Agenda – Executive Policy Committee – September 16, 2025

Report – Standing Policy Committee on Property and Development – September 12, 2025

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 3 CentrePlan 2050 Actions

STANDING COMMITTEE RECOMMENDATION:

On September 12, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That an extension of time of 180 days be granted for the Winnipeg Public Service to work with CentreVenture and other governments on the following initiatives, reporting back to Council with updates on the progress of initiatives A. through D. below within one year including any budgetary requests:

    A. Establish a tri-level agreement with the federal and provincial governments (like the Winnipeg Core Area Initiative model) to assist with CentrePlan 2050 implementation.

    B. Create a single window approach for intergovernmental collaboration on housing development Downtown to ensure programs across governments complement and support one another, and to help meet governmental targets for affordable and social housing.

    C. Redevelop provincial or crown corporation-owned surface parking lots for residential development.

    D. Develop long-term coordinated development incentives with provincial and federal governments for market and non-market housing to meet our growth targets.

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

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DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 12, 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.

COUNCIL DECISION:

On July 17, 2025, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the recommendation of the Winnipeg Public Service be laid over for 30 days, namely:

    A. That an extension of time of 180 days be granted for the Winnipeg Public Service to report back on the following:

        i. Working with CentreVenture and other governments on the following initiatives, reporting back to Council with updates on the progress of initiative 4.A. through D. below within one year including any budgetary requests:

            a. Establish a tri-level agreement with the federal and provincial governments (like the Winnipeg Core Area Initiative model) to assist with CentrePlan 2050 implementation.

            b. Create a single window approach for intergovernmental collaboration on housing development Downtown to ensure programs across governments complement and support one another, and to help meet governmental targets for affordable and social housing.

            c. Redevelop provincial or crown corporation-owned surface parking lots for residential development.

            d. Develop long-term coordinated development incentives with provincial and federal governments for market and non-market housing to meet our growth targets.

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DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

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

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 8, 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 July 4, 2025, the Standing Policy Committee on Property and Development submitted the following to the Executive Policy Committee and Council:

1. That the recommendation of the Winnipeg Public Service be laid over for 30 days.

COUNCIL DECISION:

On July 18, 2024, Council adopted the recommendation of the Executive Policy Committee which included the following:

4. That the Public Service be directed to work with CentreVenture and other governments on the following initiatives, reporting back to Council with updates on the progress of initiative 4.A. through D. below within one year including any budgetary requests:

    A. Establish a tri-level agreement with the federal and provincial governments (like the Winnipeg Core Area Initiative model) to assist with CentrePlan 2050 implementation.

    B. Create a single window approach for intergovernmental collaboration on housing development Downtown to ensure programs across governments complement and support one another, and to help meet governmental targets for affordable and social housing.

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DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

C. Redevelop provincial or crown corporation-owned surface parking lots for residential development.

D. Develop long-term coordinated development incentives with provincial and federal governments for market and non-market housing to meet our growth targets.

NOTICE OF EXTENSION REQUEST

Title: CentrePlan 2050 Actions

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

AUTHORIZATION

Author	Department Head
J. Veitch	H. Borys

RECOMMENDATION

The Public Service requests that an extension of up to 180 days be granted to report back on the following:

1. That the Public Service be directed to work with CentreVenture and other governments on the following initiatives, reporting back to Council with updates on the progress of initiative 4.A. through D. below within one year including any budgetary requests:
   A. Establish a tri-level agreement with the federal and provincial governments (like the Winnipeg Core Area Initiative model) to assist with CentrePlan 2050 implementation.
   B. Create a single window approach for intergovernmental collaboration on housing development Downtown to ensure programs across governments complement and support one another, and to help meet governmental targets for affordable and social housing.
   C. Redevelop provincial or crown corporation-owned surface parking lots for residential development.
   D. Develop long-term coordinated development incentives with provincial and federal governments for market and non-market housing to meet our growth targets.

REASON FOR THE EXTENSION

There are four short-term priority actions identified though CentrePlan. While all are progressing, Graham Avenue interim activation has taken precedence given the timing of the transit network changes. CentreVenture has a new CEO now in place and the Public Service will be set to work collaboratively on the actions noted above now that Graham Avenue interim activation is largely set up.

DECISION MAKING HISTORY

July 18, 2024 Council Minute No. 382
Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

4. That the Public Service be directed to work with CentreVenture and other governments on the following initiatives, reporting back to Council with updates on the progress of initiative 4.A. through D. below within one year including any budgetary request:

    A. Establish a tri-level agreement with the federal and provincial governments (like the Winnipeg Core Area Initiatives model) to assist with CentrePlan 2050 implementation.

    B. Create a single window approach for intergovernmental collaboration on housing development Downtown to ensure programs across governments complement and support one another, and to help meet governmental targets for affordable and social housing.

    C. Redevelop provincial or crown-owned surface parking lots for residential development.

    D. Develop long-term coordinated development initiatives with provincial and federal governments for market and non-market housing to meet our growth targets.

On July 18, 2024, Council approved the recommendations associated with the CentrePlan 2050 Secondary Plan.