada Window Park

On October 26, 2023, Council approved the reallocation of $43,000 from the Downtown Recovery Sidewalk Renewal project to Air Canada Window Park.

On June 18, 2024, Council approved a budget increase of $492,000 to Air Canada Window Park, which included $317,000 from Forestry for Silva Cells and an additional $175,000 from the Downtown Enhancement Program.

On July 28, 2024, the Director of Planning, Property and Development awarded the bid opportunity for the reconstruction of Air Canada Window Park. However, while the project was

able to be awarded, several provisional items were removed from the award. These items included all the seating in the park as well as the light trellis, both critical design features, for a total cost of $424,100. It was anticipated that, after the award, modifications to the design would allow for cost savings and accommodate at least some of the benches. However, no significant cost savings were found. Therefore, in order to complete the project to its intended scope, these additional funds are being requested. The $540,000.00 requested includes an added contingency to accommodate potential change orders.

The funds that are being requested from the sale of the Winnipeg Square Parkade are not currently assigned to any capital project. This fund has previously supported streetscaping initiatives around the SHED, James Avenue, Bertha Avenue, Lily Avenue, Elgin Avenue (including the Marquee sign, a commemoration to the 1919 strike) and John Hirsh.

See Appendix 1 for amounts budgeted for various streetscaping program budgets to date.

Main Street Amenity Plan

Phase 1 of the Main Street Amenity Plan was completed this September and included the landscaping and community engagement around Amoowigamig (the public washroom).

The Main Street Amenity Plan area was defined in the Action Plan on Main Street “from Disraeli to Higgins Avenue.” Recognizing the opportunity for alignment and increased impact, the project partners and community organizations request that public realm interventions along Henry Avenue be considered as part of the remaining scope of work for this initiative. The final designs of the public real interventions have yet to be finalized.

The recommended scope change will allow for improved alignment with the Main Street Area Action Plan. The Main Street Area Action Plan is a community-led plan formed by over 130 community stakeholders to support the revitalization of the Main and Higgins, Thunderbird House and surrounding areas.

FINANCIAL IMPACT

Financial Impact Statement

Date: December 5, 2024

Project Name:

First Year of Program 2024

Revisions for Two Economic Response and Recovery Plan (ERRP) Projects: Air Canada Window Park and Main Street Amenity Plan

	2024	2025	2026	2027	2028
Capital					
Capital Expenditures Required	$ 3,575,000	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	3,035,000	-	-	-	-
Additional Capital Budget Required	$ 540,000	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	540,000	-	-	-	-
Other - (Enter Description Here)	-	-	-	-	-
Total Funding	$ 540,000	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ 540,000				
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: The additional capital budget required is funded by a portion of the net proceeds of disposition from the sale of the Winnipeg Square Parkade. No additional cash-to-capital or debt financing is required.

Mike McGinn Dec. 5, 2024

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Assets and Project Management – Major Capital Projects Oversight
- Public Works – Parks and Open Space

OURWINNIPEG POLICY ALIGNMENT

Economic Prosperity - 3.16 Optimize Facility Access. Maximize the use of existing municipal assets to promote recreation, community development, and social interaction, while optimizing equitable access, infrastructure reinvestments, service delivery methods and resource management.

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: Planning, Property and Development Department
Division: Planning and Urban Design Division
Prepared by: Marsha Christiuk
Date: December 13, 2024
File No: N/A

Attachments: N/A

Appendix 1: Amount Held for Streetscaping/Architectural Initiatives