# EXECUTIVE POLICY COMMITTEE
# DISPOSITION OF ITEMS

## OCTOBER 21, 2025

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

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

# EXECUTIVE POLICY COMMITTEE
# OCTOBER 21, 2025
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| Item | Subject/File | Recommendations | Action Required By |
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| | | **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 | Pilot Downtown Heritage Residential Conversion Grants | The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council:<br><br>1. That an expenditure of up to $2 million, funded by the first instalment of the Housing Accelerator Fund, be transferred from the withdrawn project to CentreVenture Development Corporation to administer Heritage Non-Residential-to-Residential Conversion grants, as described in Appendix I of this report.<br><br>2. That the City enter into, execute and deliver an agreement with CentreVenture Development Corporation to administer the Heritage Residential Conversion grants 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")<br><br>3. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the agreement and the 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.<br><br>4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. | Council |
| 3 | City of Winnipeg Rapid Housing Initiative (RHI) Round 3 – Distribution of Program Contingency Funds – Spence Neighbourhood Association | The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council:<br><br>1. That the distribution of additional Rapid Housing Initiative Round 3 grant funding to the Spence Neighbourhood Association Inc. be approved in the amount of $43,010.58 to support predevelopment costs for an additional housing development on another lot in the Spence neighbourhood.<br><br>2. That, subject to the approval of Recommendation 1, the City enter into, execute and deliver a grant agreement with Spence Neighbourhood Association Inc. and such other agreements as determined necessary by the City Solicitor/ Director of Legal Services to implement the | Council |

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| | | intent of the foregoing (the "Ancillary Agreements"), and that the 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 City Solicitor / Director of Legal Services to protect the interests of the City.<br><br>3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. | |
| 4 | Annual Report – Communities Fund Expenditures | The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and received the report as information. | Nil |
| 5 | Application to the Federal Canada Public Transit Fund (CPTF) Baseline Funding Program for Winnipeg Transit | The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council:<br><br>1. That the Public Service submit a Capital Plan Application for the Baseline Funding stream of the Canada Public Transit Fund for the eligible projects outlined under Transit's and Public Works multi-year budgets, as identified in Appendix B.<br><br>2. That, for the purposes of Recommendation 1, authority be delegated to the Chief Financial Officer to approve the Capital Plan Application to the Baseline Funding stream of the Canada Public Transit Fund.<br><br>3. That, subject to the approval of the Capital Plan Application under the Baseline Funding stream of the Canada Public Transit Fund, the City enter into, execute, and deliver a Contribution Agreement with the Housing, Infrastructure and Communities Canada, or its legal designate, 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").<br><br>4. That authority be delegated to the Chief Administrative Officer to negotiate and approve the Contribution Agreement between the City and Housing, Infrastructure and Communities Canada, or its legal designate, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor / Director of Legal Services to implement the intent of the foregoing.<br><br>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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| 6 | Business Improvement Zones, Image Routes and Neighbourhood Main Streets Funding Grant Agreements 2025 | The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council:<br><br>1. That funding from the 2025 Business Improvement Zones, Image Routes and Neighbourhood Main Streets Capital Program be approved for Streetscaping Projects as follows:<br><br>A. Academy Road BIZ $40,000<br>B. Old St Vital BIZ $40,000<br>C. Selkirk Avenue BIZ $20,000<br>D. South Osborne BIZ $40,000<br>E. West End BIZ $40,000<br><br>2. That the funding outlined in Recommendation 1 be approved, subject to the following conditions:<br><br>A. Approval of final design, developed and stamped by a Landscape Architect, by the Director of Planning, Property and Development or delegate;<br><br>B. The BIZ accepting full responsibility and liability for carrying out the work in accordance with the approved design;<br><br>C. The BIZ accepting full responsibility and liability for maintenance of the project after the work has been completed;<br><br>D. The BIZ submitting invoices for the work completed with the understanding that no funding will flow to the BIZ after two years have elapsed since the funding agreement was executed;<br><br>E. The City being entitled to terminate the agreement upon the provision of notice to the BIZ;<br><br>F. The City entering into, executing and delivering grant agreements with the BIZ for the above-noted Streetscaping Projects 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”);<br><br>3. That the authority be delegated to the Chief Financial Officer to negotiate and approve the terms and conditions of the grant agreements with the BIZs and the Ancillary Agreements, | Council |

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| | | 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;<br><br>4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. | |
| 7 | 2024 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:<br><br>1. That this report be received as information. | Council |
| 8 | Settlement of Actions of Brian Anderson, Allan John Woodhouse and Clarence Clifford Woodhouse (Court of King's Bench File Nos. CI24-01-45827, CI24-01-48528, and CI25-01-45828) | The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council:<br><br>1. That the payment of $7,000,000 as a contribution towards a global settlement to resolve the Claims be approved.<br><br>2. That the City enter into and deliver such agreements with some or all parties to the Claims as determined to be reasonable by the City Solicitor / Director of Legal Services to implement the settlement of the Claims.<br><br>3. That authority be delegated to the Chief Administrative Officer to approve and execute the agreements referred to in Recommendation 2 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.<br><br>4. That in the event Recommendations 1 to 3 are not approved, an over-expenditure of $500,000 be approved to the Legal Services Department 2026 operating budget to continue the engagement of external legal counsel, and incur related litigation costs, including expert fees and other disbursements.<br><br>5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. | Council |
| 9 | Proposed Amendment to the Winnipeg Committee for Safety Terms of Reference | The Executive Policy Committee referred the matter back to the Winnipeg Committee for Safety. | Winnipeg Committee for Safety |

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| 10 | Winnipeg Committee for Safety – 2026 Operating Budget | The Executive Policy Committee referred the recommendation of the Winnipeg Committee for Safety to the 2026 Budget Review Process, namely:<br><br>1. That the 2026 Winnipeg Committee for Safety Operating Budget, attached as Appendix A, be increased from the current amount of $58,897.00 to $84,500.00. | Executive Policy Committee<br><br>c. Chief Financial Officer<br><br>Manager of Financial Planning & Review, Corporate Finance Department<br><br>Manager of Operating Budget Review, Corporate Finance Department |
| 11 | 2024 Human Rights Committee of Council Annual Report | The Executive Policy Committee concurred in the recommendation of the Human Rights Committee of Council and recommended to Council:<br><br>1. That the 2024 Annual Report be received as information. | Council |
| 12 | 2024 Annual Workforce Diversity Report | The Executive Policy Committee concurred in the recommendation of the Human Rights Committee of Council and recommended to Council:<br><br>1. That this report be received as information.<br><br>2. That the Winnipeg Public Service be directed to provide a verbal report to the Human Rights Committee of Council in 150 days with an update on the Equity, Diversity and Inclusion (EDI) Strategy.<br><br>3. That the Proper Officers of the City be authorized to do all things necessary to fulfill the intent of the foregoing. | Council |
| 13 | Subdivision and Rezoning – 201 Leila Avenue – DASZ 25/2025 | The Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council:<br><br>1. That the subdivision proposed under Development Application No. DASZ 25/2025 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 September 22, 2025 and attached as Schedule "B" to this report, as amended in accordance with the report of the Administrative Coordinating Group dated September 22, 2025, and attached as Appendix "B" to this report, and with such other minor changes as may be required.<br><br>2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land | Council |

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| | | to an "RMF-M MATURE COMMUNITIES PDO-1" Residential Multi-Family (Medium) District, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated September 22, 2025, and attached as Schedule "B" to this report.<br><br>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 25/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.<br><br>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.<br><br>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.<br><br>6. That Development Application No. DASZ 25/2025 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.<br><br>7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.<br><br>8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.<br><br>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 6, 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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| | | 10. That Development Application No. DASZ 25/2025 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.<br><br>11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.<br><br>12. That the variance order for DAV 25-140993/D 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 25/2025. | |
| 14 | Zoning Agreement Amendment – 365 - 437 Desrosiers Drive – ZAA 5/2025 | The Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council:<br><br>1. That the Zoning Agreement dated December 13, 2017 entered into pursuant to Development Application No. DASZ 10/2017 and registered against title to the land described therein as Caveat No. 5082043/1 and the Zoning Amending Agreement dated February 23, 2023 entered into pursuant to Development Application No. DASZ 10/2017 and registered against title to the land described therein as Caveat No. 5622630/1 be amended and restated in accordance with the following:<br><br>A. That clause 8(b) be deleted in its entirety and replaced with:<br><br>For Lots 41 to 59 of the Owner's Land, provide a setback of no less than 21.42 metres (70.28 feet) between the Railway Land and any habitable room or space within any building on that lot.<br><br>2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement, as amended, in accordance with recommendation 1 (the " Second 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").<br><br>3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Second 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. | Council |

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| | | 4. Subject to registration of the amended and restated Zoning Agreement required under recommendation 1 against title to the Subject Land at the Winnipeg Land Titles Office, that Caveat No. 5622630/1 and Caveat No. 5082043/1 be discharged from title to the Subject Land.<br><br>5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. | |
| 15 | Text Amendment to Schedule Y – The Mature Communities PDO-1 of the Winnipeg Zoning By-law No. 200/2006 – DAZ 219/2025 | The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and recommended to Council:<br><br>1. That first reading be given to a by-law to amend the Winnipeg Zoning By-law No. 200/2006 in accordance with this report, a draft of which is attached as Appendix A.<br><br>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.<br><br>3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. | Council |
| 16 | Disaster Financial Assistance Program Participation | The Executive Policy Committee recommended the following to Council:<br><br>1. That subject to meeting the qualifications established as part of the Disaster Financial Assistance program announced by the Manitoba Government on October 1, 2025 (“the DFA program”), the City of Winnipeg request of the Manitoba Government that the City receive disaster financial assistance as provided for in the DFA program.<br><br>2. That the City of Winnipeg, on behalf of its residents and businesses, request of the Manitoba Government that Winnipeg residents and businesses be allowed to participate in any DFA program related to the 2025 wildfires for which they may be eligible; and<br><br>3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. | Council |
| 17 | Green Municipal Fund Application Endorsement – YMCA-YWCA of Winnipeg | The Executive Policy Committee recommended the following to Council:<br><br>1. That Council provide a letter of support for the YMCA-YWCA of Winnipeg’s Downtown Y Redevelopment Project, to be used in its grant application to the Federation of Canadian Municipalities’ Green Municipal Fund.<br><br>2. That the Proper Officers of the City be authorized to do all things necessary to implement | Council |

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| | | the intent of the foregoing. | |
| | | **AUDIT COMMITTEE** | |
| 1 | Affordable Housing Initiatives – Rapid Housing Initiative Audit | The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council:<br><br>1. That the Affordable Housing Initiatives – Rapid Housing Initiative Audit Report be received as information. | Council |
| 2 | Affordable Housing Initiatives – Housing Accelerator Fund Audit | The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council:<br><br>1. That the Affordable Housing Initiatives – Housing Accelerator Fund Audit Report be received as information. | Council |
| | | **COMMITTEE REPORTS** | |
| 1 - 4 | Standing Policy Committee on Community Services<br>Report dated October 6, 2025 | The Executive Policy Committee concurred in the recommendation for Items 1 to 4 of the Standing Policy Committee on Community Services and forwarded the items to Council. | Council |
| 1 - 3 | Standing Policy Committee on Public Works<br>Report dated October 7, 2025 | The Executive Policy Committee:<br><br>• did not concur in the recommendation for Item 1;<br>• concurred in the recommendation for Item 2;<br>• concurred in the recommendation for Item 3, as amended;<br><br>of the Standing Policy Committee on Public Works and forwarded the items to Council. | Council |
| 1 - 12 | Standing Policy Committee on Property and Development<br>Report dated October 9, 2025 | The Executive Policy Committee:<br><br>• concurred in the recommendation for Items 1 to 10, and 12;<br>• concurred in the recommendation for Item 11, as amended;<br><br>of the Standing Policy Committee on Property and Development and forwarded the items to Council. | Council |
| 1 | Standing Policy Committee on Water, Waste and Environment<br>Report dated October 10, 2025 | The Executive Policy Committee concurred in the recommendation for Item 1 of the Standing Policy Committee on Water, Waste and Environment and forwarded the items to Council. | Council |
| 1 | Standing Policy Committee on Finance and Economic Development<br>Report dated October 14, 2025 | The Executive Policy Committee concurred in the recommendation for Item 1 of the Standing Policy Committee on Finance and Economic Development and forwarded the item to Council. | Council |

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| 1-2 | Governance Committee of Council<br>Report dated October 16, 2025 | The Executive Policy Committee concurred in the recommendation for Items 1 and 2 of the Governance Committee of Council and forwarded the item to Council. | Council |