## REPORTS

**Item No. 13 Land Dedication Reserve Fund – Gas Station Arts Centre – Lobby Upgrades (Fort Rouge-East Fort Garry Ward)**

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the City Centre 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 use of funds will result in the creation or continuation of a physical legacy of parks and recreation facilities for the City of Winnipeg.

2. That funding in the amount of $50,000.00, from the City Centre Community Committee Land Dedication Reserve Fund (Fort Rouge-East Fort Garry Ward allocation), be approved to the Gas Station Arts Centre to assist with the cost of the Lobby Upgrades 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.

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

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.

Carried

Moved by Councillor Duncan,

That the recommendation of the City Centre Community Committee be concurred in and forwarded to Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On May 29, 2026, the City Centre Community Committee did not concur in the recommendation of the Winnipeg Public Service and submitted the following to the Executive Policy Committee and 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 use of funds will result in the creation or continuation of a physical legacy of parks and recreation facilities for the City of Winnipeg.

2. That funding in the amount of $50,000.00, from the City Centre Community Committee Land Dedication Reserve Fund (Fort Rouge-East Fort Garry Ward allocation), be approved to the Gas Station Arts Centre to assist with the cost of the Lobby Upgrades project, subject to the following condition:

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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.

# ADMINISTRATIVE REPORT

**Title:** Land Dedication Reserve Fund – Gas Station Arts Centre – Lobby Upgrades

**Critical Path:** City Centre Community Committee

## AUTHORIZATION

| Author | Department Head | CFO | CAO |
|---|---|---|---|
| H. FABBRI | | | |

## EXECUTIVE SUMMARY

The project does not meet Land Dedication Reserve Criteria. Waiving of Council-adopted Land Dedication Reserve Criteria by Council would be required in order to allow the described project to proceed.

## RECOMMENDATIONS

That the application in the amount of $50,000.00, from the City Centre Community Committee Land Dedication Reserve Fund (Fort Rouge-East Fort Garry Ward allocation), to assist the Gas Station Arts Centre with the Lobby Upgrades project be denied as it does not meet Council adopted Land Dedication Reserve Criteria #1 and #3.

## REASON FOR THE REPORT

Community Committee's approval is required on all Land Dedication Reserve Dedication applications.

## IMPLICATIONS OF THE RECOMMENDATIONS

The Public Service has reviewed the subject application and has determined that it does not meet Council adopted Land Dedication Reserve Fund criteria.

## HISTORY/DISCUSSION

On April 23, 2008, Council adopted a consolidated policy related to the Land Dedication Reserve Fund (LDRF), including a requirement that all requests for funding from the LDRF be referred to the Director of the Planning, Property and Development Department (the Fund Manager) for an evaluation report to be submitted before final consideration of the project.

In addition, Council approved amended criteria for the LDRF as follows:

**Council Adopted Land Dedication Reserve Criteria**

1. Funds may be utilized for:
   a) the acquisition of land for parks or recreation facilities;
   b) the development of properties for parks and recreation purposes including such ancillary equipment and structures as may be necessary to that development;
   c) the construction or renovation of recreation facilities on parks and recreation properties.

2. The expenditures of Reserve funds will be limited by the following exclusions for use.

   Specifically, funds will not be utilized for:
   a) Salaries related to the regular operation of the City's services;
   b) Operating materials and supplies;
   c) Regular maintenance of parks and recreation facilities or equipment;
   d) Acquisition of equipment not directly related to the development or renovation of parks properties;
   e) Property management costs including utilities, taxes, and other related costs.

3. 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.

4. The expenditure of funds will be contingent upon the existence of the resources necessary for the ongoing operation, maintenance and support of any parks or recreation facilities which are developed or renovated through the use of Land Dedication Reserve.

## CONSULTATION

This Report has been prepared in consultation with: n/a

## OURWINNIPEG POLICY ALIGNMENT

N/A

## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

## WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

N/A

**SUBMITTED BY**

Department: Planning, Property and Development Department
Division: Urban Planning and Design Division
Prepared by: Helen Fabbri, Project Officer – Projects and Community Initiatives
Date: April 20, 2026

Attachments:

Land Dedication Reserve Fund Evaluation

Land Dedication Reserve Fund Application