Winnipeg

EXECUTIVE POLICY COMMITTEE
DISPOSITION OF ITEMS

JANUARY 20, 2026

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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<tr><th>Item</th><th>Subject/File</th><th>Recommendations</th><th>Action Required By</th></tr>
<tr><td colspan="4">DELEGATIONS</td></tr>
<tr><td colspan="4">REPORTS</td></tr>
<tr><td>1</td><td>Citizen Member Appointments – Transcona Historical Museum Board</td><td>The Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council:

1. That Holly Durawa be appointed to the Transcona Historical Museum Board for a two-year term to expire December 31, 2027.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</td><td>Council</td></tr>
<tr><td>2</td><td>Monthly Update on Supportive Housing, Addiction and Social Action Indicators</td><td>The Executive Policy Committee received the verbal report of the Winnipeg Public Service as information.</td><td>Nil</td></tr>
<tr><td>3</td><td>2026 Local Improvement Interest Rates</td><td>The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council:

1. That the interest rates for local improvements for which taxes are first imposed in 2026 be established as follows:

<table><tr><th>Term</th><th>2026 Interest Rate</th><th>Difference</th><th>2025 Interest Rate</th></tr><tr><td>2 – 5 years</td><td>4.00%</td><td>0.25% more than</td><td>3.75%</td></tr><tr><td>6 – 15 years</td><td>5.00%</td><td>0.75% more than</td><td>4.25%</td></tr><tr><td>16 – 20 years</td><td>5.50%</td><td>0.75% more than</td><td>4.75%</td></tr><tr><td>21 – 25 years</td><td>5.75%</td><td>0.75% more than</td><td>5.00%</td></tr><tr><td>26 – 30 years</td><td>5.75%</td><td>0.75% more than</td><td>5.00%</td></tr></table>
2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.</td><td>Council</td></tr>
<tr><td>4</td><td>Single Source Negotiation and Award of Contract to Oracle Canada ULC for PeopleSoft Licensing, Support, and Maintenance</td><td>The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and approved the following:

1. That a Single Source contract for the provision of PeopleSoft licensing, support, and maintenance with Oracle be approved for the period of one year from February 28, 2026, to February 27, 2027, at an estimated cost of $3,096,625.51, MRST and GST extra, as applicable, pursuant to B4.1(f) of the Purchasing Policy where the compatibility of a purchase with existing facilities, equipment or services is the paramount consideration and</td><td>Chief Administrative Officer

Chief Innovation Officer

Chief Financial Officer

Director of Legal Services and City Solicitor</td></tr>
</table>

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		that supply is available only from a single supplier. 2. That, subject to the approval of Recommendation 1, the City enter into, execute, deliver, and approve a contract with Oracle for one year from February 28, 2026 to February 27, 2027, at an estimated cost of $3,096,625.51, MRST and GST extra, as applicable. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Manager of Materials Senior Manager of Human Resource Services
5	Land Dedication Reserve Fund – Ecole George-McDowell – Winter Ice Rink	The Executive Policy Committee concurred in the recommendation of the Riel Community Committee and recommended to Council: 1. That the following eligibility criteria for the Land Dedication Reserve Fund be waived in this instance, namely: A. Funds may be utilized for: i. the acquisition of land for parks or recreation facilities; ii. the development of properties for parks and recreation purposes including such ancillary equipment and structures as may be necessary to that development; iii. the construction or renovation of recreation facilities on parks and recreation properties. B. The expenditures of Reserve funds will be limited by the following exclusions for use. Specifically, funds will not be utilized for: i. Salaries related to the regular operation of the City's services; ii. Operating materials and supplies; iii. Regular maintenance of parks and recreation facilities or equipment; iv. Acquisition of equipment not directly related to the development or renovation of parks properties; v. Property management costs including utilities, taxes, and other related costs. C. The use of funds will result in the creation or continuation of a physical legacy of parks and recreation facilities for the City of Winnipeg.	Council

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		2. That funding in the amount of $2,000.00, from the Riel Community Land Dedication Reserve (St. Norbert - Seine River Ward allocation), be approved to the Ecole George-McDowell to assist with the cost of the Winter Ice Rink project, subject to the following condition: A. Approval of final plans and specifications for the project by the City of Winnipeg, 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
6	Neighbourhood Growth Investment Reserve	The Executive Policy Committee laid the matter over to its meeting on March 17, 2026.	Executive Policy Committee
7	Rezoning – 980 St. James Street – File DAZ 217/2025 [c/r DAV 220581/2025D]	The Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C3 PDO-1 AIRPORT VICINITY PDO-1 MALLS AND CORRIDORS MATURE COMMUNITIES PDO1" Commercial Corridor District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated December 19, 2025, and attached as Schedule "B" to this report. 2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development. 3. 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 recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading. 4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 217/2025 (collectively, 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 consideration for second and third reading. 5. That Development Application No. DAZ 217/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the	Council

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		developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension. 6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. 7. 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 DAZ 217/2025.	
8	Subdivision and Rezoning – 916 Warsaw Avenue File DASZ 38/2025 [c/r DAV 206277/2025D]	The Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and recommended to Council: 1. That the subdivision proposed under Development Application No. DASZ 38/2025 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 January 5, 2026 and attached as Schedule "B" to this report, with such other minor changes as may be required. 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C1 Mature Communities PDO-1" Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated January 5, 2026, and attached as Schedule "B" to this report. 3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of Development Application No. DASZ 38/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development. 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. 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. 6. That Development Application No. DASZ 38/2025 will be deemed to be concluded and all	Council

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		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. 7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office. 8. That the zoning section of the By-law will come into force the Plan is registered in the Winnipeg Land Titles Office. 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. 10. That Development Application No. DASZ 38/2025 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. 11. 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 38/2025. 12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
9	Subdivision and Rezoning – 580 River Avenue and 91 Wilmot Place File DASZ 41/2025 [c/r DAV 208956/2025D]	The Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and recommended to Council: 1. That the subdivision proposed under Development Application No. DASZ 41/2025 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 January 5, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required. 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated January 5, 2026 and attached as Schedule "B" to this report, subject to the following conditions:	Council

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		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. That the development shall be constructed in substantial conformance with the plans attached and identified as Sheets 1-5 for File No. DASZ 41/2025, dated June 2025 and August 2025 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development; OR That the Owner must submit plans showing the location and design of any and all proposed: a. Buildings b. Accessory parking areas c. Private approaches d. Garbage enclosures e. Fencing f. Landscaping including sod in the front yard g. Free-standing signage on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") 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, excluding permitted projections, no building shall exceed 49 feet (14.935 metres) in height. iii. That prior to the issuance of any development permits, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of fifty percent (50%) of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units or approved alternative, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director. OR	

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		That prior to the issuance of any development permits, a signed Affordability Monitoring Agreement with the Province of Manitoba shall be submitted to the City confirming that a minimum of fifty percent (50%) of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director. B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with Recommendation 2.A., 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"). C. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City. 3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of Development Application No. DASZ 41/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development. 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. 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. 6. That Development Application No. DASZ 41/2025 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	

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		that 2 year period and Council approves the extension. 7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office. 8. 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. 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 Recommendations 6 and 7, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension. 10. That Development Application No. DASZ 41/2025 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. 11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing. 12. That the variance order DAV 25-208956\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 41/2025.	
10	Human Rights Committee of Council – Terms of Reference	The Executive Policy Committee concurred in the recommendation of the Human Rights Committee of Council and recommended to Council: 1. That the Human Rights Committee of Council Terms of Refence be amended to include the following new section 8.4: "8.4 The Human Rights Committee of Council may engage the services of an intern for the purposes of supporting the work of the Human Rights Committee and its sub-committees, subject to: A. That funding of an intern position be within the Human Rights Committee of Council budget, as approved by Council annually; B. That an intern position be under the general supervision of the Coordinator."	Council

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11	Human Rights Committee of Council Intern	The Executive Policy Committee concurred in the recommendation of the Human Rights Committee of Council and recommended to Council: 1. That the position of an intern for the Human Rights Committee of Council be approved. 2. That the intern be under the general supervision of the Human Rights Committee of Council Coordinator. 3. That the City enter into an agreement with both the individual fulfilling the internship position, as well as Environmental Leadership Canada for the acceptance of an in kind grant. 4. That the Proper Officers of the City be authorized to fulfill the intent of the intent of the foregoing.	Council
12	Shareholder Approval for the North Portage Development Corporation and the Forks Renewal Corporation to Finance an Affordable Housing Project	The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the City, as a shareholder of The Forks Renewal Corporation, approve borrowing of up to $28,601,843 from the Canada Mortgage and Housing Corporation (CMHC) on a secured basis for an affordable housing project, an unsecured loan of up to $2,498,947 and authorize the execution of all related loan and ancillary documents as detailed in the Shareholder Resolutions (Appendix A and B). 2. That the City, as a shareholder of North Portage Development Corporation, approve North Portage Development Corporation acting as guarantor of the CMHC Secured Loan in Recommendation 1 above, and authorize the execution of all related guarantee and ancillary documents, as detailed in the Shareholder Resolutions (Appendix A and B). 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Council
		COMMITTEE REPORTS	
1 - 2	Standing Policy Committee on Public Works Report dated January 8, 2026	The Executive Policy Committee concurred in the recommendation for Items 1 to 2 of the Standing Policy Committee on Public Works and forwarded the items to Council.	Council
1 - 4	Standing Policy Committee on Community Services Report dated January 9, 2026	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
	Standing Policy Committee on Water, Waste and Environment	No Report	Nil

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	Report dated January 12, 2026		
1 - 15	Standing Policy Committee on Property and Development Report dated January 13, 2026	The Executive Policy Committee: • concurred in the recommendation for Items 1 to 11, and 13 to 15; • concurred in the recommendation for Item 12, as amended; 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 January 16, 2026	No Report	Nil
1	Governance Committee of Council Report dated January 15, 2026	The Executive Policy Committee concurred in the recommendation for Item 1 of the Governance Committee of Council and forwarded the item to Council.	Council