Winnipeg

EXECUTIVE POLICY COMMITTEE
DISPOSITION OF ITEMS

NOVEMBER 18, 2025

MEMBERS PRESENT: His Worship Mayor Gillingham, Chairperson
Councillor Browaty
Councillor Duncan
Councillor Eadie
Councillor Lukes
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
		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	Proactive Cleanup of Dangerous Debris in City Parks	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and granted an extension of time of 60 days to report back on the Proactive Cleanup of Dangerous Debris in City Parks.	Director of Public Works c. Manager of Parks and Open Space
3	Welcoming Winnipeg Policy Review	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That a further extension of time of 90 days be granted for the Winnipeg Public Service to report back on the following: A. Changes to the current Welcoming Winnipeg Policy based on suggestions outlined in the Thematic Interview Report, attached as Appendix A, including the following: i. A response document of Welcoming Winnipeg Committee. ii. A review of existing policies or policy amendments that assist in producing better outcomes, greater alignment and expedition of goals for the Welcoming Winnipeg process in line with the purpose resolving the absence of Indigenous experience, perspectives, and contributions. iii. A review of Committee of Community Members' terms of reference. iv. Funding implications of specific actions and policies that may require additional resources. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Council
4	Neighbourhood Growth Investment Reserve	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That an extension of time of 60 days be granted for the Winnipeg Public Service to report	Council

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		back on the establishment of a Neighbourhood Growth Investment Reserve to be funded by a portion of incremental taxes related to new residential infill developments, that includes: A. The specific purpose of the reserve and criteria for expenditures related to investments in city infrastructure and assets within the ward in which the development occurred. B. The proportion of incremental taxes per property related to new residential infill developments to be allocated to the reserve. C. The types of properties, including specific residential zoning designations to which the reserve would apply. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
5	Amendment to the Tax Penalty By-law 5796/91 and Tax Sale Penalty By-law 8157/2002	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That Council enact a by-law to amend the Tax Penalty By-law No. 5796/92, and the Tax Sale Penalty By-law No. 8157/2002 in accordance with this report, a draft of which is attached to this report as Appendix B. These amendments: A. Reduce the 7.50 percent penalty rate to 2.5 percent in August for business taxes and September for property taxes. B. Eliminate the tax sale penalty of 10 percent applicable on the date of tax sale offset by increasing the monthly tax sale penalty from 2.5 percent to 2.75 percent. 2. That, subject to approval of Recommendation 1, the Public Service adjust tax accounts for property and business owners to reflect the reduced penalty rate effective January 1, 2025. 3. That the reduced penalty revenue of $2.3 million annually be referred to the 2026 Budget Review Process. 4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Council
6	Discount(s) to be allowed for the Prepayment of 2026 Realty, Personal Property and Business Taxes	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That prepayment discounts be given on payments received by the Assessment and Taxation	Council

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<tr><th>Item</th><th>Subject/File</th><th>Recommendations</th><th>Action Required By</th></tr>
<tr><td></td><td></td><td>
Department during the months of January and February 2026 at the following discount rates:
<table>
<tr><th>Realty and Personal Property Tax – payable at par up to June 30th</th><th>Face Value Discount Rate</th><th>Equivalent Annual Discount Rate</th></tr>
<tr><td>January</td><td>0.977%</td><td>2.40%</td></tr>
<tr><td>February</td><td>0.796%</td><td>2.40%</td></tr>
<tr><td colspan="3">Business Tax – payable at par up to May 31st</td></tr>
<tr><td>January</td><td>0.783%</td><td>2.40%</td></tr>
<tr><td>February</td><td>0.601%</td><td>2.40%</td></tr>
</table>
2. That, pursuant to Subsection 334(3) of The City of Winnipeg Charter, Council enact the 2026 Taxes – Discounts for Prepayments By-law (draft by-law attached as Schedule A) to provide prepayment discounts of the City's 2026 Realty, Personal Property and Business Taxes in accordance with Recommendation 1 of this Report.

3. That the 2026 advertising of the prepayment discounts be limited to the City of Winnipeg website and social media accounts.

4. 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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<tr><td>7</td><td>Appointment of City Representatives to the City Council Benefits Board, the Convention Centre Corporation, the Winnipeg Police Pension Board, and The Board of Trustees of The Winnipeg Civic Employees' Benefits Program Pension and Disability Funds</td><td>
The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council:

1. That the following be appointed to the City Council Benefits Board, effective immediately:

A. Monica Kaushal, HR Manager, Planning, Property and Development, and Assets and Project Management.

2. That the following be appointed to the Convention Centre Corporation, effective January 1, 2026, for a two-year term ending on December 31, 2028:

A. Joseph Dunford, Chief Administrative Officer.

3. That the following be appointed to the Winnipeg Police Pension Board, effective January 1, 2026, for the balance of a three-year term ending on December 31, 2026:
</td><td>Council</td></tr>
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		A. Rob Provencher, Manager of Financial Services with Corporate Finance, as a voting member. B. Ryan Kehrer, Labour Relations Officer, as a non-voting member. 4. That Dave Clark, Director of Human Resources, be appointed to The Board of Trustees of The Winnipeg Civic Employees' Benefits Program Pension and Disability Funds effective immediately for the balance of a term ending December 31, 2025. 5. That the following be appointed to The Board of Trustees of The Winnipeg Civic Employees' Benefits Program Pension and Disability Funds, effective January 1, 2026, for a four-year term ending on December 31, 2029: A. Tracy Graham, Chief Financial Officer B. Dave Clark, Director of Human Resources 6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
8	Housing Accelerator Fund – 2025 Status Report and Future Program Plans	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That an expenditure of up to $20 million be approved, funded from 2026 and 2027 of Housing Accelerator Fund for grants for Land Enhancement projects. 2. That a by-law to amend the Housing Accelerator Fund Grant Program By-law No. 64/2024 be enacted, a draft of which is attached hereto as Appendix 6 to this report. 3. That up to $8.3 million be allocated from the Multi-Family Sustainable Infrastructure Grant to the following projects, to undertake works supporting local municipal infrastructure improvements: A. 825 Taché Avenue B. 1350 Pembina Highway and Crane Street C. 1350 Pembina Back-lane improvement	Council

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		4. That up to $2 million be allocated from the Multi-Family Sustainable Infrastructure Grant to undertake the pilot catch basin program to be undertaken by the Water and Waste Department. 5. That the Public Service report back semi-annually in June and December on the status of the Housing Accelerator Fund until the end of the program (December 2027). 6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
9	Mother Earth Nature Park	The Executive Policy Committee concurred in the Council Motion of October 30, 2025 and recommended to Council: 1. The Area shown on Appendix A, B and C be named the 'Mother Earth Nature Park'. 2. The said name be provided for in local Indigenous Languages, so that the English Language and said applicable Indigenous Languages shall be posted equally in and around at the park, for all to see as part of this project. 3. The Area Councillor be requested to work with the community to fundraise to complete the construction of the said park's amenities (mainly the balance of the gravel trail system and interpretive signage), along with securing the existing and any new funding mechanisms for parks that are provided for via the City of Winnipeg, thus not adding any additional burden to the existing capital budget of the City of Winnipeg. 4. The City of Winnipeg Forestry Branch be directed to work, via the East Kildonan-Transcona Community Committee, toward securing trees, as per the attached plan, over the course of the next coming years, starting immediately, to allow for the ongoing planting and naturalization of the creation of this new Nature Park, in cooperation with local school children, local City Councillors, and local MLA's, and the Winnipeg Public Service. 5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Council
10	Zoning Agreement Amendment – 190 Yasmin Ali Crescent – ZAA 6/2025	The Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 1. That the Zoning Agreement dated June 26, 2020 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 43/2019 and registered against title to the land described therein as Caveat No. 5436595/1 be amended in accordance with the following:	Council

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		A. That clause 3.iii. be amended by adding the following: "with the exception of Lot 13, where the minimum rear yard setback shall be at least 8.4 metres for any three-season sunroom." 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 Amendment 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.	
11	Text Amendment – Winnipeg Zoning By-law No 200/2006 for a Planned Development Overlay (PDO) for Supportive Housing - DAZ 218/2025	The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and recommended to Council: 1. That first reading be given to a by-law to amend the Winnipeg Zoning By-law No. 200/2006 (the "By-law") in accordance with this report, a draft of which is attached as Appendix A, with the following amendments: A. In Section 4(1) add the following new clause: "(e) social service facility" B. In Section 7(a) delete the words "map 4" C. In Section 8(a)(iii), delete "20 feet" and replace with "4 feet" D. In Section 8(a)(iv), delete "5 feet" and replace with "21 feet" E. Delete section 8(d) in its entirety F. Delete Map 4 in its entirety	Council

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		G. Add the following new section: **"Site Plan Approval** 10. Except as otherwise provided in this section, all development, redevelopment, expansion and exterior alteration within the PDO that is visible from public rights-of-way is subject to site plan approval and must be approved by the relevant Community Committee and the Director of Planning, Property and Development in accordance with this section prior to issuance of a development permit." 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 Section 3.2.B. of the Real Estate - Declaration of Surplus and Sale of Property Policy and Section 3.2.B. of the Real Estate - Leasing and Licensing of Property Policy be waived to allow the City to negotiate with social housing providers who are chosen in response to the Province of Manitoba's Expression of Interest for this initiative. 4. Deleted 5. Deleted 6. That prior to a recommendation to Council in accordance with section 4.5 of the Leasing and Licensing of Property Policy, the public service be directed to report back to the City Centre Community Committee with the details of the proposed lease agreement for the lease of 75 Poseidon Bay for up to 99 years to an affordable housing provider for $1.00 to develop supportive housing. 7. That the following City-owned properties intended for the development of supportive or social housing, and included within the Supportive Housing PDO-1, be declared surplus to the City's needs: A. 1168/1172 Plessis Road; and B. 626 Stella Avenue. 8. That the sale of 1168/1172 Plessis Road and 626 Stella Avenue to an affordable housing provider for $1.00 to develop supportive or social housing, subject to a sale condition that	

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		the land must remain affordable for a period of at least 20 years, be approved. 9. That the lease of 2546 McPhillips Street for up to 99 years to an affordable housing provider for $1.00 to develop supportive or social housing, subject to a lease condition that the land must remain affordable for the life of the lease agreement, be approved. 10. Subject to the approval of Recommendations 7 to 9 above, the City enter into, execute and deliver purchase and sale agreements or lease agreements and such other related agreements as determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing (the "Ancillary Agreements"). 11. That the Chief Administrative Officer be delegated the authority to negotiate and approve the terms and conditions for the agreements outlined in Recommendations 8 and 9 above and the Ancillary Agreements, in accordance with this report and such other terms and conditions determined by the Director of Legal Services and City Solicitor to protect the interests of the City. 12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
12	Verbal Update on Encampment Response	The Executive Policy Committee received the verbal report as information.	Nil
13	Verbal Update on Permitting	The Executive Policy Committee received the verbal report as information.	Nil
COMMITTEE REPORTS			
1 - 3	Standing Policy Committee on Water, Waste and Environment Report dated November 3, 2025	The Executive Policy Committee: • concurred in the recommendation for Item 1 of the Winnipeg Public Service; • concurred in the recommendation for Items 2 and 3 of the Standing Policy Committee on Water, Waste and Environment; and forwarded the items to Council.	Council
1 - 5	Standing Policy Committee on Community Services Report dated November 4, 2025	The Executive Policy Committee: • concurred in the recommendation for Item 1, as amended; • concurred in the recommendation for Items 2 to 5; of the Standing Policy Committee on Community Services and forwarded the items to Council.	Council

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Item	Subject/File	Recommendations	Action Required By
1 - 2	Standing Policy Committee on Public Works Report dated November 6, 2025	The Executive Policy Committee concurred in the recommendation for Items 1 and 2 of the Standing Policy Committee on Public Works and forwarded the items to Council.	Council
1 - 9	Standing Policy Committee on Property and Development Report dated November 7, 2025	The Executive Policy Committee concurred in the recommendation for Items 1 to 9 of the Standing Policy Committee on Property and Development and forwarded the items to Council.	Council
	Standing Policy Committee on Finance and Economic Development Report dated November 10, 2025	No Report.	Nil