COUNCIL MEETING – APRIL 24, 2002
MEETING PROCEEDINGS

INTRODUCTION

- The Speaker calls the meeting to order.
- Opening Prayer read by Councillor Smith.
- Roll call.

  Pages
  Lindsay Moffman of Fort Richmond Collegiate, resides in the St. Norbert Ward
  Norman Holden of Fort Richmond Collegiate, resides in the St. Norbert Ward

- Welcome of Guests and Announcements (if any)
- Condolence Motion for former Councillor Douglas M. Stanes
- Condolence Motion for David Oster, Councillor and Reeve, Municipality of West St. Paul
- Leave of Absence Motion for Councillor Gerbasi
- Adoption of Minutes

  Councillor moves that the minutes of the meeting held on March 20, 2002 be taken as read and confirmed.

- Delegations

  Cec Muldrew, on behalf of the Council of Canadians, in support of Clause 2 of the Report of the Executive Policy Committee dated April 10, 2002 regarding the Federation of Canadian Municipalities – Trade Agreement.

Margaret Maier, private citizen, also in support of Clause 2 of the Report of the Executive Policy Committee dated April 10, 2002 regarding the Federation of Canadian Municipalities – Trade Agreement.

Austin Cooper, private citizen, will appear before Council in opposition to Clause 3 of the Report of the Executive Policy Committee dated April 17, 2002 regarding Destination Winnipeg - Amalgamation of the Economic Development Agencies - Economic Development Winnipeg and Tourism Winnipeg.

EXECUTIVE POLICY COMMITTEE

Report of April 3, 2002

- His Worship Mayor Murray introduces the report and moves adoption of the Consent Agenda, Clauses 1 to 6

Report of April 10, 2002

- His Worship Mayor Murray introduces the report and moves adoption of the Consent Agenda, Clauses 1 and 2

Report of April 17, 2002

- His Worship Mayor Murray introduces the report and moves adoption of the Consent Agenda, Clauses 1 - 9

EPC Motions (if any)

EPC Consideration of By-laws

His Worship Mayor Murray moves that the following by-laws be read a first time:

By-law No. 8013/2002

By-law No. 8025/2002

By-law No. 8026/2002

By-law No. 8027/2002

Speaker - All in favour - contrary - carried.

Clerk reads the numbers of the by-laws

His Worship Mayor Murray moves that by-laws numbered 8013/2002 and 8025/2002 to 8027/2002, both inclusive, be read a second time.

Speaker - All in favour - contrary - carried.

Clerk reads the number of the by-laws.

His Worship Mayor Murray moves that the rule be suspended and by-laws numbered 8013/2002 and 8025/2002 to 8027/2002, both inclusive, be read a third time, and that same be passed and ordered to be signed and sealed.

Speaker - All in favour - contrary - carried.

EPC Question Period (if any)

STANDING POLICY COMMITTEE ON PUBLIC WORKS

Report of April 2, 2002

- Councillor Angus introduces the report and moves adoption of the Consent Agenda, Clauses 1 to 3

PW Motions (if any)

PW Consideration of By-laws - NONE

PW Question Period (if any)

STANDING COMMITTEE ON FISCAL ISSUES

Report of April 9, 2002

- Councillor Clement introduces the report and moves adoption of the Consent Agenda, Clause 1

FI Motions (if any)

FI Consideration of By-laws

Councillor Clement moves that By-law No. 8028/2002 be read a first time.

Speaker - All in favour - contrary - carried.

Clerk reads the by-law number.

Councillor Clement moves that By-law No. 8028/2002 be read a second time.

Speaker - All in favour - contrary - carried.

Clerk reads the by-law number.

Councillor Clement moves that the rule be suspended and By-law No. 8028/2002 be read a third time, and that same be passed and ordered to be signed and sealed.

Speaker - All in favour - contrary - carried.

FI Question Period (if any)

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

Report of April 2, 2002

- Councillor Vandal introduces the report and moves adoption of the Consent Agenda, Clauses1 to 9.

Report of April 4, 2002

- Councillor Vandal introduces the report and moves adoption of the Consent Agenda, Clauses 1 to 3.

P & D Motions (if any)

P & D Consideration of By-laws

Councillor Vandal moves that the following by-laws be read a first time:

By-law No. 8014/2002

By-law No. 8015/2002

By-law No. 8016/2002

By-law No. 8017/2002

By-law No. 8018/2002

By-law No. 8019/2002

By-law No. 8020/2002

By-law No. 8021/2002

By-law No. 8022/2002

By-law No. 8023/2002

P & D Consideration of By-laws (continued)

By-law No. 8024/2002

By-law No. 8029/2002

Speaker - All in favour - contrary - carried.

Clerk reads the numbers of the by-laws.

Councillor Vandal moves that by-laws numbered 8014/2002 to 8024/2002, both inclusive, and 8029/2002 be read a second time.

Speaker - All in favour - contrary - carried.

Clerk reads the numbers of the by-laws.

Councillor Vandal moves that the rule be suspended and by-laws numbered 8014/2002 to 8024/2002, both inclusive, and 8029/2002, be read a third time, and that same be passed and ordered to be signed and sealed.

Speaker - All in favour - contrary - carried

P & D Question Period (if any)

STANDING POLICY COMMITTEE ON PROTECTION AND COMMUNITY SERVICES

Report of April 8, 2002

- Councillor Eadie introduces the report and moves adoption of the Consent Agenda, Clauses1 and 2 and 4 to 8.

PCS Motions (if any)

PCS By-laws (NONE)

PCS Question Period (if any)

ALTERNATE SERVICE DELIVERY COMMITTEE

Report of April 9, 2002

- Councillor De Smedt introduces the report and moves adoption of Clauses1 and 2.

ADJOURNMENT

- Moved by Councillor ,That Council do now adjourn.
- Roll Call



AGENDA OF THE

COUNCIL OF THE CITY OF WINNIPEG

MEETING NO.;	9
LOCATION:	Council Chamber, Council Building
DATE:	**Wednesday, April 24, 2002**
TIME:	**9:30 a.m.**
MEMBERS:	His Worship Mayor Murray The Speaker Councillor O'Shaughnessy Councillor Angus Councillor Clement Councillor De Smedt Councillor Eadie Councillor Gerbasi Councillor Lazarenko Councillor Lubosch Councillor Prystanski Councillor Smith Councillor Steek Councillor Steeves Councillor Thomas Councillor Timm-Rudolph Councillor Vandal
ADMINISTRATIVE PERSONNEL:	Mr. R. Kachur, City Clerk Mr. M. Lemoine, Deputy City Clerk Ms B. Greschuk, Committee Clerk

TABLE OF CONTENTS

CONSENT AGENDA ITEMS ARE IDENTIFIED AT THE BEGINNING OF EXECUTIVE POLICY COMMITTEE AND EACH STANDING POLICY COMMITTEE REPORT

REPORT OF THE EXECUTIVE POLICY COMMITTEE dated April 3, 2002

1. Request for Transfer of Approved Funding from the City Centre Land Dedication Reserve Fund - Grant Park High School to Grosvenor School ... 103
2. Proposed Closing of Parts of St. Albans Road, Setterington Bay and Breckenridge Close ... 104
3. Proposed Closing of Part of Marksbridge Drive ... 107
4. Proposed Closing of the Public Lane South of Clarence Avenue, West of Marshall Bay ... 110
5. Lane Corner Widening at the Rear of 664 Anderson Avenue ... 113
6. Lane Corner Widening at the Rear of 428 Mountain Avenue ... 115

REPORT OF THE EXECUTIVE POLICY COMMITTEE dated April 10, 2002

1. Date of Tax Sale Number 107 ... 117
2. Federation of Canadian Municipalities - Trade Agreements ... 118

REPORT OF THE EXECUTIVE POLICY COMMITTEE dated April 17, 2002

1. CentreVenture - Increase in Endowment Fund - Renewal of Operational-Funding Agreement and Expansion of the Mandated Area ... 119
2. 2002 CentreVenture Heritage Tax Credit Program and the CentreVenture Downtown Heritage Program ... 124
3. Destination Winnipeg - Amalgamation of the Economic Development Agencies - Economic Development Winnipeg and Tourism Winnipeg ... 153
4. Grant Approval to the Walker Theatre ... 159
5. Community Incentive Grant Program Policy Amendment ... 160
6. Contract Renewal for the Access Advisory Committee Coordinator ... 161
7. Appointment of Committee Coordinator - The Winnipeg Committee for Safety ... 162
8. Proposed Settlement - Novamet Development Corporation v. The City of Winnipeg ... 163
9. Motor Coach Industries Expansion Incentive ... 178

EXECUTIVE POLICY COMMITTEE - CONSIDERATION OF BY-LAWS

By-law No. 8013/2002, a by-law of The City of Winnipeg to close part of Marksbridge Drive east of Lindenwood Drive West ... 182

By-law No. 8025/2002, a by-law of The City of Winnipeg to close parts of St. Albans Road, Setterington Bay and Breckenridge Close west of Scurfield Boulevard ... 182

By-law No. 8026/2002, a by-law of The City of Winnipeg to widen the public lane at the southeast corner of 664 Anderson Avenue ... 182

By-law No. 8027/2002, a by-law of The City of Winnipeg to close part of the public lane south of Murray Avenue and East of Durban Place ... 182

REPORT OF THE STANDING POLICY COMMITTEE ON PUBLIC WORKS dated April 2, 2002

1. Award of Contracts for the Provision of Public Transportation Services for Persons with Disabilities - RFP 892-2001 ... 203
2. Employer Sponsored Bus Pass Program Revised Discount Structure ... 211
3. Local Improvement District Initiation By-laws - Lord Avenue and Parkwood Place Community Ring Dikes ... 216

REPORT OF THE STANDING COMMITTEE ON FISCAL ISSUES dated April 9, 2002

1. Recommendations for Entertainment Funding By-law Exemptions - April 2002 ... 303

STANDING COMMITTEE ON FISCAL ISSUES - CONSIDERATION OF BY-LAWS
By-law No. 8028/2002, a by-law of The City of Winnipeg to amend the Entertainment Funding By-law No. 7710/2000.... 304

REPORT OF THE STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT dated April 2, 2002
1. Proposed closing of parts of Julia Road, Gablehurst Crescent and the public lane west of Quantrell Bay 403
2. Proposed Plan of Subdivision and Rezoning - land located at 1184 St. Anne's Road 405
3. Proposed Plan of Subdivision and Rezoning - land located south of Templeton Avenue, north of Brenner Bay, west of Templeton Avenue..... 409
4. Proposed Plan of Subdivision and Rezoning - land located at the northeast corner of Kenaston and McGillivray Boulevards..... 412
5. Proposed Rezoning - land located at 248 St. Anne's Road 416
6. Proposed Partial Assignment of Servicing Agreement AG 4/2001 from 4293631 Manitoba Limited to Wal-Mart Canada Corporation 419
7. Proposed Street Name Change - Sterling Lyon Parkway to Wilkes Avenue 420
8. Proposed Street Name Change - Stradbrook Avenue to Harkness Avenue..... 422
9. Proposed Zoning Agreement Amendment - land located at 523 St. Anne's Road 425

REPORT OF THE STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT dated April 4, 2002
1. Proposed Sale of City-owned Property at 505 Pritchard Avenue to Winnipeg Habitat for Humanity - Proposed Delegation of Authority to Director of Planning, Property and Development to approve sale of five additional sites to Winnipeg Habitat for Humanity 501
2. Proposed Sale of 511 Young Street 508
3. Proposed Sale of Proposed Sale of City owned property located at 596 rue St. Jean Baptiste - Winniepg Habitat for Humanity (Habitat Chez-soi) 510

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT - CONSIDERATION OF BY-LAWS
By-law No. 8014/2002, a by-law of The City of Winnipeg to widen the northeast corner of Pandora Avenue and Day Street 512
By-law No. 8015/2002, a by-law of The City of Winnipeg to close Gateside Street north of Murray Avenue 512
By-law No. 8016/2002, a by-law of The City of Winnipeg to close part of the public lane south of Clarence Avenue and west of Marshall Bay..... 512
By-law No. 8017/2002, a by-law of The City of Winnipeg to change the names of certain highways in The City of Winnipeg 512
By-law No. 8018/2002, a by-law of The City of Winnipeg to change the names of certain highways in The City of Winnipeg 512
By-law No. 8019/2002, a by-law of The City of Winnipeg to change the names of certain highways in The City of Winnipeg ..... .512
By-law No. 8020/2002, a by-law of The City of Winnipeg to change the names of certain highways in The City of Winnipeg 512
By-law No. 8021/2002, a by-law of The City of Winnipeg to close Gablehurst Crescent, Julia Road and part of the public lane north of John Forsyth Road and east of Ashworth Street..... 512
By-law No. 8022/2002, a by-law of The City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on Breckenridge Close, Setterington Bay and St. Albans Road in the Assiniboia Community 512
By-law No. 8023/2002, a by-law of The City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located north of John Forsyth Road and Aldgate Road between Everden Road and St. Anne's Road in the Riel Community 512
By-law No. 8024/2002, a by-law of The City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on Bloomer Crescent between Laxdal and Elmhurst Roads in the Assiniboia Community 512
By-law No. 8029/2002, a by-law of The City of Winnipeg to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on the west side of St. Anne's Road, south of Fermor Avenue in the Riel Community 512

Table of Contents (continued)

REPORT OF THE STANDING POLICY COMMITTEE ON PROTECTION AND COMMUNITY SERVICES dated April 8, 2002

1. Award of Contract for the Supply and Delivery and Installation of Office System Furniture, Tables, Chairs and Related Work, Tender No. 684-2001 and Award of Contract for the Lease of Furniture, Request for Proposals No. 148-2002 603
2. Extension and Expansion of the "Police Overtime/Pilot Project", within the Winnipeg Police Service, for the period April 1, 2002 to March 31, 2003 (inclusive) 607
3. Community Incentive Grant Application - Manitoba Hellenic Cultural Centre Inc. 613
4. Community Incentive Grant Application - Collège Kelvin High School 615
5. Community Incentive Grant Application - Isaac Brock Community Centre 617
6. Community Incentive Grant Application - St. Gerard School 618
7. Community Incentive Grant Application - Sgt Tommy Prince, M.M. Memorial Fund 620
8. Request to Amend Operating Terms of Reference for the Seven Oaks House Museum Board and Citizen Member Appointments 622

REPORT OF THE ALTERNATE SERVICE DELIVERY COMMITTEE dated April 9, 2002

1. Selection Report 2002 - Glacial Sand and Gravel Special Operating Agency (SOA) 703
2. Selection Report - Winnipeg Golf Services Special Operating Agency 716

AGENDA

Meeting No. 9

The Clerk advises the Speaker that a quorum is present.

The Speaker calls the meeting to order.

Opening Prayer read by Councillor Smith.

Roll call.

INTRODUCTION AND WELCOME OF GUESTS AND ANNOUNCEMENTS

The Speaker introduces the Pages for the Council meeting.

MINUTES

Councillor moves that the minutes of the meeting held on March 20, 2002, be taken as read and confirmed.

COMMUNICATIONS

From the City Solicitor/Manager of Legal Services,

Submitting as instructed by Council on February 26, 1997, draft by-law to widen the northeast corner of Pandora Avenue and Day Street, in the East Kildonan-Transcona Community, which by-law may receive all three readings. File DAO 8/96 (By-law No. 8014/2002)

From the City Solicitor/Manager of Legal Services,

Submitting as instructed by Council on December 16, 1998, draft by-law to close Gateside Street north of Murray Avenue, in the Lord Selkirk-West Kildonan Community, which by-law may receive all three readings. File DAC 18/98 (By-law No. 8015/2002)

From the City Solicitor/Manager of Legal Services,

Submitting as instructed by Council on July 18, 2001, draft by-law to close part of the public lane south of Clarence Avenue and west of Marshall Bay, in the Assiniboia Community, which by-law may receive all three readings. File DAC 8/2000 (By-law No. 8016/2002)

From the City Solicitor/Manager of Legal Services,

Submitting as instructed by Council on March 20, 2002, draft by-law to change the names of certain highways in The City of Winnipeg (to Waterfront Drive), in the City Centre Community, which by-law may receive all three readings.
File SC-3.14(32) (Vol. 2) (By-law No. 8017/2002)

From the City Solicitor/Manager of Legal Services,

Submitting as instructed by Council on March 20, 2002, draft by-law to change the names of certain highways in The City of Winnipeg (to Durham Bay), in the Riel Community, which by-law may receive all three readings. File SC-3.14(35) (Vol. 2) (By-law No. 8018/2002)

From the City Solicitor/Manager of Legal Services,

Submitting as instructed by Council on March 20, 2002, draft by-law to change the names of certain highways in The City of Winnipeg (to Cascade Bay), in the Riel Community, which by-law may receive all three readings. File SC-3.14(35) (Vol. 2) (By-law No. 8019/2002)

From the City Solicitor/Manager of Legal Services,

Submitting as instructed by Council on March 20, 2002, draft by-law to change the names of certain highways in The City of Winnipeg (to Westdale Place), in the Riel Community, which by-law may receive all three readings. File SC-3.14 (35) (Vol. 2) (By-law No. 8020/2002)

From the City Solicitor/Manager of Legal Services,

Submitting as instructed by Council on November 21, 2002, draft by-law to approve a Plan of Subdivison and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on Breckenridge Close, Setterington Bay and St. Albans Road in the Assiniboia Community, which by-law may receive all three readings. File DASZ 17/2001 (By-law No. 8022/2002)

From the City Solicitor/Manager of Legal Services,

Submitting as instructed by Council on January 30, 2002, draft by-law to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located north of John Forsyth Road and Aldgate Road between Everden Road and St. Anne's Road in the Riel Community, which by-law may receive all three readings.
File DASZ 26/2001 (By-law No. 8023/2002)

Communications (continued)

From the City Solicitor/Manager of Legal Services,

Submitting as instructed by Council on March 20, 2002, draft by-law to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on Bloomer Crescent between Laxdal and Elmhurst Roads in the Assiniboia Community, which by-law may receive all three readings. File DASZ 29/2001 (By-law No. 8024/2002)

From the City Solicitor/Manager of Legal Services,

Submitting as instructed by Council on January 30, 2002, draft by-law to close part of the public lane south of Murray Avenue and east of Durban Place, which by-law may receive all three readings. File DAC 10/2001 (By-law No. 8027/2002)

DELEGATIONS

Cec Muldrew, on behalf of the Council of Canadians, will appear before Council in support of Clause 2 of the Report of the Executive Policy Committee dated April 10, 2002 regarding the Federation of Canadian Municipalities – Trade Agreement. File GC-5.1

Margaret Maier, private citizen, will also appear before Council in support of Clause 2 of the Report of the Executive Policy Committee dated April 10, 2002 regarding the Federation of Canadian Municipalities – Trade Agreement. File GC-5.1

Austin Cooper, private citizen, will appear before Council in opposition to Clause 3 of the Report of the Executive Policy Committee dated April 17, 2002 regarding Destination Winnipeg - Amalgamation of the Economic Development Agencies - Economic Development Winnipeg and Tourism Winnipeg. File EP-2 (Vol. 28)

REPORT OF THE

EXECUTIVE POLICY COMMITTEE

DATED APRIL 3, 2002

The Executive Policy Committee submits Clauses 1, 2, 3, 4, 5 and 6 as consent items.

The Executive Policy Committee submits the above-noted Report and recommends:

Report of the Executive Policy Committee dated April 3, 2002

Request for Transfer of Approved Funding from the City Centre Land Dedication Reserve Fund - Grant Park High School to Grosvenor School

File EP-2 (Vol. 29)

1. Council, on January 26, 2000, adopted Clause 4 of the Report of the Executive Policy Committee dated January 12, 2000, authorizing an expenditure in the amount of $15,000.00 from the City Centre Land Dedication Reserve Fund to assist with the cost of construction of an outdoor rink and tennis court, with fencing, at Grant Park High School.

On April 3, 2002, the Executive Policy Committee was advised that the Standing Policy Committee on Protection and Community Services, at its meeting held on March 11, 2002, considered and concurred in a request from the Superintendent of Schools - South, The Winnipeg School Division No. 1, for the transfer of funding from the Land Dedication Reserve Fund in the amount of $15,000.00 approved to Grant Park High School, to Grosvenor School for a 2002 capital project to improve the school playground.

The Executive Policy Committee concurs in the above and recommends that the amount of $15,000.00 approved by Council on January 26, 2000, from the City Centre Land Dedication Reserve Fund, to assist with the cost of constructing an outdoor rink and tennis court, with fencing, at Grant Park High School, be transferred to Grosvenor School for a 2002 capital project to improve the school playground.

Proposed Closing of Parts of St. Albans Road, Setterington Bay and Breckenridge Close

File DAC 13/2001

2. The Executive Policy Committee has been advised that the street closures require a by-law pursuant to Section 495 of The City of Winnipeg Act.

Council, on November 21, 2001, approved an application from Qualico Developments (Winnipeg) Ltd. to subdivide and rezone the lands identified as "Proposed Subdivision DASZ 17/2001" on Attachment "A". The new streets being created by the subdivision will render the portions of the existing streets identified as "Proposed Closings" on Attachment "A" obsolete.

The proposal has been considered by all affected City departments and public utilities. There are no objections or conditions to the closings. These streets do not physically exist. There is no public use of the property.

The Assiniboia Community Committee approved the street closings at a public meeting held on September 18, 2001.

Transfer of Ownership of Streets from Province to City

The streets must be legally closed before they may be transferred to the applicant. Title to all public rights-of-way in Manitoba are vested in the name of the Province. The registration in the Winnipeg Land Titles Office of a closing by-law removes the public right-of-way status from the land and vests the ownership of the property in the City's name. The City is not entitled to enter into any transactions concerning the land until this has been done.

Transfer of Streets for $1.00

Whyte Ridge Residential Developments Ltd. was the owner of the lands before they were dedicated as public streets. Whyte Ridge Residential Developments Ltd. was purchased by Qualico Developments (Winnipeg) Ltd. a number of years ago. Qualico has submitted an application to have the portions of the streets which are obsolete returned to them. On April 4, 2002, the Standing Policy Committee on Property and Development approved the transfer of the closed streets to Qualico for the nominal sum of $1.00.

This report is submitted in accordance with the provisions of By-law No. 7325/98, a by-law to allow certain street opening and closing applications to be submitted to the Executive Policy Committee for report to Council without the requirement to be reviewed by a Standing Policy Committee.

The following criteria must be met before the authority given in the by-law may be exercised:

1. The proposed closing must have been addressed at a public meeting and received approval from the Committee before which the public meeting took place.
2. The proposed closing and sale must have been approved by the Director of Public Works.
3. The proposed closing must have been submitted to all affected City departments and public utilities with no objections having been received.

4. Any conditions regarding engineering aspects (i.e. relocation of facilities) must have been mutually agreed to.
5. The terms and conditions of any easement agreements created by the proposed closing and sale must have been addressed.
6. The proposed closing must have been approved by the affected property owner(s).
7. The terms and conditions of any agreements concerning the proposed closing and sale must have been approved by the Director of the department that requested the closing and either the Standing Committee on Fiscal Issues, the Standing Policy Committee on Property and Development, or the Director of the Planning, Property and Development Department, as is appropriate.

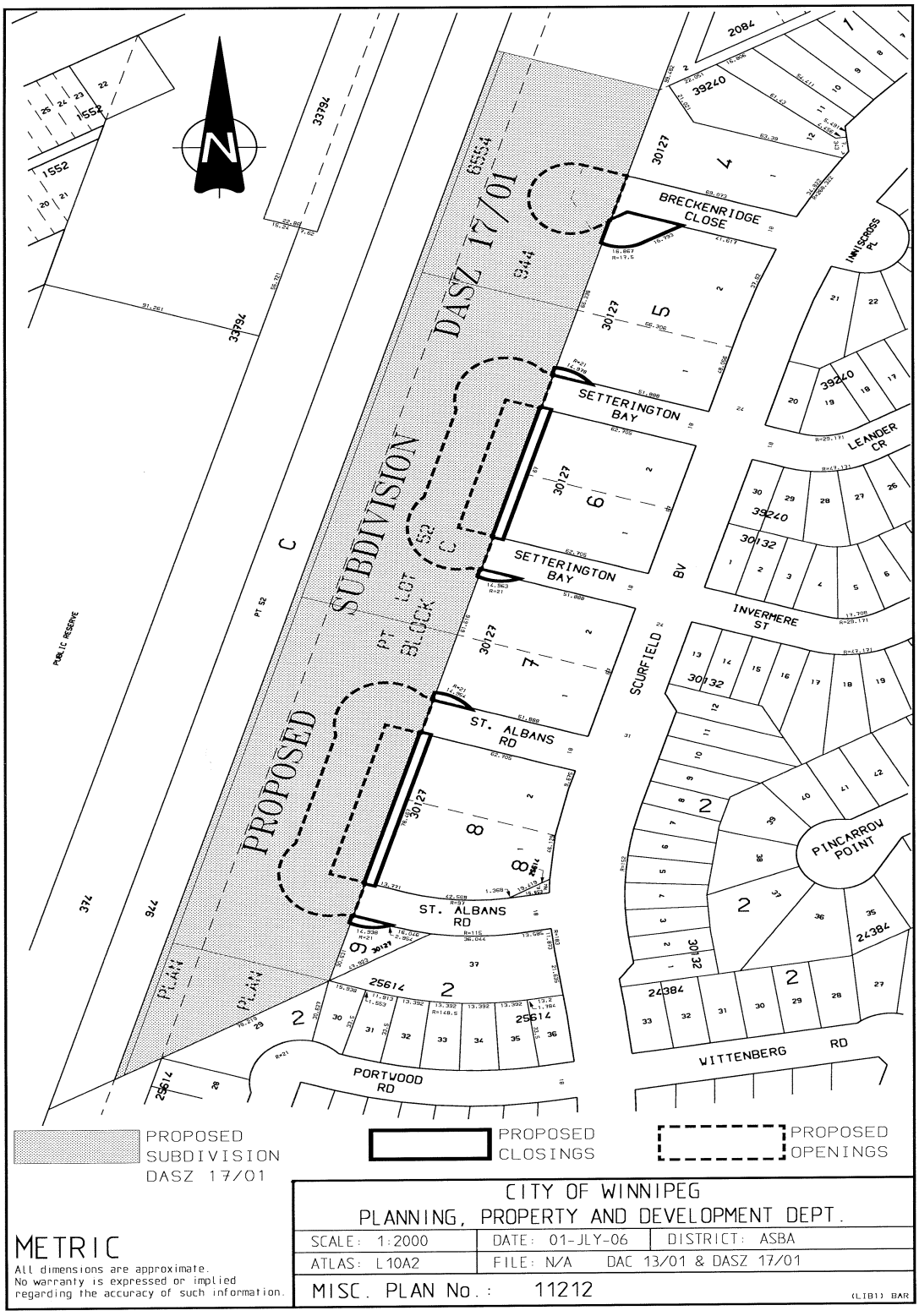
All of the criteria have been met.

The Executive Policy Committee recommends:

I. That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the closing in accordance with Attachment “A”, Misc. Plan No. 11212.

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

Attachment "A" referred to in Clause 2 of the Report of the Executive Policy Committee dated April 3, 2002



Proposed Closing of Part of Marksbridge Drive

File DAC 24/2001

3. The Executive Policy Committee has been advised that the street closure requires a by-law pursuant to Section 495 of The City of Winnipeg Act.

In November of 2001, Council approved DASZ 19/2001, an application to subdivide and rezone certain lands south of Marksbridge Drive and east of Lindenwood Drive West. This application included the portion of Marksbridge Drive shown as "Proposed Closing" on Attachment "A". The applicant, Genstar Development Corporation, neglected to apply for the subject street closing when it applied to subdivide and rezone the adjacent lands.

The Assiniboia Community Committee approved the street closure at a public meeting held on February 19, 2002.

Transfer of Jurisdiction from Province to City

The street must be legally closed before it may be transferred. Title to all public-right-of ways in Manitoba is vested in the name of the Province. The registration in the Winnipeg Land Titles Office of a street closing by-law removes the public right-of-way status from the land and vests the ownership of the property in the City's name. The City is not entitled to dispose of the land until this has been done.

Closed Street to be Transferred for $1.00

The street will be incorporated into DASZ 19/2001. The area of the streets being created by DASZ 19/2001 exceeds the area of the street being closed. In accordance with City policy, the closed street will be transferred to the Developer for the nominal sum of $1.00.

Services Within Street

All requirements for the provision of easements or the relocation of any existing services in the portion of Marksbridge Drive proposed to be closed have been addressed by the Subdivision Application.

This report is submitted in accordance with the provisions of By-law No. 7325/98, a by-law to amend current procedures to allow certain street opening and closing applications to be submitted to the Executive Policy Committee for report to Council without the requirement to be reviewed by a Standing Policy Committee.

The following criteria must be met before the authority given in the by-law may be exercised:

1. The proposed closing must have been addressed at a public meeting and received approval from the Committee before which the public meeting took place.
2. The proposed closing and sale must have been approved by the Director of Public Works.
3. The proposed closing must have been submitted to all affected City departments and public utilities with no objections having been received.
4. Any conditions regarding engineering aspects (i.e. relocation of facilities) must have been mutually agreed to.

5. The terms and conditions of any easement agreements created by the proposed closing and sale must have been addressed.
6. The proposed closing must have been approved by the affected property owner(s).
7. The terms and conditions of any agreements concerning the proposed closing and sale must have been approved by the Director of the department that requested the closing and either the Standing Committee on Fiscal Issues, the Standing Policy Committee on Property and Development, or the Director of the Planning, Property and Development Department, as is appropriate.

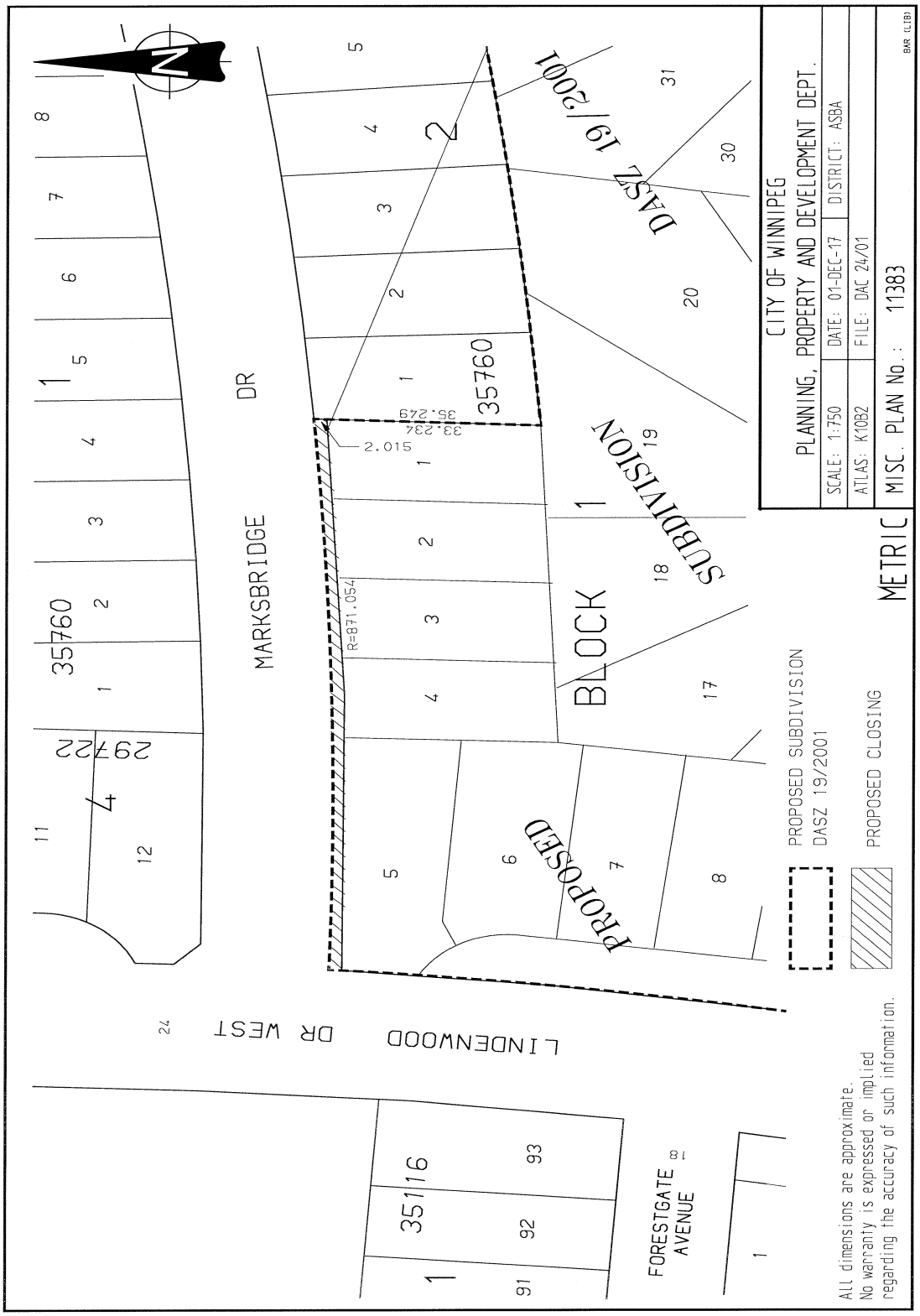
All of these criteria have been met.

The Executive Policy Committee recommends:

I. That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the closing in accordance with Attachment “A”, Misc. Plan No. 11383.

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

Attachment "A" referred to in Clause 3 of the Report of the Executive Policy Committee dated April 3, 2002



Proposed Closing of the Public Lane South of Clarence Avenue, West of Marshall Bay
File DAC 8/2000

4. The Executive Policy Committee has been advised that the lane closure requires a by-law pursuant to Section 495 of The City of Winnipeg Act.

The Planning, Property, and Development Department has received requests from the owners of 1126 and 1132 Clarence Avenue regarding the purchase of the public lane adjacent to their properties. The subject lane is unpaved. There is no public use of this land.

The proposal was approved by the Assiniboia Community Committee at a public meeting held on September 12, 2000. The terms and conditions of the sale of the land were approved by the Standing Policy Committee on Property and Development on July 5, 2001, and by Council on July 18, 2001.

Transfer of Ownership of Lane from Province to City

The lane must be legally closed before it may be sold. Title to all public right-of-ways in Manitoba is vested in the name of the Province. The registration in the Winnipeg Land Titles Office of a lane closing by-law removes the public right-of-way status from the land and vests the ownership of the property in the City's name. The City is not entitled to dispose of the land until this has been done.

Lane Approach from Marshall Bay

The Transportation Division of the Public Works Department has advised that the owners of 1126 Clarence Avenue will be required to either remove the existing approach to the lane from Marshall Bay and restore the boulevard or obtain approval for the private use of the approach.

Easement

Manitoba Hydro will require an easement for the maintenance of an existing overhead line in the south portion of the lane.

This report is submitted in accordance with the provisions of By-law No. 7325/98, a by-law to amend current procedures to allow certain opening and closing applications to be submitted to the Executive Policy Committee for report to Council without the requirement to be reviewed by a Standing Policy Committee.

The following criteria must be met before the authority given in the by-law may be exercised:

1. The proposed closing must have been addressed at a public meeting and received approval from the Committee before which the public meeting took place.
2. The proposed closing and sale must have been approved by the Director of Public Works.
3. The proposed closing must have been submitted to all affected City departments and public utilities with no objections having been received.
4. Any conditions regarding engineering aspects (i.e. relocation of facilities) must have been mutually agreed to.

5. The terms and conditions of any easement agreements created by the proposed closing and sale must have been addressed.
6. The proposed closing must have been approved by the affected property owner(s).
7. The terms and conditions of any agreements concerning the proposed closing and sale must have been approved by the Director of the department that requested the closing and either the Standing Committee on Fiscal Issues, the Standing Policy Committee on Property and Development, or the Director of the Planning, Property and Development Department, as is appropriate.

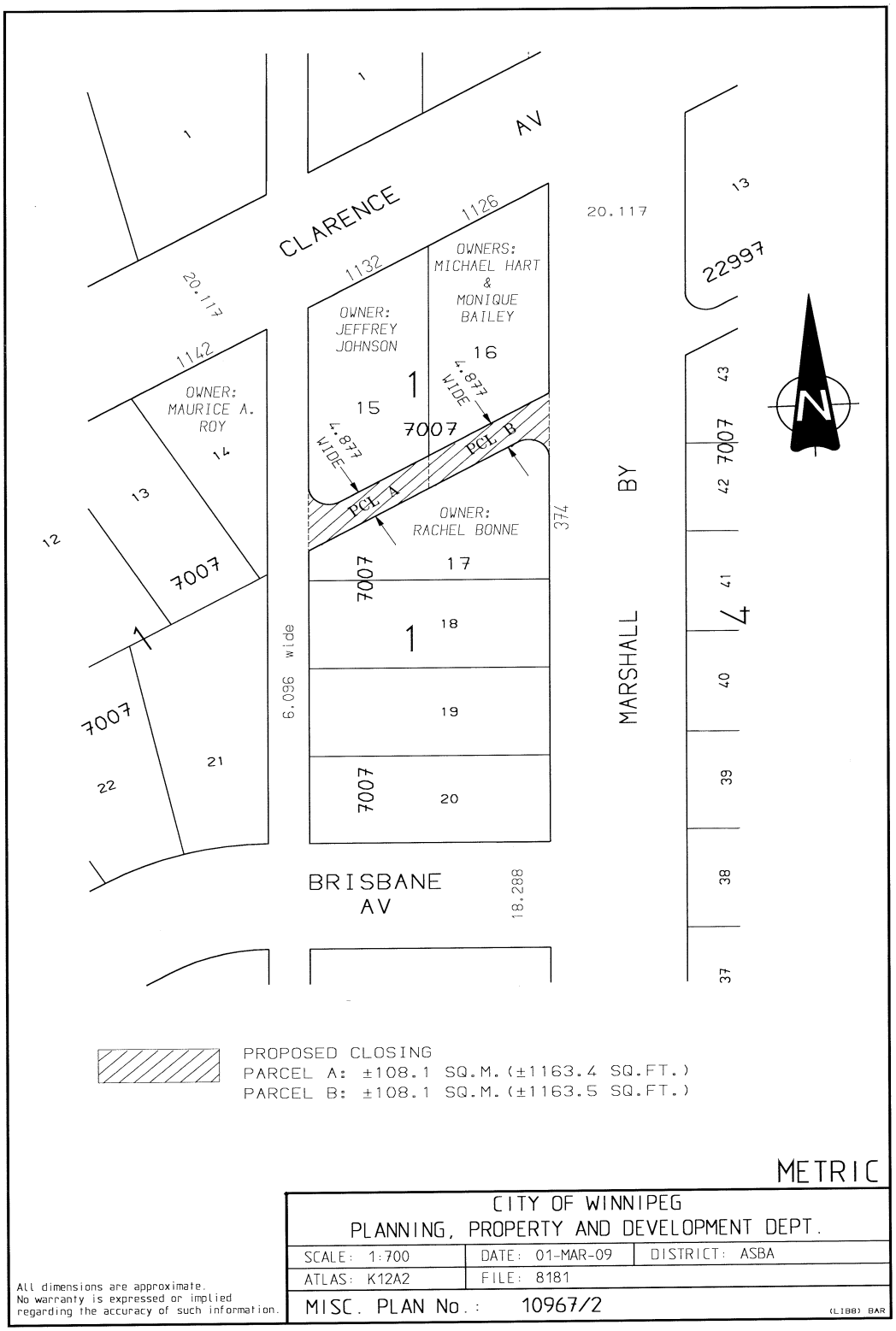
All of these criteria have been met.

The Executive Policy Committee recommends:

I. That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the closing in accordance with Attachment “A”, Misc. Plan No. 10967/2.

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

Attachment "A" referred to in Clause 4 of the Report of the Executive Policy Committee dated April 3, 2002



Lane Corner Widening at the Rear of 664 Anderson Avenue

File DAO 1/2002

5. The Executive Policy Committee has been advised that the lane corner widening requires a by-law pursuant to Section 495 of The City of Winnipeg Act.

In 1993, the Board of Commissioners approved a report from the Director of Operations and instructed the Planning, Property and Development Department to negotiate for the acquisition of the land required for the subject lane corner widening, as illustrated on Attachment "A".

The owners of the land agreed to sell the property to the City in 1993. The City has paid for the land and registered a caveat against the title to the property giving notice of its intention to dedicate the land as public lane. The corner cut has been constructed.

This report is submitted in accordance with the provisions of By-law No. 7325/98, a by-law to amend current procedures to allow certain street opening and closing applications to be submitted to the Executive Policy Committee for report to Council without the requirement to be reviewed by a Standing Policy Committee.

The following criteria must be met before the authority given in the by-law may be exercised:

1. The proposed opening and acquisition must have been approved by the Director of Public Works.
2. The proposed opening must have been submitted to all affected City Departments and public utilities with no objections having been received.
3. Any conditions regarding engineering aspects (i.e. relocation of facilities) must have been mutually agreed to.
4. The affected property owner(s) must have agreed to the terms and conditions of the acquisition of the land required for the proposed opening.
5. The terms and conditions of any agreements concerning the proposed opening and acquisition must have been approved by the Director of the department that requested the opening and either the Standing Committee on Fiscal Issues, the Standing Policy Committee on Property and Development, or the Director of the Planning, Property and Development Department, as is appropriate.

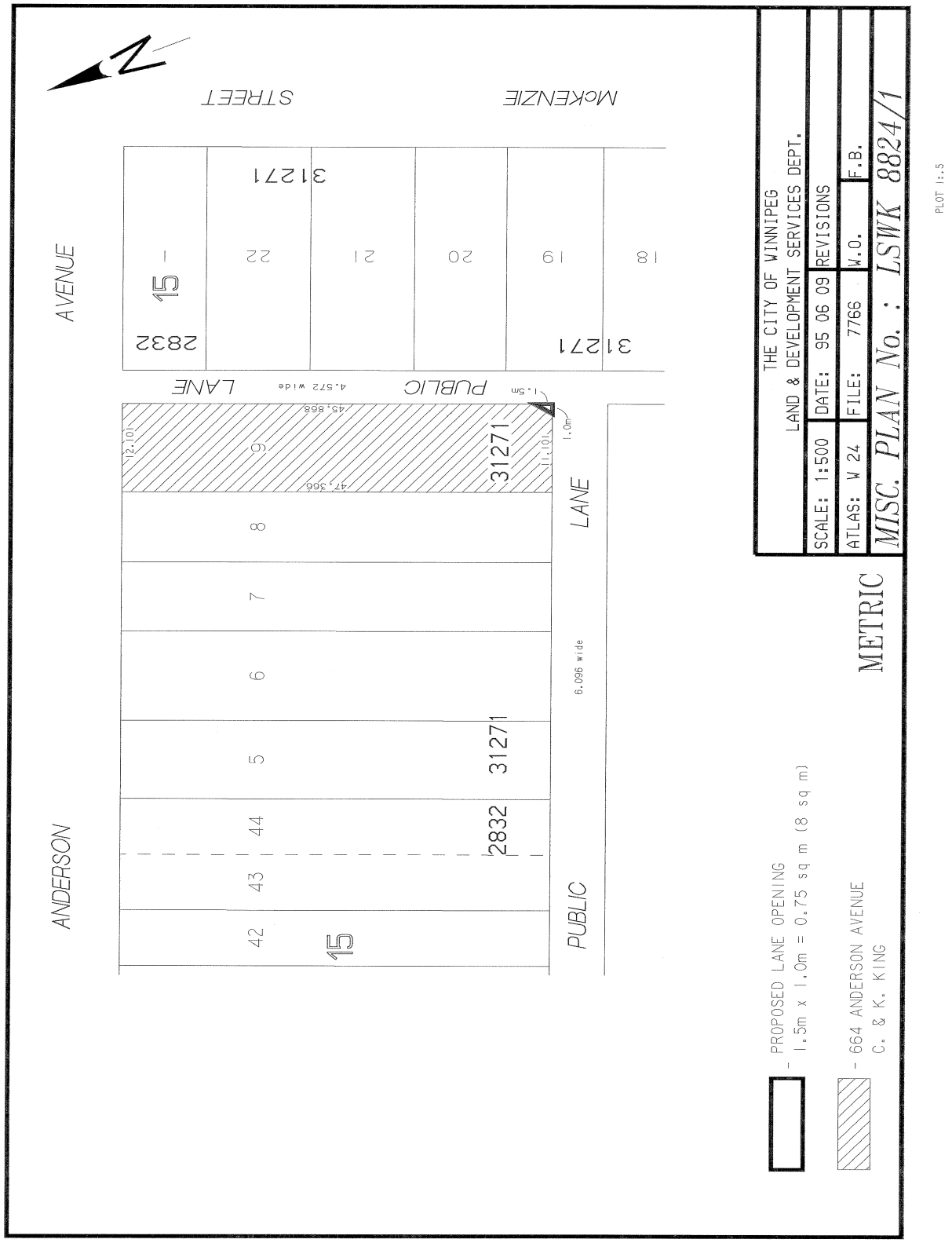
All of these criteria have been met.

The Executive Policy Committee recommends:

I. That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the lane corner widening in accordance with Attachment "A", Misc. Plan No. 8824/1.

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

Attachment "A" referred to in Clause 5 of the Report of the Executive Policy Committee dated April 3, 2002



Lane Corner Widening at the Rear of 428 Mountain Avenue

File DAO 2/2002

6. The Executive Policy Committee has been advised that the lane corner widening requires a by-law pursuant to Section 495 of The City of Winnipeg Act.

In 1994, the Board of Commissioners approved a report from the Director of Operations and instructed the Planning, Property and Development Department to negotiate for the acquisition of the land required for the subject lane corner widening, as illustrated on Attachment "A".

The owners of the land agreed to sell the property to the City in 1995. The City has paid for the land and registered a caveat against the title to the property giving notice of its intention to dedicate the land as public lane. The corner cut has been constructed.

This report is submitted in accordance with the provisions of By-law No. 7325/98, a by-law to amend current procedures to allow certain street opening and closing applications to be submitted to the Executive Policy Committee for report to Council without the requirement to be reviewed by a Standing Policy Committee.

The following criteria must be met before the authority given in the by-law may be exercised:

1. The proposed opening and acquisition must have been approved by the Director of Public Works.
2. The proposed opening must have been submitted to all affected City departments and public utilities with no objections having been received.
3. Any conditions regarding engineering aspects (i.e. relocation of facilities) must have been mutually agreed to.
4. The affected property owner(s) must have agreed to the terms and conditions of the acquisition of the land required for the proposed opening.
5. The terms and conditions of any agreements concerning the proposed opening and acquisition must have been approved by the Director of the department that requested the opening and either the Standing Committee on Fiscal Issues, the Standing Policy Committee on Property and Development, or the Director of the Planning, Property and Development Department, as is appropriate.

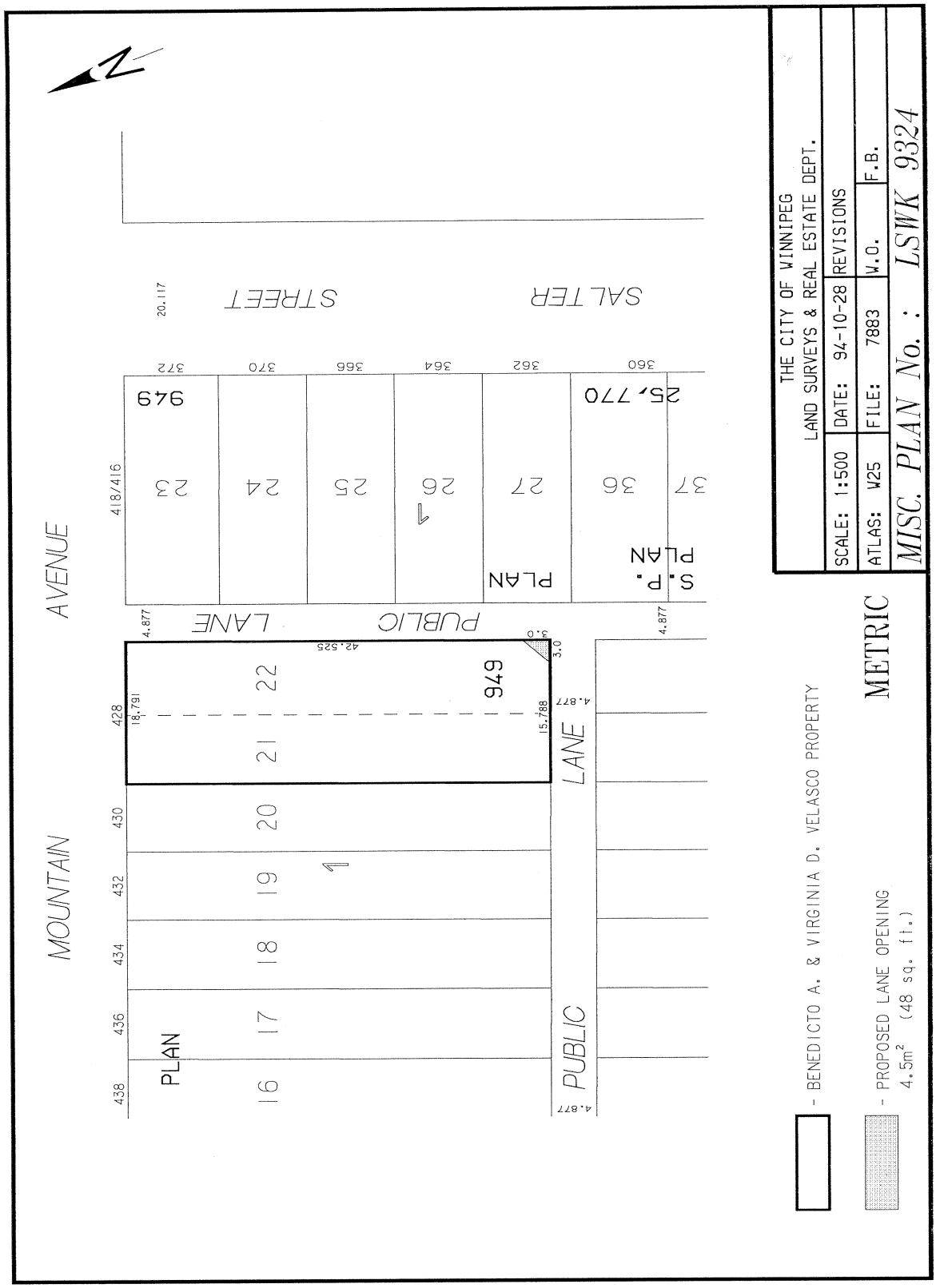
All of these criteria have been met.

The Executive Policy Committee recommends:

I. That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the lane corner widening in accordance with Attachment "A", Misc. Plan No. 9324.

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

Attachment "A" referred to in Clause 6 of the Report of the Executive Policy Committee dated April 3, 2002



REPORT OF THE

EXECUTIVE POLICY COMMITTEE

DATED APRIL 10, 2002

The Executive Policy Committee submits Clauses 1 and 2 as consent items.

Report of the Executive Policy Committee dated April 10, 2002

Date of Tax Sale Number 107
File FL-2.4 (Vol. 17)

1. The Executive Policy Committee has been advised that Secion 230(1) of The City of Winnipeg Act requires a resolution of City Council to initiate the annual Tax Sale proceedings.

The Chief Financial Officer, on an annual basis, forwards recommendations for tax sale to the Executive Policy Committee requesting that they be forwarded to Council for approval.

The Executive Policy Committee recommends:

I. That City of Winnipeg Tax Sale No. 107 be held on December 9, 2002, for lands which are in tax arrears for all or part of 2000, 2001 and 2002.

II. That all lands included in Tax Sale No. 107 be advertised and sold in accordance with the applicable sections of The City of Winnipeg Act, and, that the City of Winnipeg exercise its prior right to purchase the property advertised for sale in accordance with Section 235(5) of The City of Winnipeg Act.

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

Federation of Canadian Municipalities - Trade Agreements

File GC-5.1 (Vol. 45)

2. On April 10, 2002, the Executive Policy Committee passed the following motion, namely:

> "WHEREAS municipal governments across Canada have expressed concerns about the possibility of international trade and investment agreements impacting on municipal government operations;
>
> THEREFORE BE IT RESOLVED that the City of Winnipeg support the Federation of Canadian Municipalities' position that any proposed Free Trade of the Americas (FTAA) agreement, or possible changes to the General Agreement on Trade in Services (GATS) should not impact on nor limit the ability of municipal governments in their delivery of their mandated services to their communities,"

and submits same to Council for approval.

REPORT OF THE

EXECUTIVE POLICY COMMITTEE

DATED APRIL 17, 2002

The Executive Policy Committee submits Clauses 1, 2, 3, 4, 5, 6, 7, 8 and 9 as consent items.

The Executive Policy Committee submits the following Report and recommends:

CentreVenture - Increase in Endowment Fund - Renewal of Operational-Funding Agreement and Expansion of the Mandated Area

File EP-1.2.3 (Vol. 3)

1. On May 13, 1999, Council amended and adopted the CentreVenture- *Downtown Revitalization Report and its companion, CentreVenture: A New Approach to Downtown Revitalization Report*, dated May 5, 1999. City Council endorsed the creation of CentreVenture Development Corporation to provide leadership in creating and sustaining business opportunities and economic growth in downtown Winnipeg.

On July 9, 1999, CentreVenture Development Corporation was duly incorporated under the laws of the Province of Manitoba.

On September 29, 1999 Council, "endorsed the spirit and intent of CentreVenture's Start-Up Business Plan."

On April 3, 2002, CentreVenture tabled their Report dated March, 2002, to the Executive Policy Committee.

The Executive Policy Committee referred the renewal of the Operational-funding agreement and investment of additional capital funds into the Development Bank to the Standing Committee on Fiscal Issues for report back by April 17, 2002.

The Executive Policy Committee also referred the expansion of the boundaries of the CentreVenture Mandated Area, renewal of the Asset Agreement for an additional three years and revision of Category D to reflect similar intent to Category B lands to the Standing Policy Committee on Property and Development for report back on April 17, 2002.

On April 9, 2002, the Standing Committee on Fiscal Issues passed the following motion, namely:

1. That $7 million be added to the CentreVenture Endowment Fund over the next two fiscal years to be allocated from the General Purpose Reserve.
2. That CentreVenture report to the Standing Committee on Fiscal Issues every six months with respect to their financial statements and investment return on the fund.

On April 4, 2002, the Standing Policy Committee on Property and Development referred the matter to the Administration for review and report back to a special meeting at the call of the chair.

On April 15, 2002, the Standing Policy Committee on Property and Development recommended the matter be laid over for an additional 30 days.

In their **Report to the City** dated March 2002, CentreVenture proposes that the City consider the following:

1. " *The City may want to consider the boundaries of the organization as a means to assembling other strategic city-owned, surplus properties- for redevelopment and for building the Urban Bank through access to more assets versus entirely direct capital contributions"*

> *2. "It would be important for the City to consider expanding the permitted use to areas on the "shoulder" of what is defined as downtown, particularly along Princess Avenue to the north and west of the CentreVenture boundaries and encourage adaptive reuse and new development where demand is growing and the market is expressing interest."*

As a result of the Red River College Campus and the Waterfront Drive projects, there has been significant activity with regard to proposed projects within the general vicinity of the campus and the northern terminus of the Waterfront Drive. Some of this activity occurs at the periphery of the geographically defined downtown, which is external to the Downtown Zoning By-law. A number of older warehouse buildings that are currently zoned Industrial, lie on the fringe of the designated downtown area (which aligns with the CentreVenture mandated area).

In close proximity to the Red River downtown campus, the City is aware of a number of development proposals for the adaptive re-use of heritage buildings that exist outside of the current CentreVenture mandated area. Other private and public sector properties within the southwest Point Douglas neighbourhood are also emerging as prime candidates for development as a result of the construction of Waterfront Drive. The ability of these proposals to become viable projects has been somewhat hampered by the less flexible Zoning By-law No. 6400 requirements, as well as the inability of project proponents to access the CentreVenture Heritage Incentive Programs or funding through their Urban Development Bank.

For the following reasons, the administration recommend that the boundaries for the CenterVenture mandated area be expanded beyond the existing Downtown area in general accordance with the attached plan:

- CentreVenture has the development knowledge and skills as well as the financial tools and capacity to assist in the materialization of the emerging opportunities that are currently at the periphery of their mandated area.

- Stakeholder discussions have identified both of these areas identified for incorporation as anomalies that could be considered as a part of the Downtown.

- The identified areas are not integral to the surrounding residential neighbourhoods.

Both areas identified for expansion lie within the Point Douglas Ward of the Lord Selkirk –West Kildonan Community Committee area.

Report of the Executive Policy Committee dated April 17, 2002

Downtown Initiatives / Downtown Zoning By-law Revision

The administration and CentreVenture are in the process of finalizing internal (staff and political input) as well as external stakeholder (developers, realtors, business, and professional consulting associations) input with regard to the Downtown Initiatives. The Downtown Initiatives propose sweeping and progressive changes to the City's downtown decision-making and approval processes. Examples of such initiatives include the revision of the *Downtown Winnipeg Zoning By-law No. 4800/88*, and the possible enfolding of all of the existing development review and approval committees (Board of Adjustment, Community Committee, Standing Policy Committees, and Advisory Committees) into a single Downtown Development and Approval body.

The goal of the revision of the now dated *Downtown Winnipeg Zoning By-law No. 4800/88*, is to more accurately reflect the CentrePlan vision and Downtown Winnipeg policy- primarily *CentrePlan: Development Framework and CentrePlan: Vision & Strategies.*

The expansion of CentreVenture's mandated area in and of itself, does not change the Zoning or the Zoning by-law Area (this area remains within the by-law 6400 area). Any proposed expansion or contraction of the Downtown requires changes to the current zoning for properties contained within those boundaries, and as such, require due process (consultation, Council direction, posting, public hearings, administrative reports, etc).

The administration recommend that all downtown policy and zoning be brought into alignment with the proposed expansion of CentreVenture's mandated area as appropriate. All downtown stakeholders and CentreVenture require that all of the rules and regulations concerning downtown development and approvals be consistent. However, as a result of the downtown zoning by-law revision process, it may be determined that blanket re-zoning is not appropriate as it may impact on surrounding neighbourhoods.

In the interim period, the administration will expedite development proposals within the expanded mandated area as they come forward.

The administration has not yet undertaken an exhaustive review of the property ownership within the proposed areas of expansion. Accordingly, the administration recommends that the authority to review and delineate the new CentreVenture mandated area, be delegated to the Director of Planning, Property, and Development, to ensure that there are no landowner conflicts with regard to the boundary.

In light of the various formal agreements that currently exist between the City and CentreVenture, and in order to reflect the intent of Council, the administration further recommend that the authority to finalize the terms and conditions of any necessary agreements be delegated to the Chief Administrative Officer.

Report of the Executive Policy Committee dated April 17, 2002

The Executive Policy Committee concurs with the recommendations of the Standing Committee on Fiscal Issues and recommends:

I. That $7,000,000.00 be added to the CentreVenture Endowment Fund over the next two fiscal years to be allocated from the General Purpose Reserve.

II. That the City of Winnipeg renew the Operational-Funding Agreement for an additional 4 years to support the mandate as stated in the Start-Up Business Plan of September, 1999.

III. That Council:

a) Approve in principle the expansion of the CentreVenture Development Corporation's mandated area as outlined on Appendix "A";
b) Authorize the Director of Planning, Property, and Development to review and delineate the specifics of the new CentreVenture mandated Area as may be required to satisfy land ownership issues;
c) Authorize the Chief Administrative Officer to approve the final terms and conditions concerning amendments to the Contribution Agreement dated November 17, 1999, as required to reflect the intent of Council.

IV. That the administration proceed with any necessary amendments to Plan Winnipeg and CentrePlan.

V. That the administration prepare zoning regulations for the expanded mandate area as a part of the downtown zoning by-law revision process.

VI. That the Proper Officers of the City do all things necessary to effect the intent of the foregoing.

Appendix "A" referred to in Clause 1 of the Report of the Executive Policy Committee dated April 17, 2002



2002 CentreVenture Heritage Tax Credit Program and the CentreVenture Downtown Heritage Program
File EP-1.2.3 (Vol. 3)

2. On March 6, 2002, the CentreVenture Development Corporation (CentreVenture) requested the City's Heritage Investment Reserve Fund Manager to provide $1 million towards the CentreVenture Heritage Tax Credit Program and $162,183.00 for the CentreVenture Downtown Heritage Program.

In keeping with CentreVenture's established reporting relationship with the City, the Executive Policy Committee is identified as the Designated Committee for the purposes of administrating this by-law.

On May 13, 1999, Council amended and adopted the CentreVenture- *Downtown Revitalization Report and its companion, CentreVenture: A New Approach to Downtown Revitalization Report*, dated May 5, 1999. City Council endorsed the creation of CentreVenture Development Corporation to provide leadership in creating and sustaining business opportunities and economic growth in downtown Winnipeg.

On July 9, 1999, CentreVenture Development Corporation was duly incorporated under the laws of the Province of Manitoba.

On September 24, 1999, the CentreVenture Board adopted its Start-Up Business Plan. On Pages 35 and 37 of the Start-Up Business Plan, CentreVenture identified the Downtown Heritage Tax Credit Program and the Gail Parvin Hammerquist Fund as programs that should be administered by CentreVenture under the Development Bank function.

On September 29, 1999 Council, "endorsed the spirit and intent of CentreVenture's Start-Up Business Plan."

On March 15, 2000, Council established the Heritage Investment Reserve in accordance with Section 338(1) of *The City of Winnipeg Act.*

On April 26, 2000, Council amended and adopted the creation of the CentreVenture Heritage Tax Credit Program as well as the CentreVenture Downtown Heritage Program.

On May 24, 2000, Council passed the CentreVenture Heritage Tax Credit By-law 7632/2000.

Also on May 24, 2000, Council passed the CentreVenture Heritage Program By-law No. 7633/2000.

On December 12, 2001 Council approved contributions in the amount of $1 million each to the Economic Development Investment Reserve, the Heritage Investment Reserve, and the Housing Rehabilitation Investment Reserve, to be funded from any further actual 2001 year-end surplus that may arise.

On April 3, 2002, CentreVenture tabled their Report to the City at the Executive Policy Committee.

HERITAGE INVESTMENT RESERVE:

On December 12, 2001, Council approved $1 million for the Heritage Investment Reserve. The Heritage Investment Reserve was established in order to fund all City and City-sponsored heritage programs and act as a revolving fund so that future funding of heritage programs could be sustained and thereby reduce the need to obtain additional funding.

Currently, the Reserve is sourced through four revenue streams as follows:

a) Original Seed Funding- $2 million from the Commitment Reserve (the source was unexpended 1999 heritage tax credits and 1999 Land Operating Reserve net revenues), unused 2000 tax credits of approximately $650,000, and uncommitted funds from the Gail Parvin Hammerquist Fund.

b) Land Operating Reserve- 5% of City land sales in a given year flow to provide funding for the Gail Parvin Hammerquist Fund.

c) Planning, Property, and Development Department Current Budget- $1.3 million has been provided as a line item within their budget on an annual basis.

d) Incremental Taxes – the incremental tax (increase) in projects that the Reserve funds flow back into the Reserve until the investment (tax credit) is repaid.

CENTREVENTURE DEVELOPMENT CORPORATION:

On March 6, 2002, the President and Chief Executive Officer of CentreVenture wrote the Director of the Planning, Property, and Development (also serving as the Heritage Investment Reserve Fund Manager), requesting additional funding for their Heritage Programs. The City had recently approved $1 million in funding for the Heritage Investment Reserve while an additional $162,183 was contributed through the Gail Parvin Hammerquist Fund from 5% of the proceeds of City-owned real estate sales within 2001.

Council created CentreVenture to facilitate private and public sector investment and development by, aggressively seeking new business, leveraging investment, and partnering with other levels of government.

CENTREVENTURE HERITAGE TAX CREDIT PROGRAM:

Many designated structures within the downtown are currently underutilized or lie vacant thereby providing little in the way of municipal or business tax revenues to the City. The Tax Credit enables the renovation of these structures putting them back onto the tax roles in productive use. Ultimately, the City receives financial and social benefits far in excess of the tax credits utilized as incentives to motivate such development.

CentreVenture has requested that the $1 million recently directed into the Heritage Investment Reserve be made available for the CentreVenture Heritage Tax Credit Program. In their letter dated March, 6, 2002, CentreVenture states that;

"With adaptive re-use of heritage buildings as a priority, we recommend the program assist heritage buildings in the downtown or support investment and development within the historic Exchange District. We suggest that a sunset clause be introduced with this allocation of funding and the program be geared to wrap up upon completion of projects. We further propose this program has an added emphasis on residential and mixed use projects".

The administration concurs with CentreVenture on the stated use of these funds and as such, has worked with CentreVenture to establish the 2002 CentreVenture Heritage Tax Credit Program Criteria and Procedures as outlined on Appendix "A", and as recommended for approval.

CENTREVENTURE DOWNTOWN HERITAGE PROGRAM:

The City created the Gail Parvin Hammerquist Fund (By-law No. 7040/97) to encourage greater investment in the retention, improvement, and use of designated buildings. Financing is provided from a share (5%) of revenues from sales of City-owned real estate.

Two components of the CentreVenture Downtown Heritage Program include the Heritage Economic Development Initiatives, which may include grants to fund innovative measures to attract new investment, occupants, and uses for heritage buildings, and the Capital Grants Initiatives made available to assist owners in conserving the heritage character, architectural elements, and detailing of their buildings. Grants may amount to no more than 50% of approved costs for eligible work up to a maximum of $25,000. Appendices "B" and "C" identify the program criteria and procedures for each of these Initiatives.

CentreVenture has requested that the available $162,183.00 committed to replenish the CentreVenture Downtown Heritage Program to be administered jointly with the City's Designated Officer.

"*The fund will be aimed at spurring investment in designated heritage buildings in the downtown or be used to support development in the historic Exchange District. The use could, but need not be limited to direct investment in projects or in studies and services to support projects that will result in the implementation of specific, time-limited objectives and tangible end products and development*."

The administration concurs with CentreVenture on the stated use of these limited funds and as such, has worked with CentreVenture to establish the 2002 CentreVenture Downtown Heritage Program Criteria and Procedures as attached, and as recommended for approval.

FINANCIAL IMPACT:

The funding necessary to effect these Programs is currently in place within the Heritage Investment Reserve.

Within their Report to the City dated March 2002, CentreVenture has advised that their CentreVenture Heritage Tax Credit Program is nearing the point at which it has achieved its purpose of priming development, but that the Program should continue for one more cycle and that a sunset clause should be introduced.

Report of the Executive Policy Committee dated April 17, 2002

The Executive Policy Committee recommends:

I. That Council approve the 2002 CentreVenture Heritage Tax Credit Program including:

a) The Program Criteria and Procedures, as outlined on Appendix“A”.
b) Funding in the amount of $1 million for the Program to be sourced from the Heritage Investment Reserve.

II. That Council approve the 2002 CentreVenture Downtown Heritage Program including:

a) Two components of the Program identified as the Heritage Economic Development Initiatives and the Capital Grants Initiatives.
b) The Program Criteria and Procedures, as outlined on Appendices "B" and "C".
c) Funding in the amount of $162,183.00 for the Program to be sourced from the Heritage Investment Reserve.

III. That Council authorize the Chief Administrative Officer to approve the final terms and conditions for these CentreVenture Heritage Programs as required to reflect the intent of Council.

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

Appendix "A" referred to in Clause 2 of the Report of the Executive Policy Committee dated April 17, 2002



CENTREVENTURE 2002 DOWNTOWN HERITAGE TAX CREDIT PROGRAM

CRITERIA AND PROCEDURES

April, 2002

CENTREVENTURE
2002 DOWNTOWN HERITAGE TAX CREDIT PROGRAM

The CentreVenture Downtown Heritage Tax Credit Program is intended to stimulate capital investment in the conservation and reuse of historical buildings in the heart of Winnipeg. The program is open to owners and long-term tenants of buildings designated as historic by the City of Winnipeg and located within the boundaries of CentreVenture Development Corporation, as defined by the attached map.

This tax credit program is intended to support work that:

- Repairs and stabilizes City-designated heritage buildings in downtown Winnipeg, especially buildings that are vacant or underutilized;
- Extends the life of such structures;
- Conserves significant architectural or other heritage elements; and/or
- Rehabilitates space to meet contemporary requirements, but in the process makes minimal changes to a building's historical integrity, including its defining design characteristics, site and environment.

Credits may be used at the recipient's discretion for up to 10 years to reduce the property, business and, in qualifying circumstances, the amusement taxes levied by the City on the building and its site. The City's Designated Officer and CentreVenture Development Corporation will jointly assess applications.

MINIMUM REQUIREMENTS

Only proposals that entail a minimum of $50,000 in eligible work will be considered. The maximum assistance available is $250,000 per building.

TIMING

Applications must be submitted to CentreVenture on or before **4:00 pm, Thursday, June 27, 2002**.

Successful applicants will be notified by August 15, 2002. Legal agreements will be drawn up and interior construction must begin by January 15, 2003, exterior work must start by June 1, 2003. Proposed work must be completed by October 1, 2003. The City and CentreVenture shall have the right to conduct inspections of the project and reserve the right to cancel or withdraw funding approval if the above dates for starting or finishing the project are not met or if the construction falls significantly behind schedule to the point where it is clear that the project would not be completed within the specified time frame.

TAX CREDIT VALUES / ELIGIBLE WORK

Tax credits are calculated on the basis of 50% of the net private investment made in eligible work for:

- Repairs deemed essential to the stabilization and preservation of the physical integrity of a designated building, including repairs to the roof, drainage system, foundation, and exterior cladding;
- Measures that protect significant original heritage elements, restore significant original elements, or reconstruct those that are missing;
- Repair or replacement of electrical, mechanical/heating and plumbing systems (including fire sprinkling, air conditioning and repair of heritage elevators) to ensure compliance with the Manitoba Building Code

Tax credits are calculated on the basis of 15% of the net private investment made in eligible work for:

- New interior construction where the work is sympathetic to the original fabric of the building;
- Measures to restore, upgrade or convert a designated building to a functional state for contemporary occupancy such as sympathetically designed, improved accessibility for the disabled;
- Asbestos removal;
- Energy efficient upgrading provided the exterior appearance of the building is not affected;

Tax credits calculated on the basis of 10% of the net private investment made in eligible work for approved architectural, engineering and interior design fees.

NOT ELIGIBLE FOR TAX CREDITS

- Replacement of windows in materials not original to the building
- Non-heritage awnings and signage
- Exterior paint colours not based on historical analysis
- Application of water-repellent coatings
- Sandblasting or other cleaning methods that may damage building materials or finishes
- Demolition and haulage costs
- Additions, new outbuildings, new fences
- Landscaping or other work not done to the designated building unless the work is essential to the provision of physical access for persons with disabilities
- Moving of buildings
- Work on a designated replica or reconstructed building
- Removing, preserving, storing, or reusing portions of a demolished designated building
- Routine maintenance of a designated building and its site
- Soft costs including: plumbing fixtures, wall coverings, floor coverings, lighting fixtures, etc.
- Feasibility studies
- Permit costs, management fees, borrowing costs
- Equipment rental

APPLICATION CRITERIA

1. CentreVenture Downtown Heritage Tax Credit Program is limited to designated historical buildings (under the terms of the City's Historical Buildings By-law 1474/77) within the boundaries of the CentreVenture Mandated Area.

2. Applications may be submitted by registered building owners or long-term tenants who are responsible for the City property, business and/or amusement taxes applicable to the land and building. Tenant-applicants must have the owner's written authorization for the proposed project and a signed lease effective for 10 years following completion of the work.

3. Owners or long-term tenants whose City tax, utility or other payments are in arrears may submit applications. However, any approval of assistance will be conditional upon outstanding amounts being paid by a mutually determined deadline. If that condition is not met, a formal agreement to proceed with the tax credit will not be executed. Previously executed agreements may be deemed null and void if taxes are in arrears prior to first application of credits.

4. All applications must be in the form of a written Scope of Work that includes:
   - The building's legal address, registered ownership, legal property description, certificate of title number, property assessment roll number, and grade of heritage designation;
   - A brief description of the condition of the building and its site;
   - A brief description of the building's recent occupancy history and vacancy rate;
   - An outline of the proposed project and schedule for undertaking the work;
   - The estimated costs of all labour and materials, supported by two independent quotations;
   - A list of all proposed sources of project financing;
   - Detailed drawings and/or specifications for the proposed work;
   - Photographs of the affected areas of the building; and
   - A brief description of the steps that will be taken to ensure future upkeep and repair of the structure and its heritage elements.

5. Proposed projects must entail new repairs and capital improvements. Tax credits will not be granted retroactively for work done before an application has been made or appropriate approvals have been given.

6. Projects must involve a minimum $50,000 in eligible work. The maximum value of net private investment in eligible work for which a tax credit may be allocated is $500,000. The maximum tax credit available through this program is $250,000 per building.

7. Tax credits will be extended for net private investment made in approved costs, exclusive of any other government grants or rebates, including any provincial sales tax or federal goods and services tax refunds or credits recipients may be eligible for, regardless of whether they have applied for or received those entitlements.

8. One application will be sufficient to cover all phases of a multiple-stage conservation project, subject to the $500,000 cap on the amount of investment eligible for assistance. Upon mutual agreement, approved tax credits will be proportioned accordingly and released only as the work is completed and is satisfactorily documented and inspected.

9. A heritage agreement must be signed and put into effect before work on an approved project can begin. No work undertaken prior to an executed agreement will be considered.

10. All eligible design work and structural assessments shall be conducted by registered Manitoba architects, interior designers and/or engineers, as applicable.

11. All eligible work must be performed by individuals or companies that are Workers Compensation Board compliant and have registered GST numbers.

12. Proposed use(s) and conservation work must conform with all relevant provisions of the City's Zoning and Building By-laws, and with the City's Standards for Conservation.

13. The proposed work must be reviewed and pre-authorized through the issuance of heritage approvals from the City of Winnipeg, Planning and Land Use Division and a Heritage Permit, if applicable (required for buildings designated under the terms of the Heritage Resources Act).

14. Expenditures must be incurred in order to receive a full tax credit. If net private investment is lower than originally estimated, or if not all the eligible work is done or completed as first committed by a recipient, then the dollar amount of the credit will be reduced accordingly.

15. Credits may be applied at a recipient's discretion over a 10-year period against the City property and business taxes levied on the designated building (structure and land). Credits also may be used to reduce amusement taxes accruing to the City provided the subject building was not in use for amusement tax purposes prior to February 28, 1998.

16. The tax credits are non-refundable. Any unexpended credits will expire at the end of the 10-year term. Credits cannot be sold or transferred except in the following circumstances: where an owner-recipient wishes to sell or transfer title to their designated building, or a tenant-recipient wishes to transfer their long-term lease, the tax credit, or outstanding portion thereof, may continue to be available provided:
    a) the new owner or tenant formally agrees to assume all obligations associated with participation in the program; and
    b) the Executive Policy Committee approves the arrangement.

    Otherwise, any outstanding credit will be cancelled.

17. To enable this program to be administered in a cost-effective manner, the onus will be on applicants and tax credit recipients to provide all required information (reports, photographs, paid invoices, etc.) in a complete and timely fashion. The onus also will be on applicants and recipients to inform the City in a timely fashion of delays or changes in project plans.

18. Only projects that are consistent with the scope of eligible work and the City's Standards for Conservation will be considered.

EVALUATION CRITERIA

Applications will be evaluated based on the following criteria:

- Building conservation projects that includes significant exterior repair.
- Eligible work in buildings that are more than 50% vacant
- Buildings that bring new residential units onto the market
- Projects that contain mixed use of buildings. Mixed use is defined as a building that includes a combination of residential uses with commercial or institutional uses, preferably on separate floors.

ADMINISTRATIVE PROCEDURES

1. Applications are deemed to be submitted only upon receipt of a satisfactorily completed written Scope of Work.

2. Applicants must enter into a commitment agreement that details start date and completion date of eligible work. Completion shall be deemed to have the same meaning as substantial performance as provided for in Section II of the Builders' Lien Act, (Manitoba).

3. Where proposed projects involve buildings that are not on the City's Buildings Conservation list, applications for historical designation may be submitted to the City's Planning, Property and Development Department.

4. All appropriate permits, certificates or other authorizations must be obtained before work can proceed. Eligible costs for work done without the appropriate permit, may not be covered under the agreement.

5. Prior to the release of any tax credit or portion thereof, the completed project must pass all relevant inspections.

6. In all cases, no approved credits may be used before the 2003 tax year.

7. When a proposed project has been approved, the applicant shall be required to:
   (a) Enter into a commitment agreement
   (b) Enter into a written heritage agreement with the City;
   (c) Submit all costs and work plans;
   (d) Pay all outstanding taxes, utility charges or rates of any nature whatsoever which have become due to the City;
   (e) Complete the project as set out in the application;
   (f) Provide copies of all paid invoices which clearly designate the address of the project and reference the contractor involved or the principal as appears on the application;
   (g) Proved a statutory declaration that all trades and suppliers have been paid and there are no liens on subject property;
   (h) Provide any other information as may be required by the designated officer, prior to the tax credit or any portion thereof being released to the applicant

CENTREVENTURE
DEVELOPMENT CORPORATION

CENTREVENTURE 2002 DOWNTOWN HERITAGE PROGRAM

HERITAGE ECONOMIC DEVELOPMENT INITIATIVES

CRITERIA AND PROCEDURES

April 2002

INTRODUCTION

Heritage Economic Development grants are intended to stimulate innovative initiatives that will attract new investment, occupants and/or uses for designated heritage structures in Winnipeg's downtown.

Priority is given to proposals that focus on initiatives that will facilitate conservation and adaptive reuse of heritage buildings.

All submissions are assessed by the CentreVenture Development Corporation. Grants of up to 100% of approved costs may be awarded to eligible projects.

CentreVenture Development Corporation and the City's designated officer are authorized to allocate up to $25,000 in assistance. Applications for grants in excess of that amount are referred to City Council's Executive Policy Committee for a decision.

SCOPE OF THE PROGRAM

Eligible Activities

Heritage Economic Development grants are for projects that will result in the implementation of specific, time-limited objectives and tangible end products.

The program is open to owners of individual City-designated buildings who are proposing to attract new investment, occupants and/or uses to their particular properties.

One objective of the program is to foster innovation. For that reason, the following list of potentially eligible project types is presented for illustrative purposes only:

- Architectural and/or engineering studies into the feasibility of converting designated buildings to alternative uses.

- Building Condition Assessment of the exterior and/or interior architectural, structural, mechanical, electrical elements.

- Studies to develop regulatory reforms and/or economic incentives that will facilitate heritage building occupancy and/or conversion.

- Development on a pilot basis of registries or other types of matchmaking programs or services to link owners/managers of heritage structures with potential investors and occupants.

- Projects to test and/or demonstrate heritage conservation and conversion techniques.

Not Eligible for Assistance

- The ongoing operating expenses of heritage, economic development, marketing, public relations, and advertising organizations.

- Assistance to acquire heritage properties.

- Tenant relocation incentives or other direct forms of ownership transfer or occupancy subsidies.

APPLICATION AND GRANT CRITERIA

1. CentreVenture Heritage Economic Development grants are open to the owners of individual heritage structures designated by the City of Winnipeg (i.e., structures on the City's Buildings Conservation List).

   An owner may apply to the program only after the subject property has been designated.

   The application may be made on the owner's behalf by an authorized representative - e.g., a property manager, architect or engineer.

2. Heritage Economic Development grants also are open to partnerships, incorporated organizations and other groups which can demonstrate expertise in heritage conservation and/or economic development.

   Applicants in this category must provide:

   - a brief description of their organizational objectives, history and experience in heritage conservation and/or economic development;
   - a description of how the proposed project will fit into their organizational work plan for the fiscal year(s) in which the project will occur; and
   - the qualifications (academic background and experience) of the persons who will be responsible for the project (also refer to Attachment 1).

3. All applications must include to the extent applicable:
   - a detailed statement of the rationale, objectives and scope of the proposed project;
   - a description of the methods and activities to be undertaken in implementation;
   - a description of the end product(s);
   - the work plan, including target dates for progress reports and completion of draft and final products;
   - detailed estimates of fees, wages and other costs; and
   - projected revenues, including identification of any other grants applied for or awarded.

In cases where a proposed project involves a specific heritage structure, applicants also must provide:

- the structure's legal address, registered ownership, property description, certificate of title number, property assessment roll number, and grade of heritage designation;
- a brief description of the condition of the structure and its site; and
- a brief history of its use(s), occupancy and maintenance/upgrading record.

4. All applications are assessed on the basis of:
   - innovativeness in terms of concept, purpose and/or methods;
   - clarity and thoroughness in terms of stated objectives, demonstrated grasp of the issues to be addressed, and demonstrated knowledge of the strengths and weaknesses of the proposed methods of implementation;
   - the feasibility of the proposed methods, work plan and budget; and
   - the qualifications of the parties responsible for implementation.

5. Applicants should note that not all of their estimated project costs necessarily will be approved by the City, nor will the full amount of requested grants necessarily be awarded.

6. Work may not begin until grant approval is obtained and a formal project agreement is signed. Assistance will not be given for work previously done.

7. Grant recipients generally will have one year from the date of signing the project agreement to complete the work.

8. The amount of each grant will be fixed prior to the start of work and will be distributed according to a schedule inserted in the project agreement. Any overruns or unanticipated expenses will be the responsibility of the grantee.

9. Expenditures must be incurred and supported by paid invoices or receipts before the full amount of a grant is distributed. If actual project costs are lower than estimated, or if not all the eligible work is completed as first committed by a recipient, then the dollar amount of the grant will be reduced accordingly.

10. Progress on each project will be monitored by program staff. If at any time it is determined that a project is failing to adhere to the written agreement, the grant in whole or part may be rescinded at the discretion of the City of Winnipeg.

11. To enable this program to be administered in a cost-effective manner, the onus is on applicants and grant recipients to provide required information in a complete and timely fashion. The onus also is on applicants and grant recipients to keep the City updated on any delays or changes in project plans.

ADMINISTRATIVE PROCEDURES

1. Prior to submitting written submissions, all applicants are required to discuss their projects with CentreVenture Development Corporation to ensure potential eligibility for the program and to identify all the documentation and other information that may be needed as part of the application.

2. All submissions are reviewed and assessed by CentreVenture Development Corporation and the City's designated officer.

3. Subject to annual budget limitations, the City's designated officer, with the concurrence of CentreVenture Development Corporation, is authorized to approve grants of up to $25,000 for approved projects.

Attachment 1

Certification of Qualifications

(To be completed and included with all applications)

I/We hereby certify that all statements made with regard to the academic background and experience of the parties that will conduct this project are accurate and complete.

I/We acknowledge that the City of Winnipeg reserves the right to verify the information provided and to disqualify this application in the event that statements made are found to be inaccurate or materially incomplete.

Date: _____ Signature(s): _____

_____

For the Sponsoring Group or Organization (if applicable):

Date: _____ Signature: _____

Title: _____

Agency: _____

Appendix "C" referred to in Clause 2 of the Report of the Executive Policy Committee dated April 17, 2002



CENTREVENTURE 2002 DOWNTOWN HERITAGE PROGRAM
CAPITAL GRANT INITIATIVES

CRITERIA AND PROCEDURES

April 2002

INTRODUCTION

Centre*Venture* Capital Grant Initiatives are intended to assist projects to conserve the heritage character, architectural elements and detailing of designated structures, and to meet basic building and fire code standards in the City of Winnipeg's downtown.

The program's geographical boundaries coincide with those defined in CentreVenture's Mandated Area.

The program is open to owners of heritage structures that have been placed on the City's Buildings Conservation List. Applications are administered on a first-come, first-served basis during the fiscal year (January to December).

Grants may amount to no more than 50% of approved costs for eligible work up to a maximum of $25,000.

CentreVenture and the City's designated officer are authorized to approve applications that conform with the program's criteria. Projects that entail exceptional circumstances or requests, are forwarded to City Council's Executive Policy Committee for a decision.

SCOPE OF THE PROGRAM

Eligible Work

Capital assistance from the CentreVenture Downtown Heritage Program may be allocated to the following:

Measures to repair, preserve and/or restore a designated structure's heritage character, architectural elements and detailing. These measures include:

- Work to conserve **original exterior character-defining elements** such as cornices, parapets, domes, towers, windows, doors and frames, metal canopies, light fixtures, designated flagpoles and water tanks, and decorative features such as panels, moulds, carvings, and architectural metal grille-work. Subject to demonstrated need, cladding stabilization also may be eligible. This includes the repair and restoration of terracotta and the repointing of stone and brick masonry.

- Work on **designated original interior elements and finishes** such as stained glass windows, skylights, heritage elevators, staircases, doors, pressed tin and decorative plaster ceilings, terrazzo flooring, and other listed features of wood, stone, plaster, glass, and architectural metal.

- Assistance may be extended to roof repairs or replacement if the design of the roof is deemed to be a character-defining element of the building and/or the work entails exceptional costs because unconventional materials consistent with the original roofing are required.

Measures to meet contemporary Manitoba Building and Fire Code standards or their equivalents. This includes work on mechanical, plumbing, electrical, sprinkler, and fire/smoke alarm systems, and on required life safety modifications such as the installation of additional means of egress and fire-resistant doors, walls, and finishes.

Measures to reconstruct missing character-defining architectural elements. This work must be based on drawings, photographs, surviving physical remnants, or other acceptable evidence of the original design.

Measures to make heritage structures physically accessible to persons with disabilities, subject to design approval from the appropriate agency (i.e., the City of Winnipeg Historical Buildings Committee or Historic Winnipeg Advisory Committee). Priority will be given to work on building entrances and exits. Consideration also will be given to interior changes (i.e., physical modifications and/or new equipment) based on demonstrated need for the work and the degree to which the space is intended for use by the general public.

Essential measures required to secure and weatherproof vacant heritage buildings, or to stabilize and sanitize mothballed structures that are to be reopened, repaired and reused. This form of assistance is intended for exceptional cases only based on the significance of the building, the circumstances underlying its vacancy or abandonment, and the potential to access alternative sources of financing.

Twenty-five per cent (25%) of professional architectural, engineering or interior design fees required to plan and execute the work identified above.

Not Eligible for Assistance

- Feasibility studies.

- Non-original awnings, canopies, signage and other similar improvements.

- Installation of modern materials and elements including stucco, vinyl and aluminum siding, galvanized metal, modern doors and windows, and modern storm or screen doors and windows.

- Eaves-troughing unless it is significant to the heritage character of the structure.

- Ordinary maintenance including rust removal, caulking, painting, repairs to stucco or other non-original siding, and routine repairs to doors, windows, roofs, and wooden verandahs, balconies and exterior staircases. Note: Application may be made for assistance to repaint original heritage elements that are being conserved under the program's auspices. Colours must be based on historical analysis.

- Routine roof replacement.

- Exterior cleaning of a building unless the work is integral to stabilization of the cladding.

- Application of water-repellent coatings.

- Sandblasting.

- Work on modern additions.

- New construction.

- Work on reconstructed or replica heritage buildings.

- The removal, storage, restoration, and/or reuse of façades or other portions of demolished heritage structures.

- Fences and outbuildings.

- Landscaping unless the work is essential to the provision of physical access for persons with disabilities.

- Building relocation.

- Taxes on project materials, labour and professional services.

APPLICATION AND GRANT CRITERIA

1. Only the owners of heritage structures designated by the City of Winnipeg may apply.

2. The subject structure must be on the City's Buildings Conservation List before a grant application is submitted.

3. No municipal taxes may be owing on the property.

4. The program is open to all building types and uses.

5. Priority is given in the first instance to designated structures in the Exchange District and adjacent historic and character areas.

6. Preference is given to non-government buildings.

7. Only projects costing $25,000 or more are considered.

8. Eligible structures are limited to a maximum $50,000 in capital grants from the CentreVenture Capital Grants every five years. Permission to waive this provision may be sought in exceptional circumstances.

9. Applicants must submit a simplified conservation report that includes (also refer to Attachment 1):
   - the structure's legal address, registered ownership, property description, certificate of title number, property assessment roll number, and grade of heritage designation;
   - a brief description of the condition of the structure and its site;
   - an outline of the proposed project and schedule for undertaking the work;
   - the estimated costs of all labour and materials, supported by two independent quotations;
   - a list of all proposed sources of project financing;
   - detailed drawings and/or specifications for the proposed work;
   - photographs of the affected areas of the structure; and
   - a brief description of the steps that will be taken to ensure future upkeep and repair of the structure and its heritage elements.

10. Applications are assessed on the basis of:
   - level of vacancy in the building;
   - **for the year 2002, only applicants whose buildings are more than 75% vacant may apply;**
   - ability to start the work immediately;
   - level of leverage;
   - the urgency, appropriateness, and economic and technical feasibility of the proposed project;
   - the degree to which the proposed work adheres to the City's Standards for Conservation (Attachment 1); and
   - where applicable, the degree to which the proposed project will make a designated structure more accessible to persons with disabilities.

11. Work may not begin until grant approval is obtained and a written heritage agreement is signed. Assistance will not be awarded retroactively for work previously done.

12. Grants are limited to no more than 50% of total approved project costs to a maximum of $25,000 per project.

13. The amount of each grant will be fixed prior to the start of work. Any overruns or unanticipated expenses will be the responsibility of the grantee.

14. Owners may seek project funding from other government programs without prejudice to their eligibility for a CentreVenture Capital Grant.

15. Sweat equity is not accepted as a source of project investment.

16. Expenditures must be incurred in order to receive the full amount of a grant. If actual project costs are lower than estimated, or if not all the eligible work is completed as first committed by a recipient, then the dollar amount of the grant will be reduced accordingly.

17. All eligible design work and structural assessments shall be conducted by registered Manitoba architects, interior designers and/or engineers, as applicable.

18. Proposed use(s) and conservation work must conform with all relevant provisions of the City of Winnipeg's Zoning and Building By-laws.

19. The proposed work must be reviewed and pre-authorized through the issuance of heritage approvals from the City of Winnipeg, Planning and Land Use Division and a Heritage Permit, if applicable (required for buildings designated under the terms of the Heritage Resources Act).

20. Grant recipients have one year from the date of signing their heritage agreement to complete their projects.

21. Progress on each project is monitored by program staff. If at any time it is determined that a project is failing to adhere to the list of approved work, the grant in whole or part may be rescinded at the discretion of the City of Winnipeg.

22. Grant monies are released only after the work has been completed, appropriately documented by the grant recipient, and inspected and approved by the City. Recipients must submit photographs of the completed work, plus a detailed list of all expenses incurred supported by paid invoices or other receipts. All work and documentation must be deemed satisfactory by the City before payment is made.

23. To enable this program to be administered in a cost-effective manner, the onus is on applicants and grant recipients to provide required information in a complete and timely fashion. The onus also is on applicants and grant recipients to keep the City updated on any delays or changes in project plans.

ADMINISTRATIVE PROCEDURES

1. Applications are processed on a first-come, first-served basis during the fiscal year until the budget is committed.

2. An application is deemed to be submitted only on the receipt of a written conservation report which is approved by CentreVenture Development Corporation. Inquiries or notices of intent do not guarantee a place in the queue.

3. Applications must be submitted to CentreVenture Development Corporation.

4. The City's designated officer, with the concurrence of CentreVenture Development Corporation, has the authority to approve projects that conform to program criteria.

5. A heritage agreement must be signed for all approved projects.

6. All appropriate permits, certificates or other authorizations must be obtained before work can proceed.

Attachment 1

SCOPE OF WORK

☐ **Basic Information** about the property
- legal address
- registered owner (name, address, telephone and fax numbers)
- legal property description
- certificate of title number
- property assessment roll number
  - heritage designation by the City of Winnipeg - Grade I, II or III, plus listed interior elements, if applicable

☐ Brief description of the **condition of the structure** and its site, and the **need for the proposed conservation work.** (If applicable, describe any outstanding regulatory orders attached to the property.)

☐ A list and brief **description of all proposed work.**

☐ **Project schedule.**

☐ **Financial plan** (minimum project cost = $25,000):
  - estimated costs (net of GST and PST) for all materials and labour by item or component of work, plus professional fees, if applicable
- two independent quotations for all material and labour costs
- proposed means of financing the work
  - list of all grants, tax credits and other forms of public assistance applied for or awarded
- other forms of investment (e.g., loan capital; cash equity).

☐ Detailed **drawings and/or specifications** for the proposed work.

☐ **Photographs** of the structure and the areas affected by the proposed work.

☐ **For projects that involve reconstruction,** a brief description of the **evidence to be used to determine the original design** of missing architectural elements.

☐ A brief description of the steps to be taken to ensure **future upkeep and repair** of the structure.

Attachment 2

STANDARDS FOR CONSERVATION

On August 9, 1995, City Council approved a Consolidated Policy for Funding the Conservation of Heritage Buildings. This policy includes a series of standards which are to be applied to specific heritage projects in a reasonable manner, taking into consideration economic and technical feasibility.

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, colour, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CENTREVENTURE
DEVELOPMENT CORPORATION

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March 6, 2002

RECEIVED
CITY OF WINNIPEG
MAR 13 2002
Planning, Property & Development Department

Mr. Harry Finnigan
Director Property & Development Services
City of Winnipeg
3rd flr 65 Garry Street
Winnipeg, MB

Dear Mr. Finnigan: Harry,

CENTREVENTURE DOWNTOWN HERITAGE TAX CREDIT PROGRAM

We have been informed that $1 million has been added to the Heritage Investment Reserve and is available for the CentreVenture Downtown Heritage Tax Credit Program. The Program is intended to stimulate capital investment in the conservation and reuse of historical buildings in the heart of Winnipeg. We request that the identified funds be committed to the CentreVenture program for use in our mandate of downtown development and to be administered jointly with City administration.

With adaptive re-use of heritage buildings as a priority, we recommend the program assist heritage buildings in the downtown or support investment and development in the historic Exchange District.. We suggest that a sunset clause be introduced with this allocation of funding and the program is geared to wrap up upon completion of projects. We further propose this program has an added emphasis on residential and mixed use projects.

CENTREVENTURE CAPITAL GRANTS PROGRAM (formerly Gail Parvin Hammerquist)

The agreement between the City of Winnipeg and CentreVenture directs 5% of the Land Operating Reserve for investment in downtown development through the CentreVenture Downtown Capital Grants Program. We understand this year's amount to be $162,183. We request the identified funds be committed to

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www.centreventure.com

replenish the Capital Grant Program and administered jointly with City staff. The Fund will be aimed at spurring investment in designated heritage buildings in the downtown or be used to support development in the historic Exchange District. The use could, but need not be limited to direct investment in projects or in studies and services to support projects that will result in the implementation of specific, time-limited objectives and tangible end products and development.

I thank you for your assistance in this matter, Harry.

Yours truly,

Annitta Stenning
President & CEO

Cc: Jim Paterson, Downtown Manager
Giles Bugailiskis, Senior Heritage Planner
Gordon Courage, Manager Support Services

Appendix "D" referred to in Clause 2 of the Report of the Executive Policy Committee dated April 17, 2002

Financial Impact Statement

Date: April 15, 2002

Project Name:

2002 CenteVenture Tax Credit and Heritage Programs

First Year of Program 2002

	2002	2003	2004	2005	2006
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 81,000	$ 81,183	$ 100,000	$ 100,000	$ 100,000
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 81,000	$ 81,183	$ 100,000	$ 100,000	$ 100,000
Less: Existing Budget Amounts	81,000	81,183	100,000	100,000	100,000
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

The above costs represent potential cash flow implications to the Heritage Reserve based on past experience with certain assumptions. The assumptions are that the $162,183 in Heritage grants will be expended over a two year period commencing in 2002, and that the tax credit program approvals will result in annual credits commencing in 2004 equal to one tenth of the approved CentreVenture Downtown Tax Credit Program allocation.

Gord Courage, Manager
Support Services Division

Destination Winnipeg - Amalgamation of the Economic Development Agencies - Economic Development Winnipeg and Tourism Winnipeg

File EP-2 (Vol. 28)

3. Council approved the Homegrown Economic Development Strategy (HEDS) in June 2001. The HEDS called for a new order for economic development strategy implementation in Winnipeg and suggested that new partnerships may emerge from integration or rationalization of such governmental organizations and partnerships as Economic Development Winnipeg and Tourism Winnipeg.

A series of consultations and discussions were held, resulting in a consensus that it would be advantageous to have a single economic development entity, or authority, to streamline Winnipeg's macro-economic development strategies. These strategies must reflect the Province's and the City's priorities, notably as identified in the HEDS.

A re-launched organization, Destination Winnipeg, would effectively combine Economic Development Winnipeg with Tourism Winnipeg as a single economic development agency.

A complete amalgamation that would see Destination Winnipeg charged with the ongoing effective management and activities of the Winnipeg Convention Centre as a "subsidiary corporation" may be a longer-term desirable objective to be considered. However, in the short-term, certain functions of the Winnipeg Convention Centre that are consistent with and complementary to tourism and economic development - notably those related to communications and marketing - could be integrated into Destination Winnipeg. Destination Winnipeg could, in effect, provide communications and marketing services and functions to the Winnipeg Convention Centre, which would remain a free-standing facility.

Destination Winnipeg would have a refocused tourism function, one that is a critical piece of more comprehensive strategic place marketing. Destination Winnipeg would cross-market Winnipeg's strengths, attractions, opportunities (e.g., Convention Centre with tourism with economic development, etc.) and be more focused on strategic place marketing.

Destination Winnipeg must ensure that its mandate and objectives are complementary to CentreVenture, the Winnipeg Airports Authority and other partner agencies, and that their respective roles and responsibilities are distinct and clearly defined.

Benefits of an amalgamated agency include:

- The City and the Province have come to consensus.
- Destination Winnipeg would re-launch Winnipeg's economic development agency/ies as a new, reinvigorated means of executing economic development strategies, notably HEDS.
- Destination Winnipeg would be stronger and more streamlined.

- Destination Winnipeg could draw on and improve upon the combined strengths, successes, attributes and resources of the existing organizations.
  - Enhances cross-jurisdictional, cross-functional partnerships and networks.
  - Builds on some of the successes they have been part of: bringing the Canadian Science Centre for Animal and Human Health ("the virology lab") to Winnipeg; developing CentreVenture, Young Leaders, etc.

- Destination Winnipeg would be:
  - More efficient, integrated and interrelated; would reduce duplication.
    - e.g., Integrated and interrelated marketing, promotion, image and communications - develop and integrate common messages and campaigns.
  - More results-oriented, agile and flexible - with a smaller Board that would help staff keep focussed.
  - More competitive and:
    - Do better with existing resources.
    - Be more competitive on the world stage/in the global economy.
  - More effective.
- Destination Winnipeg would have a strategic focus on:
  - HEDS and its priorities.
  - Clusters; Winnipeg's competitive advantages.
  - Place marketing.
  - A refocused tourism function - with more aggressive promotion of Winnipeg and its attractions and amenities.
    - Build and improve Winnipeg's profile.
    - More opportunities to bring people here, cross-market our strengths, attractions, opportunities (e.g., Convention Centre with tourism with economic development, etc.).

A number of examples of amalgamated economic development agencies exist. Given its similarity in many ways to Winnipeg, Edmonton is perhaps the best example of amalgamation to consider. In 1992, Edmonton consolidated all of its economic development activities and institutions, Edmonton Convention and Visitors Bureau, Edmonton Convention Centre Authority, Edmonton Economic Development Authority, and Edmonton Research Park, under one corporation, Economic Development Edmonton (EDE). The EDE model has generally been viewed as a success and has been instrumental in supporting Edmonton's economic performance, which was rated as Canada's number one performing metropolitan economy by the Conference Board of Canada in Spring 2001.

In 2001, Calgary and Ottawa also reorganized their respective economic development functions in 2001 into united economic development agencies.

United States jurisdictions, including the Denver and North Dakota, have also amalgamated relevant economic development functions and organizations.

The basic concept is for Destination Winnipeg to develop actions and strategies related to the HEDS' fundamental policy foundations, priorities and issues, collaborating and working with community partners where appropriate and mutually beneficial. The HEDS' priorities are:

1. Growing Local Enterprise and Expanding Exports
2. Closing the Skills Gap and Enhancing Immigration
3. Creating an Enabling and Competitive Municipal Government

With a primary purpose of implementing the HEDS, Destination Winnipeg would also coordinate such interrelated functions as:

- Strategic Development and Attraction
- Communications and Promotion
- Events and Conventions

Destination Winnipeg must embrace and incorporate the concept of strategic place marketing in its work in executing key policy foundations and issues. As a result of rapid technological change, global competition, increased urbanization and political power shifts in the "new economy", the City must work with its partners to take full advantage of its economic development efforts as "place marketers" to attract visitors, residents and workers, business and industry as well as export markets.

Destination Winnipeg must work - both internally and externally - to improve Winnipeg's image and economic identity and strengths, and bolster its promotional capabilities. Destination Winnipeg must further develop strengths, efforts and strategies in support of tourism, arts and culture, events and festivals, conventions and meetings, attractions and amenities, export development, and talent and investment attraction and retention.

Destination Winnipeg must furthermore give life to the broad, interrelated priorities and concepts of the HEDS, including:

Partnership - A community-based approach has been a hallmark of Winnipeg's economic development efforts to date. Partnership and collaboration are underlying and crosscutting components of the HEDS. Destination Winnipeg must develop and "broker" partnerships. Moreover, it must work with Winnipeg's diverse socio-economic population and representative groups and institutions to develop appropriate community-driven networks as they relate to business growth, employment creation, capital development and Winnipeg's strategic clusters. Solutions must be developed to support local ownership, diversification of the economy through the proliferation of smaller businesses, and employee and community stakeholder participation in the economy.

Destination Winnipeg must play a role in bringing together partners in the private sector, labour and other orders of government in support of economic development.

Destination Winnipeg must contribute to a renewed spirit of partnership that is fundamental to the development of Winnipeg's Aboriginal community. Issues and elements concerning and embracing the growing Aboriginal population are of paramount importance to the Winnipeg's future economic development prospects, and must be dealt with concretely, genuinely and collaboratively. Destination Winnipeg must promote and pursue collaboration among all orders of government, the private sector and non-governmental organizations to promote full economic participation of Aboriginal people in Winnipeg.

The City recognizes that there are a number of important areas in which it does not have direct control, primacy or jurisdiction. Destination Winnipeg would play a role in coordinating civic and provincial priorities and actions within their respective areas of jurisdiction. Where appropriate, Destination Winnipeg would call on and encourage relevant authorities, institutions and organizations to take action. Destination Winnipeg would play complementary, supporting and, in some instances, leading roles with partners in the private and non-governmental sectors, along with governments.

Destination Winnipeg must work with the City and the Province to promote regional consistency in planning and development in furthering Winnipeg's central role in the Capital Region and the importance of its health to the health of the region overall. It must work with the Province to establish forums for dialogue, discussion, and potential partnerships between Winnipeg, the Province, and neighbouring municipalities with regard to economic development issues.

Strategic Clusters - Closely related to networking, partnership building and "brokering", Destination Winnipeg must develop and promote Winnipeg's strategic clusters, facilitating, where appropriate, cluster working groups much like the successful Manitoba Aerospace Association.

A Sustainable Community - Destination Winnipeg must recognize that economic development cannot be viewed as just being about economic growth - rather, intergenerational and sustainable development issues are essential to Winnipeg's long-term sustainable economic development and prosperity. Destination Winnipeg must work to maintain or enhance economic opportunity and well-being for all members of the community.

Indicators - Destination Winnipeg must ensure that Winnipeg's progress is tracked and measured, and that "just in time" and up-to-the-minute statistics on its progress towards sustainable economic development objectives is provided, using available advanced technologies. Moreover, it must ensure that intelligence on Winnipeg's competitiveness with other jurisdictions, particularly in its strategic clusters, is provided.

Structure

Destination Winnipeg would be created as a result of the merger of Economic Development Winnipeg and Tourism Winnipeg. The Winnipeg Convention Centre would remain intact as a separate, facility management entity, while possibly outsourcing its marketing and communications functions to Destination Winnipeg.

A CEO-driven organization, with streamlined, strengthened management and communications functions, is proposed. The CEO, with the support of a new and active Chair and Board, would determine the final management and administrative structure of the organization.

Governance

Destination Winnipeg would require a small Board that would keep to a defined plan (e.g., HEDS) and that is results-oriented, agile and flexible. Membership should allow for change from time to time, possibly annually, depending on the expertise required. Destination Winnipeg's Board must be responsive to the Winnipeg's economic development priorities while still being a business-driven (i.e.,

not a business organization-driven) and -oriented organization. The Board would be skill-based, with members drawn from leaders in priority clusters. A Board of nine or fewer strategic, higher profile members is proposed.

It is proposed that the Premier and Mayor, as the main stakeholder representatives of Destination Winnipeg, approve the new Board in consultation with the Chair shortly after launching Destination Winnipeg. Governance and reporting protocols would ensure the accountability of Destination Winnipeg and its Board members to the City and the Province through such measures as annual reporting. Relevant protocols would ensure maximum consistency and coordination of communications between the new amalgamated corporation and its stakeholders.

The Executive Policy Committee recommends:

I. That the following motion be approved by Council, namely:

WHEREAS in June of 2001 City Council adopted the principles of A Homegrown Economic Development Strategy for Winnipeg, which outline new, integrated approaches and goals to focus and support Winnipeg's economic development efforts;

AND WHEREAS extensive research and consultations with partners and stakeholders, including representatives and members of the City's economic development agencies, have demonstrated that innovative ways of carrying out economic development are desirable in an increasingly competitive global environment;

AND WHEREAS Economic Development Winnipeg and Tourism Winnipeg have been effective and valued partners in carrying out Winnipeg's past economic development and tourism efforts;

AND WHEREAS an integrated economic development strategy requires a strategic, integrated implementing agency;

THEREFORE BE IT RESOLVED THAT:

1. The Executive Policy Committee recommends to City Council that Economic Development Winnipeg and Tourism Winnipeg amalgamate their operations into one agency, and that the amalgamated agency work with the Winnipeg Convention Centre to develop a strategic marketing and communications partnership;

2. The end result of the amalgamation process will be to achieve, by Fall 2002, a strategic integrated implementing agency that is stronger and more streamlined, drawing on and improving upon the combined strengths, successes, attributes and resources of existing organizations;

3. The new amalgamated agency will:
   - enhance cross-jurisdictional, cross-functional partnerships and networks;
   - be efficient and interrelated;
   - reduce duplication;
   - be results-oriented, agile and flexible;
   - be competitive.

4. The amalgamated agency will focus on:
   - the Homegrown Economic Development Strategy and its priorities;
   - development of clusters and Winnipeg's competitive advantages;
   - place marketing, promoting Winnipeg and its attractions and amenities.

5. The amalgamated agency will work, both internally and externally, to improve Winnipeg's image and economic identity and strengths, and bolster its promotional capabilities, and further develop strengths, efforts and strategies in support of tourism, arts and culture, events and festivals, conventions and meetings, attractions and amenities, export development, and talent and investment attraction and retention;

6. The amalgamated agency will make such changes to its corporate structure as required to establish the Mayor of Winnipeg and the Premier of Manitoba or their designates as its sole Members;

7. The Mayor and the Premier will nominate the Chair and Board of Directors and the Mayor will submit the nominees to City Council for its approval;

8. Provided that the Province of Manitoba shall have equal responsibility, City Council agrees to indemnify the Chair and members of the Board of Directors for any liability arising from their respective appointments and any acts done in good faith in the performance of their duties;

9. The amalgamated agency will report back to Executive Policy Committee with a business plan in July 2002, which, among other things, will identify the process for completing the amalgamation and formally implementing the new agency by Fall 2002.

II. Provided that the Province of Manitoba shall have equal responsibility, City Council agrees to indemnify the Board Members of Economic Development Winnipeg and Tourism Winnipeg for any liability arising from their respective appointments and any acts done in good faith in performance of their duties during the transition period.

III. That the current Board Members of Economic Development Winnipeg and Tourism Winnipeg remain until such time as the transition is complete.

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

Grant Approval to the Walker Theatre
Files G-3.1.1 (Vol. 8) and FG (Vol. 9)

4. The Executive Policy Committee, on April 17, 2002, passed the following motion, namely:

WHEREAS the Walker Theatre is a National Historic site and is listed as a Grade I Historical Building under the City of Winnipeg's Historical Buildings By-law No.1474/77;

AND WHEREAS the continued vitality of the Walker Theatre is essential to the revitalization of the downtown;

THEREFORE BE IT RESOLVED that the City of Winnipeg contribute a $100,000.00 one-time only grant to the Walker Theatre Performing Arts Consortium for the hiring of personnel;

AND THEREFORE BE IT FURTHER RESOLVED that the grant be subject to the following:

I. The Consortium submitting a strategic financial and operational plan involving the private and public sectors.

II. The Consortium submitting a marketing and fund raising campaign to further develop their strategic planning, for the long term viability of the Walker Theatre, all to the satisfaction of the Chief Administrative Officer.

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

and submits same to Council for approval.

Community Incentive Grant Program Policy Amendment

File PR-2.6 (Vol. 15)

5. The Executive Policy Committee, on April 17, 2002, passed the following motion, namely:

> THAT the Community Incentive Grant Program, Policy No. C037, be amended to reflect that no funds will be committed from the Community Incentive Grant Program beyond the electoral mandate of any individual Councillor, effective April 24, 2002;

and submits same to Council for approval.

Contract Renewal for the Access Advisory Committee Coordinator

File CR-3 (Vol. 5)

6. The Executive Policy Committee, on April 17, 2002, passed the following motion, namely:

WHEREAS on April 16, 2002, the Access Advisory Committee concurred in extending the contract of Judy Redmond for an additional one year duration commencing May 1, 2002 to April 30, 2003;

THEREFORE BE IT RESOLVED:

I. That the City of Winnipeg renew the personal services contract with Judy Redmond for the provision of administrative support services to the Access Advisory Committee, as follows:

a) the contract be a one-year duration commencing May 1, 2002 to April 30, 2003;
b) the fee for service be $40,000.00 per annum all-inclusive, utilizing funding from the existing Access Advisory Committee budget allocation.

II. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary contract between The City of Winnipeg and Judy Redmond.

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

and submits same to Council for approval.

Appointment of Committee Coordinator - The Winnipeg Committee for Safety
File GF-2.7.1 (Vol. 2)

7. The Executive Policy Committee, on April 17, 2002, passed the following motion, namely:

WHEREAS on March 6, 2002, the Executive Policy Committee authorized the Human Resource Services Division to proceed with the process of recruiting a Committee Coordinator for The Winnipeg Committee for Safety, inasmuch as the current coordinator is not renewing her contract;

AND WHEREAS the Selection Committee has now reviewed the applications for this position and have made a recommendation to hire a new Committee Coordinator for The Winnipeg Committee for Safety;

AND WHEREAS The Winnipeg Committee for Safety has been advised that a citizen member has recently resigned her position on the Winnipeg Committee for Safety creating a citizen vacancy;

THEREFORE BE IT RESOLVED:

I. That the City of Winnipeg enter into a personal services contract with Linda Williams for the provision of administrative support services to The Winnipeg Committee for Safety, as follows:

   a) the contract be a one-year duration commencing May 1, 2002 to April 30, 2003;
   b) the fee for service be $40,000.00 per annum all-inclusive, utilizing funding from the existing Winnipeg Committee for Safety budget allocation.

II. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary contract between The City of Winnipeg and Linda Williams.

III. That the City Clerk's Department be requested to advertise for citizen members to fill these vacancies on the Winnipeg Committee for Safety, as soon as possible.

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

and submits same to Council for approval.

Proposed Settlement - Novamet Development Corporation v. The City of Winnipeg

File GL-3.2 (Vol. 41)

8. The Executive Policy Committee has been advised that under existing delegated authority, the Legal Services Division requires approval from Council to settle claims over $250,000.00.

On June 10, 1996, Novamet Development Corporation filed a Statement of Claim against the City claiming damages arising from a development application for lands south of Westdale in Charleswood (the “lands”).

In 1964, the original development agreement was entered into between the former Rural Municipal of Charleswood and Novamet’s predecessors in title to the lands. Novamet's predecessors first applied to develop the lands in 1974 and were turned down in 1978.

Novamet's predecessors applied again to develop the lands in 1985, which application Novamet took over in 1986. The City had concerns about traffic, access and other issues.

In 1986, Council imposed a development freeze in the Charleswood area in order to give the City time to develop a strategy to deal with the issue of the cost of a regional street system that was needed to permit development in Charleswood. As a result, Council passed a resolution amending the City’s Development Agreement Parameters, imposing the Charleswood Transportation Levy, in an attempt to resolve some of the inadequacies of the street system in Charleswood so that development could occur.

In 1991, the City rejected the 1985 application because of the outstanding traffic and access issues and shortly thereafter, Novamet filed a further application revising the proposed plan. Following prolonged negotiations, the 1991 application got adjourned by the Committees on Works and Operations and Planning and Community Services pending the outcome of the Transplan 2010 review.

Novamet also filed an application in 1994 to deal with a portion of the lands that were no longer required for roadways as a result of the revised 1991 plan. That application was rejected by Council pending resolution of the revised 1991 plan.

Transplan 2010 was ultimately completed in 1998 and the revised 1991 plan, amended further, was finally approved by Council in September of 1998.

The legal issues which have been identified in the action include the position by Novamet that the 1964 Development Agreement bound the City to approve Novamet’s development applications and that the Charleswood Transportation Levy, enacted in 1986, is illegal.

Novamet’s claim is in the amount of $14,000,000.

As a result of extensive discussions between the City and Novamet, and following analysis of the claim by Legal Services in conjunction with experts engaged to assist in the conduct of the litigation, a settlement proposal has been prepared which involves the transfer of a group of five properties of land from the City to Novamet on certain terms and conditions. One of the properties must be declared surplus in order for the City to dispose of it. Council will need to consider further administrative reports dealing with the closure of certain legally open streets and lanes and subdivision as is necessary to implement the proposed settlement.

The combined value of these properties is approximately $1,000,000 which represents a discount of approximately 93% from the full amount of Novamet's claim before costs. If this settlement is approved, Novamet will abandoned its position that the Charleswood Transportation Levy is illegal or beyond the powers of the City. The proposed settlement is recommended given the potential risk and costs to the City of proceeding with the litigation.

Proposed Transfer to Novamet

The properties proposed for transfer to Novamet are as follows:

A) Properties already Declared Surplus by Council

1. 403 Regent Avenue West (Misc. Plan No.11441);
2. South Side Pandora Avenue West (Misc. Plan No. EKT 7798/1);
3. Seven (7) building lots on the South Side Park Place East (Misc. Plan Nos. 10151/3,/4,/5,/6,/7,/8,/11);
4. One (1) building lot on the West Side Gull Lake Road (Misc. Plan No. 9835/1);

B) Property Recommended to Be Declared Surplus by Council

1. N/S Foley Avenue (Misc. Plan No. 11326).

Appendices "A" to "K", inclusive, identify the specific properties.

The properties will be transferred in accordance with the City's standard terms and conditions of sale for properties of these types. Novamet has reviewed the City's proposed terms of transfer and the Administration and Novamet have now agreed on the applicable terms and conditions.

Financial Impact and Funding:

The Financial Impact Statement is shown on Appendix "L". The proposed settlement is all-inclusive. The City will not be required to contribute to Novamet's legal costs. The only cost to be financed in the transfer of property to Novamet will be related to the cost to commute the outstanding Local Improvement Levies in the amount of approximately $41,200.00 as applicable to the South Side Pandora Avenue property (Misc. Plan No. EKT 7798/1). The costs to implement this settlement will be charged to the Insurance Reserve.

The most significant financial impacts to the City of effecting the recommended settlement are as follows:

- In 2002 and subsequent years, there will be approximately $1,000,000.00 less available to be transferred to the General Revenue Fund from the Land Operating Reserve. The impact in the 2002 budget year will be that the inventory carrying costs of the lands recommended to be transferred ($356,267.00) will be written off and thus be unavailable to be transferred to General Revenue.

- The balance of the $1,000,000.00 transfer deficiency will occur over the next few years as it will not be possible to complete sales and transfer net sales proceeds to General Revenue.

The Financial Impact Statement prepared and attached as Appendix 12, indicates that the transfer to Novamet of these real estate assets to resolve this litigation will result in an over-expenditure of the Planning, Property and Development Department operating budget in 2002 by approximately $357,000.00 (+ or -), assuming that $41,200.00 is funded by the Insurance Reserve. The Department's operating budgets for 2003 through 2006 inclusive would need to be determined in light of the $161,000.00 annual over-expenditure as estimated herein.

The Executive Policy Committee recommends:

I. That Council approve a proposed settlement of Queen's Bench Suit No. CI 96-01-97608 by transferring title to the following properties to Novamet, in accordance with the "minutes of settlement" as agreed to by Novamet and the terms and conditions of transfer as are acceptable to the City Solicitor and the Director of the Planning, Property and Development Department:

   A. Properties already Declared Surplus by Council

      1. 403 Regent Avenue West (Misc. Plan No.11441);
      2. South Side Pandora Avenue West (Misc. Plan No. EKT 7798/1);
      3. Seven (7) building lots on the South Side Park Place East (Misc. Plan Nos. 10151/3,/4,/5,/6,/7,/8,/11);
      4. One (1) building lot on the West Side Gull Lake Road (Misc. Plan No. 9835/1);

   B. Property Recommended to Be Declared Surplus by Council

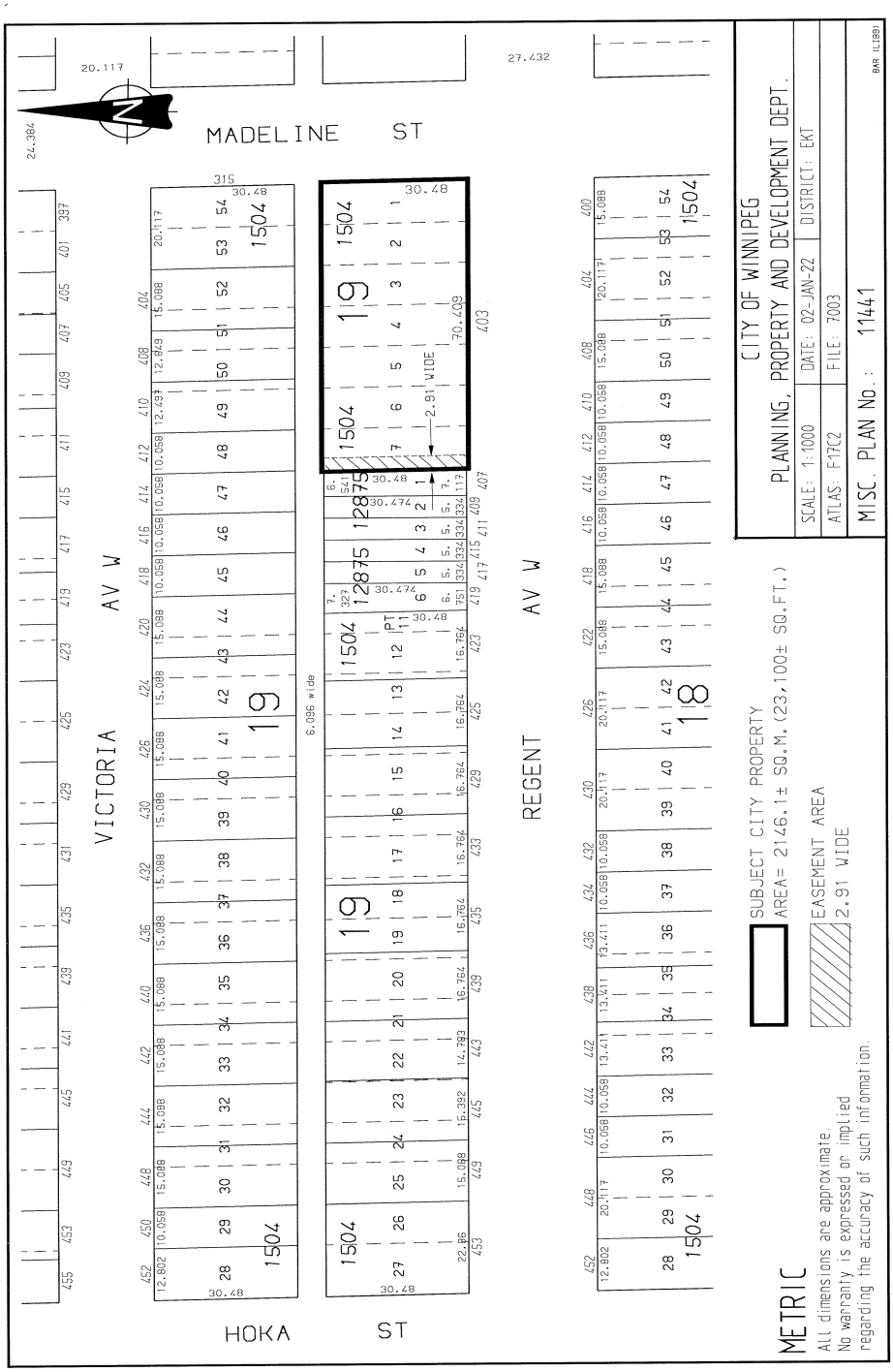
      1. North Side Foley Avenue (Misc. Plan No. 11326).

II. That Council declare the North Side Foley Avenue Property (shown as "Subject City Property" on Misc. Plan No. 11326) as surplus to the City's requirements, subject to Council's adoption and enactment of a "Road Closing By-law" and approval of a "Plan of Survey".

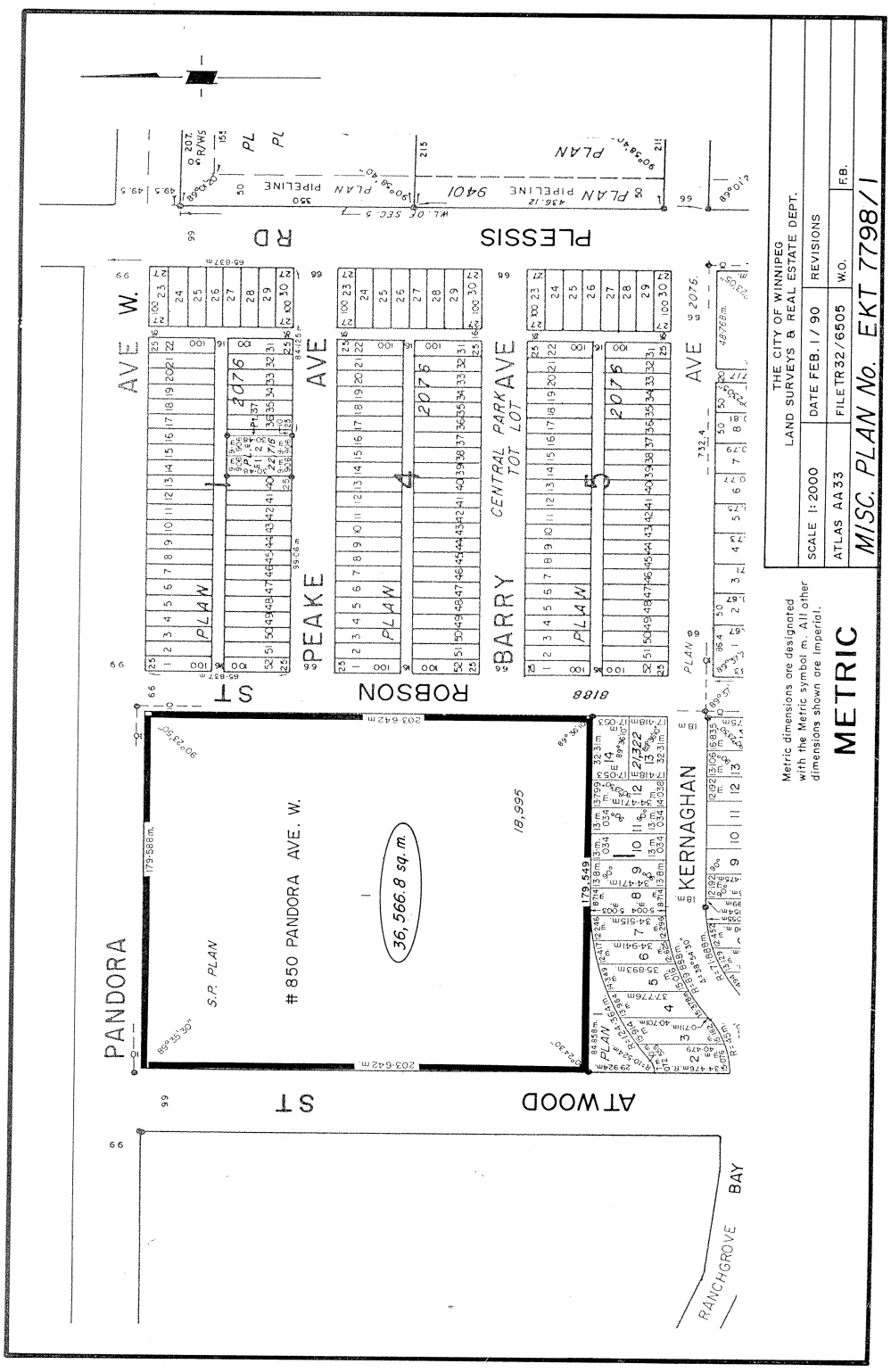
III. That the operating budget of the Planning, Property and Development Department be approved for over-expenditure by $357,000.00 (+ or -) for the year 2002.

IV. That the Proper Officers of the City be authorized to do all things necessary to implement the proposed settlement.

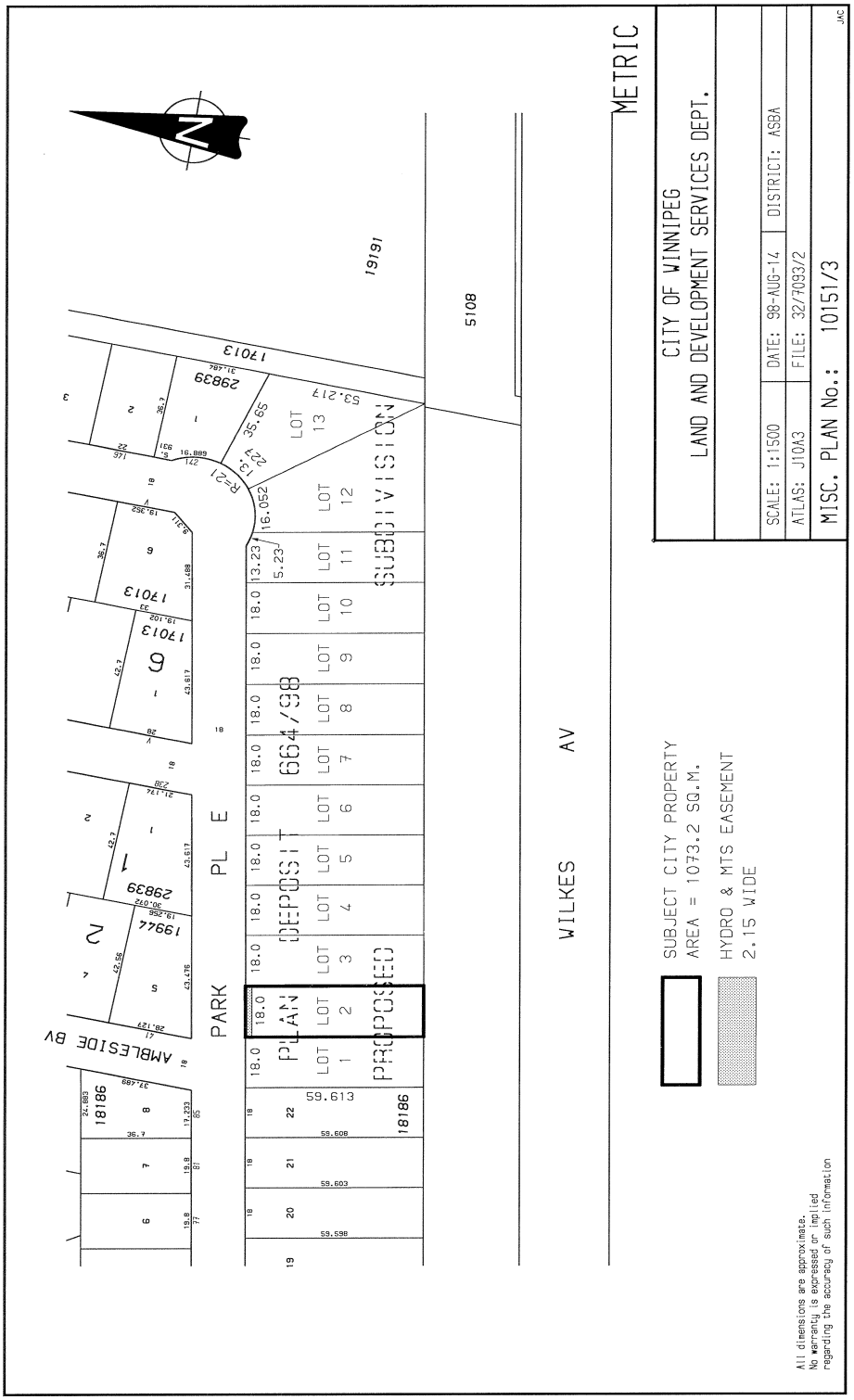
Appendix "A" referred to in Clause 8 of the Report of the Executive Policy Committee dated April 17, 2002



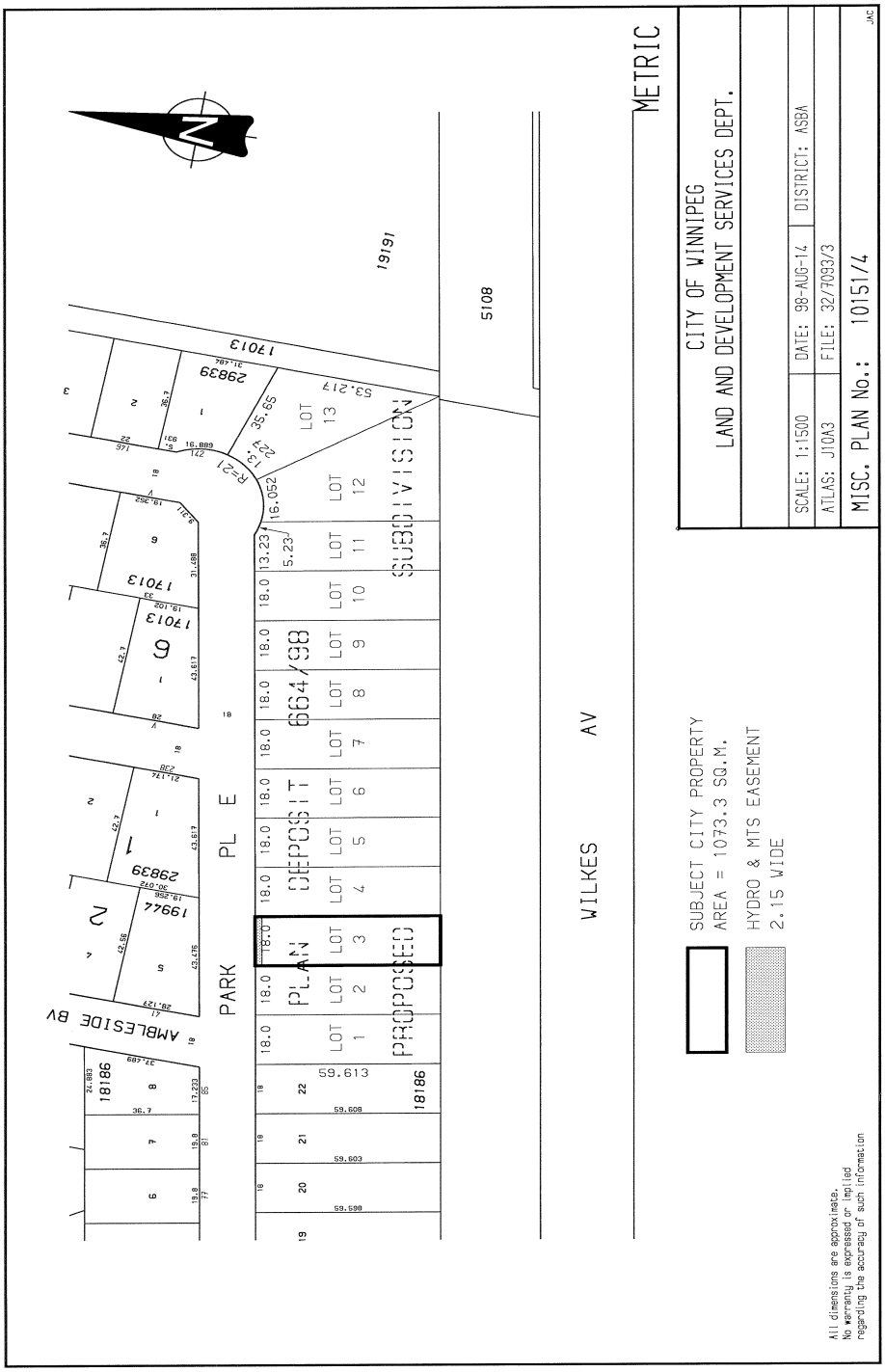
Appendix "B" referred to in Clause 8 of the Report of the Executive Policy Committee dated April 17, 2002



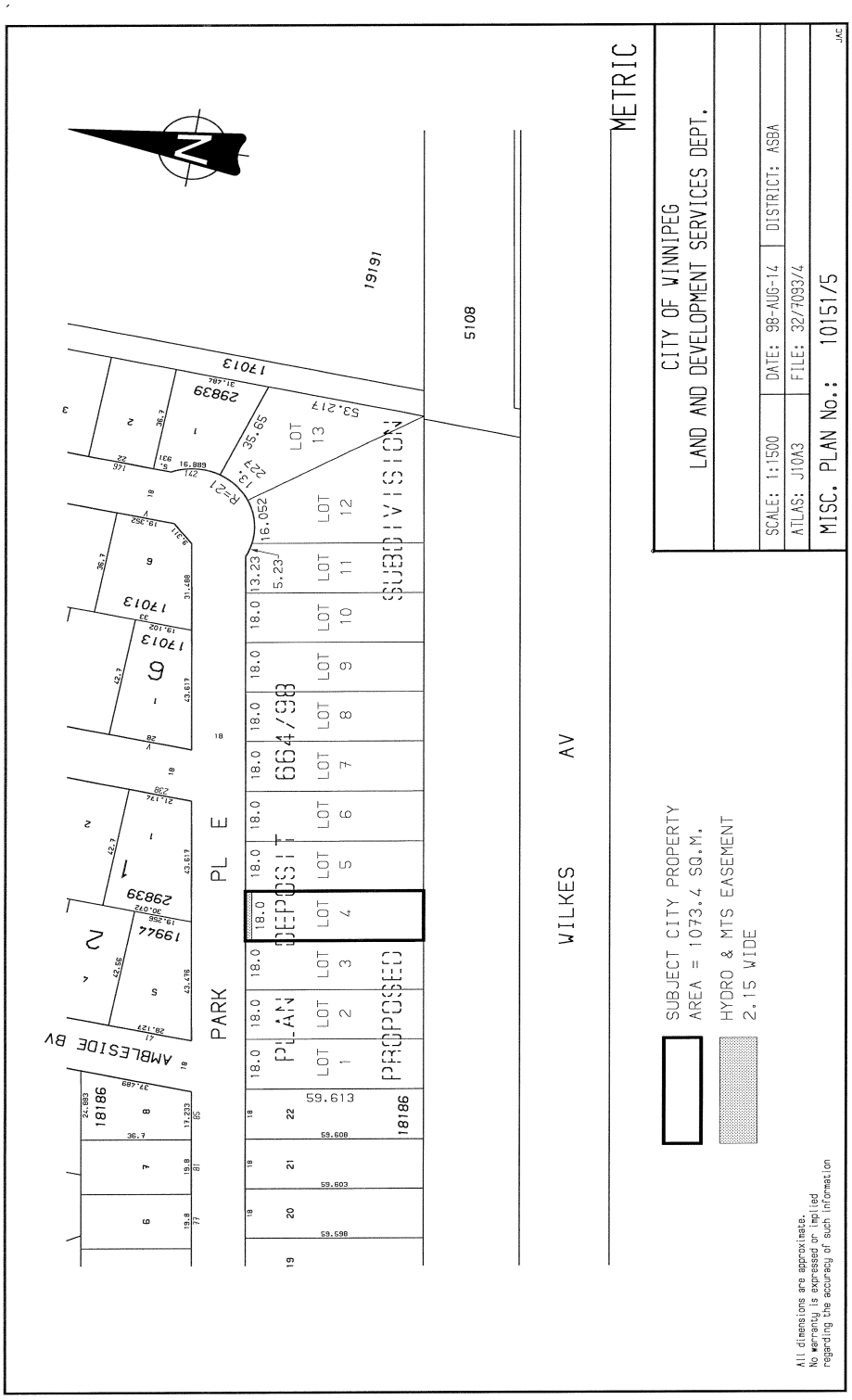
Appendix "C" referred to in Clause 8 of the Report of the Executive Policy Committee dated April 17, 2002



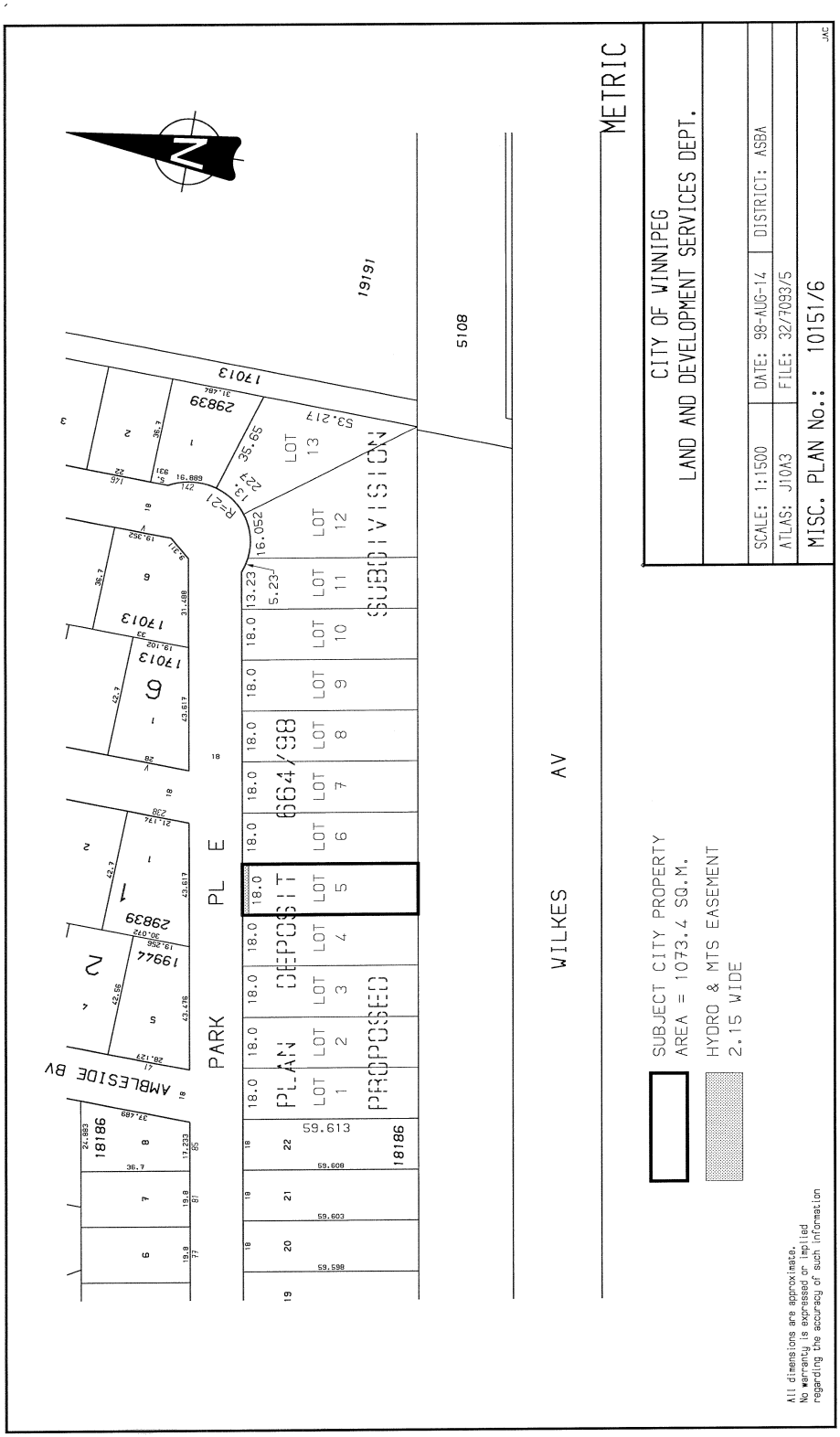
Appendix "D" referred to in Clause 8 of the Report of the Executive Policy Committee dated April 17, 2002



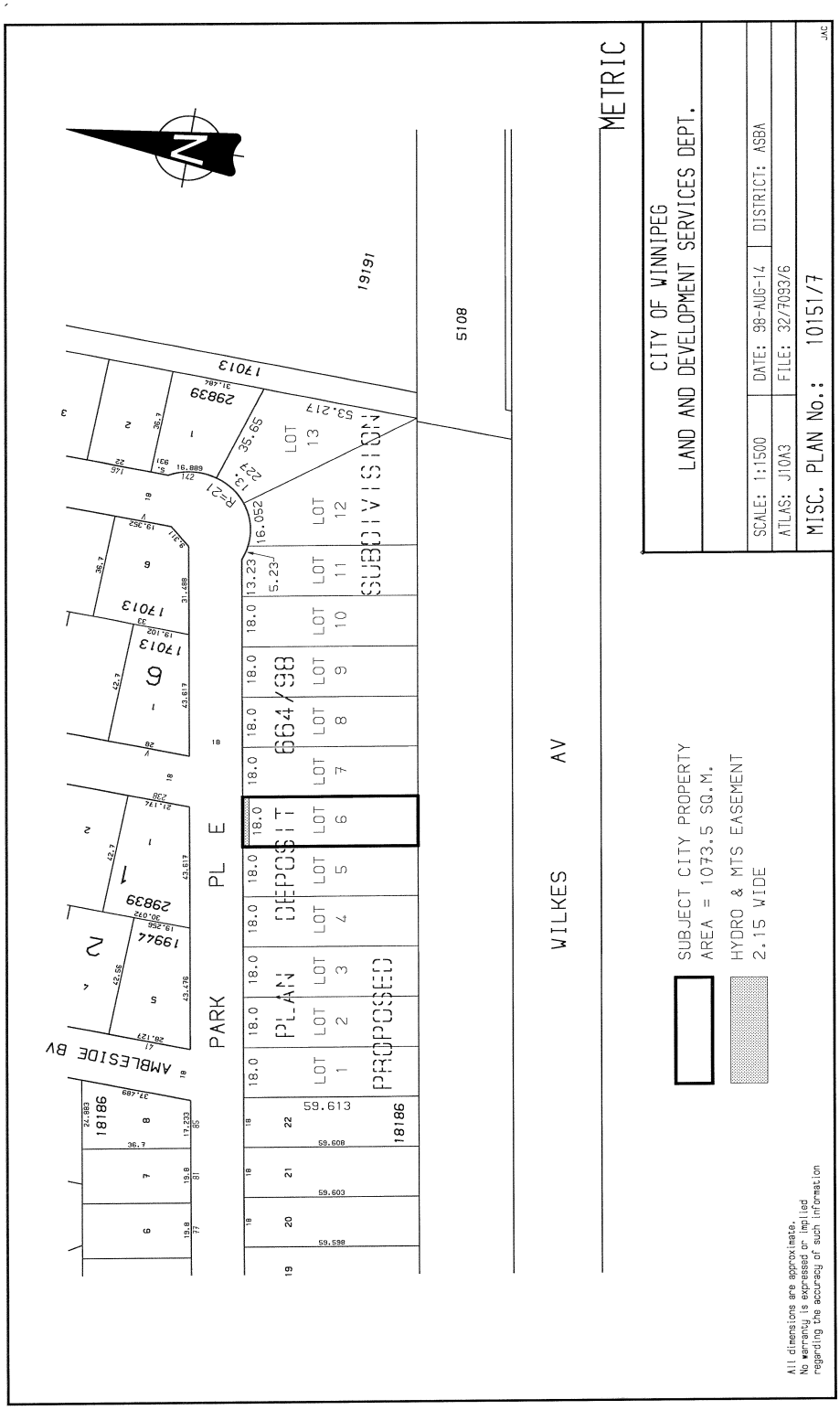
Appendix "E" referred to in Clause 8 of the Report of the Executive Policy Committee dated April 17, 2002



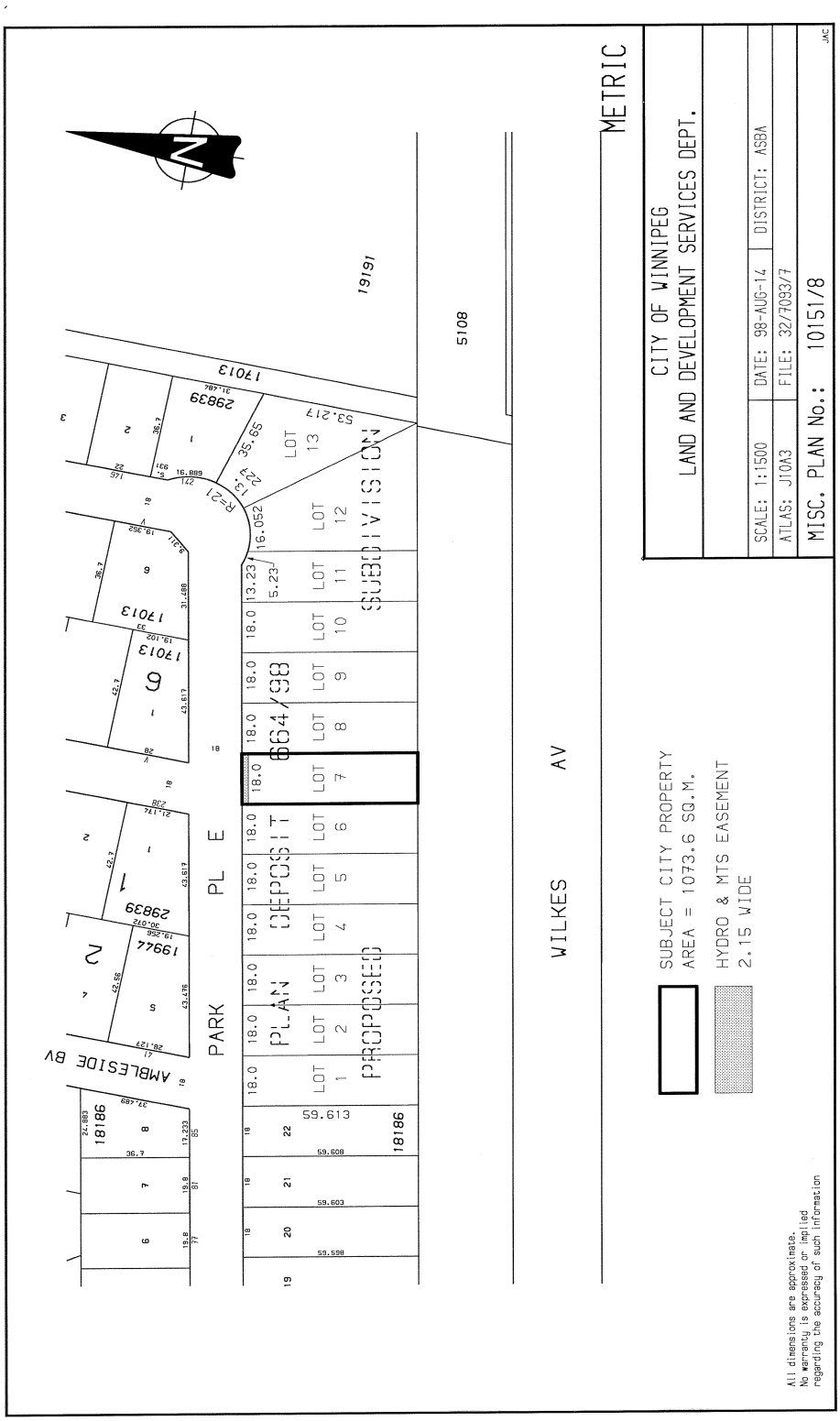
Appendix "F" referred to in Clause 8 of the Report of the Executive Policy Committee dated April 17, 2002



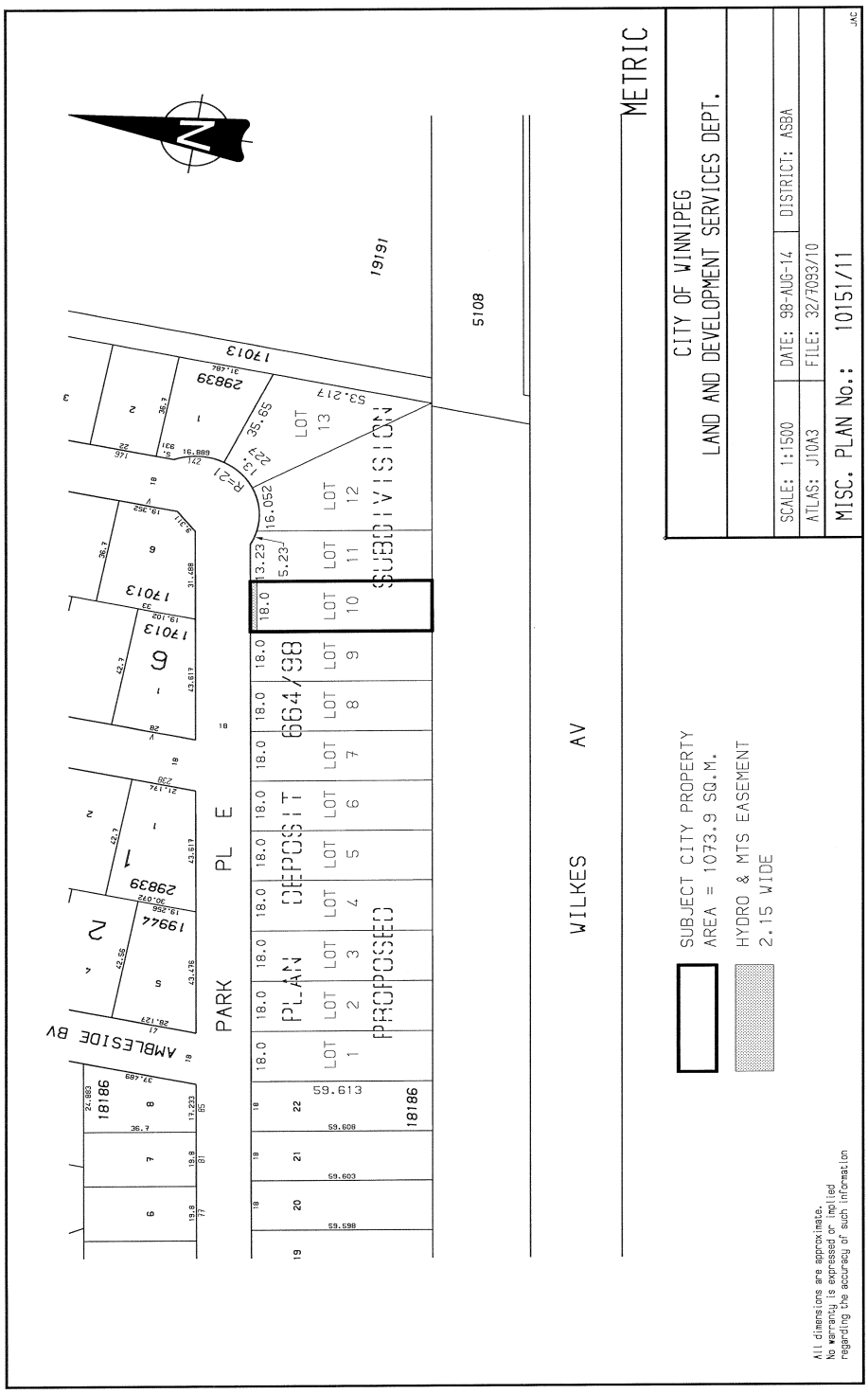
Appendix "G" referred to in Clause 8 of the Report of the Executive Policy Committee dated April 17, 2002



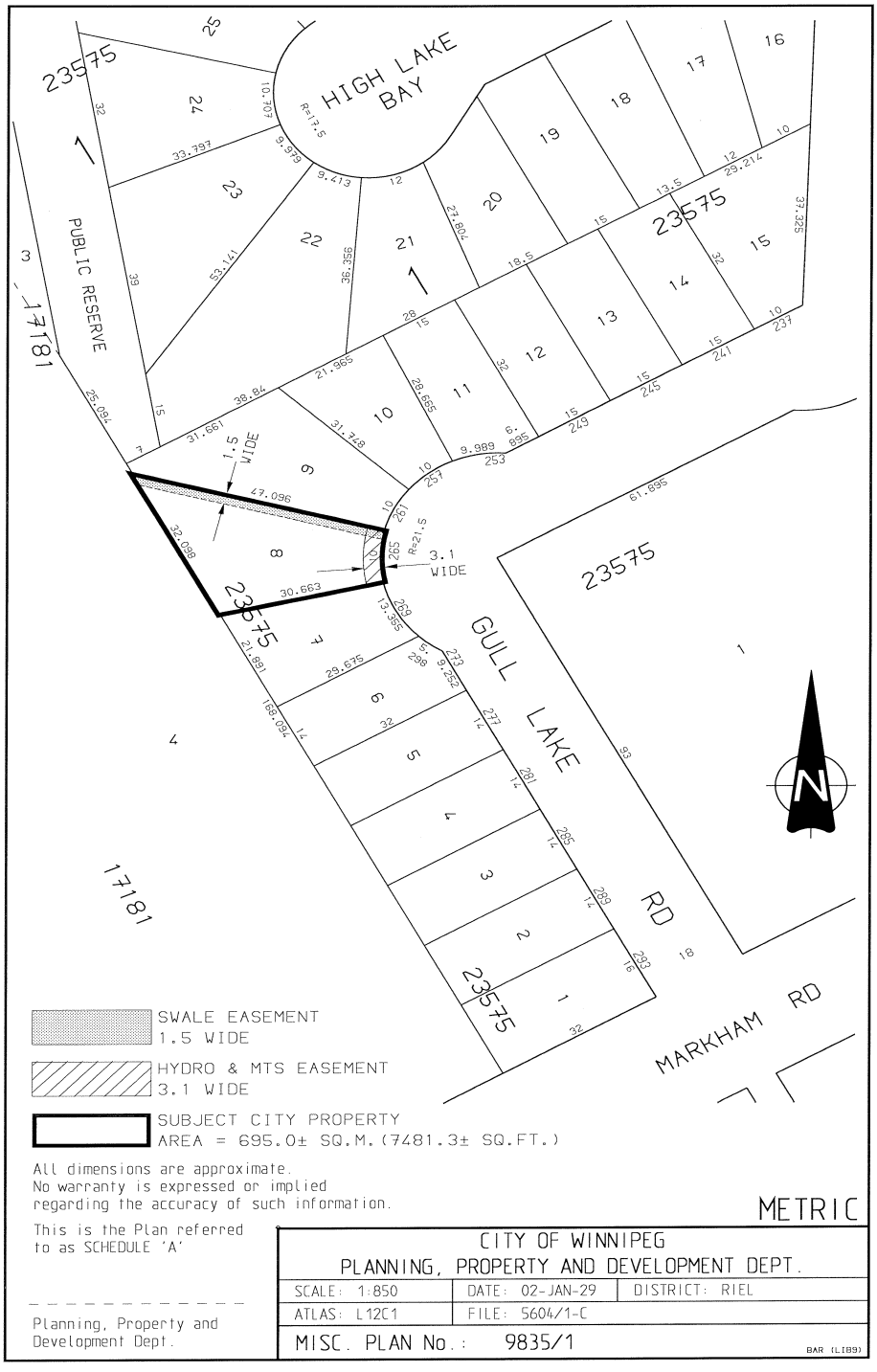
Appendix "H" referred to in Clause 8 of the Report of the Executive Policy Committee dated April 17, 2002



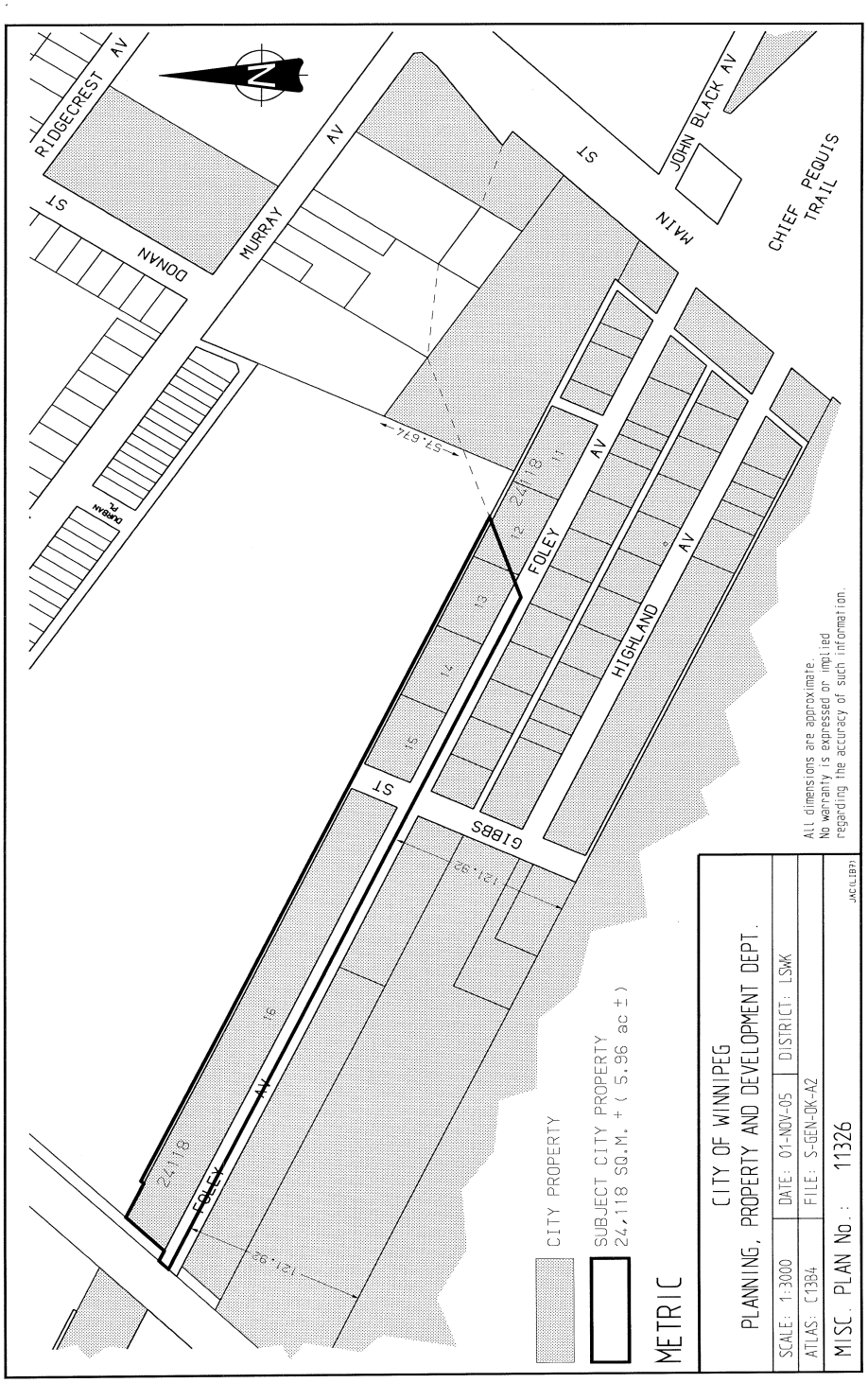
Appendix "I" referred to in Clause 8 of the Report of the Executive Policy Committee dated April 17, 2002



Appendix "J" referred to in Clause 8 of the Report of the Executive Policy Committee dated April 17, 2002



Appendix "K" referred to in Clause 8 of the Report of the Executive Policy Committee dated April 17, 2002



Appendix "L" referred to in Clause 8 of the Report of the Executive Policy Committee dated April 17, 2002

Financial Impact Statement

Date: April 5, 2002

Project Name:

Novamet Development Corporation V. The City of Winnipeg

First Year of Program 2002

	2002	2003	2004	2005	2006
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 397,467	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery		(161,000)	(161,000)	(161,000)	(161,000)
Net Cost/(Benefit)	$ 397,467	$ 161,000	$ 161,000	$ 161,000	$ 161,000
Less: Existing Budget Amounts					
Net Budget Adjustment Required	$ 397,467	$ 161,000	$ 161,000	$ 161,000	$ 161,000

Additional Comments:

The 2002 costs consist of $356,267 in inventory carrying cost write-offs and $41,200 to commute the outstanding local improvemet levies. The negative revenues shown in years 2003 to 2006 represent foregone net sales proceeds on the assumption that the properties in question would have been sold in those years. This analysis ignores the fact that tax revenues in the amount of $11,391 annually will be generated by transfering the properties in 2002 to private ownership, but these tax revenues would have been generated in due course anyway following sale of properties. A net budget adjustment is shown to impact all years. In 2002, transfers to general revenue will be reduced, and no financing source has yet been identified for the commuting of local improvement charges. In 2003 to 2006, it is assumed that the foregone net sales proceeds will reduce amounts otherwise available to be transferred from the Land Operating Reserve.

Gord Courage, Manager
Support Services Division

Motor Coach Industries Expansion Incentive

File FI-1.2 (Vol. 1)

9. The Executive Policy Committee has been advised that Motor Coach Industries has been examining possible North American locations in which to consolidate various components of its manufacturing and research and development components into one primary facility. This expansion requires a considerable financial commitment, and would serve to maintain Motor Coach Industries as one of Winnipeg's largest employers, should they choose to pursue this project here.

The City of Winnipeg considers support to such a venture as a strategic, long-term economic development investment in Winnipeg's economy, particularly in the transportation industry, which is a key economic sector. This project meets the necessary criteria outined in the City's Homegrown Economic Development Strategy.

Motor Coach Industries initiated discussions with the three levels of government in the fall of 2001, explaining that they were either going to consolidate their operations in Winnipeg or relocate them to a greenfield site in the south eastern United States. As such, they were looking for financial concessions that would enable them to continue to operate in Winnipeg.

Motor Coach Industries employs approximately 1,500 people in Winnipeg and contributes in excess of $500,000.00 annually to the City in the form of business and property taxes. Because of the capital-intensive nature of the project, Motor Coach Industires has requested that the City provide financial assistance in the form of a grant resulting in the recommendation that $500,000.00 be allocated in this fashion.

Proposal

Motor Coach Industries' investment in the expanded Winnipeg facility is anticipated at approximately $10,000,000.00. Job creation, once the expansion has been completed, is expected to exceed 500.

Support Principles

- The incentive provided would reflect the strategic importance of the transportation industry to Winnipeg's economy and would be commensurate with the guidelines outlined in the Council-adopted Homegrown Economic Development Strategy.

- The tax credit portion would be sourced by the City of Winnipeg in a designated account to pay down actual charges (e.g. property and business taxes).

- Upon construction of this project, MCI's municipal and business taxes would increase by approximately $66,000.00 annually.

Conditions of Support

The conditions of support would provide that an agreement between the City of Winnipeg and Motor Coach Industries for purposes of supporting the expansion of their operations be finalized by the Chief Administrative Officer, subject to the following conditions:

A. That Motor Coach Industries establish and at all times maintain and operate the project in accordance with all laws, bylaws, directions, rules and regulations and obtain any and all necessary permits and licenses of any federal, municipal or provincial authority having jurisdiction as may be required to construct and operate the project.

B. That property taxes are paid in full when due for each taxation year.

C. That, should Motor Coach Industries not complete the project, or undertake the expansion, the grant monies would be withheld.

D. Payments will be subject to annual budget approvals and other terms and conditions as deemed necessary by the City Solicitor/Manager of Legal Services for the purposes of implementing the intent of Council.

Benefits of the Proposal

1. Motor Coach would not only remain in Winnipeg, but would expand significantly, add a research and development component, and consolidate the majority of their North American operations in Winnipeg;

2. Incremental and business taxes paid by Motor Coach Industries would increase by approximately $66,000.00 annually as a result of this expansion;

3. Motor Coach will add no less than 500 new positions after the expansion has been completed.

4. The newly-expanded facility will be a showcase for Motor Coach in Winnipeg, as it will be the location where clients will pick up their coaches. It will also include a test-facility, which will further solidify Winnipeg's position as the predominant bus manufacturing centre in North America.

A Financial Impact Statement, prepared in conjunction with the proposed Motor Coach Industries Expansion Incentive, is shown on Attachment "A".

The Executive Policy Committee recommends:

I. That City Council approve the following recommendation as it pertains to a proposed agreement between the City of Winnipeg and Motor Coach Industries pertaining to the latter's request for governmental assistance in order for them to consolidate and expand their operations at 1475 Clarence Avenue in Winnipeg:

- That a Productivity Reinvestment Grant in the amount of $1,100,000.00 be made available to Motor Coach Industries over a two-year period;

- That this financial incentive take the form of a $500,000.00 grant to Motor Coach Industries in 2002, and $300,000.00 in incremental tax credits in each of the years 2002 and 2003, subject to other conditions outlined above.

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

Attachment "A" referred to in Clause 9 of the Report of the Executive Policy Committee dated April 17, 2002

Financial Impact Statement:

Project Name: Motor Coach Industries Expansion Incentive

Date: April 11, 2002 First Year of Program **2002**

	2002	2003	2004	2005	2006
Capital					
Capital Expenditures Required					
Less: Existing Budgeted Costs					
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal					
Debt - External					
Grants (Enter Description Here)					
Reserves, Equity, Surplus					
Other - Enter Description Here					
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 500,000	$ 300,000	$ 300,000		
Less: Incremental Revenue/Recovery			66,196	66,196	66,196
Net Cost/(Benefit)	$ 500,000	$ 300,000	$ 233,804	$ (66,196)	$ (66,196)
Less: Existing Budget Amounts	500,000	300,000	233,804	(66,196)	(66,196)
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: The above analysis assumes funding for the project is available in the Economic Development Investment Reserve. The tax revenue included above does not incorporate mill rate changes.

Pat Bodnar
Senior Financial Accountant

EXECUTIVE POLICY COMMITTEE

CONSIDERATION OF BY-LAWS

His Worship Mayor Murray moves that the following by-laws be read a first time:

> By-law No. 8013/2002, a by-law of The City of Winnipeg to close part of Marksbridge Drive east of Lindenwood Drive West. File DAC 24/2001
>
> By-law No. 8025/2002, a by-law of The City of Winnipeg to close parts of St. Albans Road, Setterington Bay and Breckenridge Close, west of Scurfield Boulevard. File DAC 13/2001
>
> By-law No. 8026/2002, a by-law of The City of Winnipeg to widen the public lane at the southeast corner of 664 Anderson Avenue. File DAO 1/2002
>
> By-law No. 8027/2002, a by-law of The City of Winnipeg to close part of the public lane south of Murray Avenue and east of Durban Place. File DAC 10/2001

Speaker - All in favour - contrary - carried.

Clerk reads the numbers of the by-laws

His Worship Mayor Murray moves that by-laws numbered 8013/2002, and 8025/2002 to 8027/2002, both inclusive, be read a second time.

Speaker - All in favour - contrary - carried.

Clerk reads the number of the by-laws.

His Worship Mayor Murray moves that the rule be suspended and by-laws numbered 8013/2002, and 8025/2002 to 8027/2002, both inclusive, be read a third time, and that same be passed and ordered to be signed and sealed.

Speaker - All in favour - contrary - carried.

File No. DAC 24/01

EXPLANATION TO COUNCIL FOR BY-LAW NO. 8013/2002

The closing of part of Marksbridge Drive east of Lindenwood Drive West was approved by the Executive Policy Committee and adopted by Council at its meeting held April 24, 2002.

Ursula B. Goeres
City Solicitor/Manager of Legal Services

BY-LAW NO. 8013/2002

A By-law of THE CITY OF WINNIPEG to close part of Marksbridge Drive east of Lindenwood Drive West.

WHEREAS it is desirable and expedient to close part of Marksbridge Drive east of Lindenwood Drive West in the manner provided in this by-law;

NOW THEREFORE THE CITY OF WINNIPEG, in Council assembled, enacts as follows, namely:

1. Part of Marksbridge Drive east of Lindenwood Drive West shall be closed by taking and using the land described as follows:

   In the City of Winnipeg, in the Province of Manitoba and being all that portion of Marksbridge Drive Plan 29722 WLTO contained within the limits of Lots 1 to 5 Block 2 Plan (Deposit No. 14/2002) of OTM Lots 53 to 56 of the Parish of St. Boniface prepared by Albert Gerhard Degner, of the City of Winnipeg, Manitoba Land Surveyor, and sworn to be him on the 12th day of February, 2002, hereto attached.

2. Pursuant to Section 498 of The City of Winnipeg Act, it is determined that no person or class of persons shall be regarded as being injuriously affected by the closing of part of Marksbridge Drive east of Lindenwood Drive West as aforesaid.

3. The proper officers of the City are hereby authorized and directed to do all things necessary to close part of Marksbridge Drive east of Lindenwood Drive West as mentioned in Section 1 and otherwise to give effect to this by-law and whatsoever those officers may have done heretofore in this behalf is hereby ratified and confirmed.

4. The cost of and incidental to this by-law shall be borne by the City-at-large.

DONE AND ENACTED by Council assembled, this day of , A.D., 2002.

MAYOR

CITY CLERK

Certified as to form:

for CITY SOLICITOR
[File No. R.6/2002(6)WJT]

File No. DAC 13/01

EXPLANATION TO COUNCIL FOR BY-LAW NO. 8025/2002

The closing of parts of St. Albans Road, Setterington Bay and Breckenridge Close, west of Scurfield Boulevard was approved by the Executive Policy Committee and adopted by Council at its meeting held April 24, 2002.

Ursula B. Goeres
City Solicitor/Manager of Legal Services

BY-LAW NO. 8025/2002

A By-law of THE CITY OF WINNIPEG to close parts of St. Albans Road, Setterington Bay and Breckenridge Close, west of Scurfield Boulevard.

WHEREAS it is desirable and expedient to close parts of St. Albans Road, Setterington Bay and Breckenridge Close, west of Scurfield Boulevard in the manner provided in this by-law;

NOW THEREFORE THE CITY OF WINNIPEG, in Council assembled, enacts as follows, namely:

1. Parts of St. Albans Road, Setterington Bay and Breckenridge Close, west of Scurfield Boulevard shall be closed by taking and using the land described as follows:

> **In the City of Winnipeg, in the Province of Manitoba and being Parcels A, B, C, D, E, F and G as the same are shown bordered on a Plan (Deposit 229/2002) of OTM Lots 31, 32 and 33 of the Parish of Saint Vital prepared by James Edward Bailie, of The City of Winnipeg, Manitoba Land Surveyor and certified by him on the 4th day of February, 2002, hereto attached.**

2. Pursuant to Section 498 of The City of Winnipeg Act, it is determined that no person or class of persons shall be regarded as

being injuriously affected by the closing of parts of St. Albans Road, Setterington Bay and Breckenridge Close, west of Scurfield Boulevard as aforesaid.

3. The proper officers of the City are hereby authorized and directed to do all things necessary to close parts of St. Albans Road, Setterington Bay and Breckenridge Close, west of Scurfield Boulevard as mentioned in Section 1 and otherwise to give effect to this by-law and whatsoever those officers may have done heretofore in this behalf is hereby ratified and confirmed.

4. The cost of and incidental to this by-law shall be borne by the City-at-large.

DONE AND ENACTED by Council assembled, this day of , A.D., 2002.

MAYOR

CITY CLERK

Certified as to form:

for CITY SOLICITOR
[File No. R.6/2002(11)WJT]

File No.DAO 1/02

EXPLANATION TO COUNCIL FOR
BY-LAW NO. 8026 /2002

The widening of the public lane at the southeast corner of 664 Anderson Avenue was approved by the Executive Policy Committee and adopted by Council at its meeting held April 24, 2002.

Ursula B. Goeres
City Solicitor/Manager of Legal Services

BY-LAW NO. 8026/2002

A By-law of THE CITY OF WINNIPEG to widen the public lane at the southeast corner of 664 Anderson Avenue.

WHEREAS it is desirable and expedient to widen the public lane at the southeast corner of 664 Anderson Avenue in the manner provided by this by-law;

NOW THEREFORE THE CITY OF WINNIPEG, in Council assembled, enacts as follows, namely:

1. The public lane at the southeast corner of 664 Anderson Avenue shall be widened by taking and using the land described as follows:

In the City of Winnipeg, in the Province of Manitoba, being the land taken for Public Lane as same is shown bordered on a plan of survey of part of River Lot 43 of the Parish of Saint John, prepared by Christian Peter Korell of the City of Winnipeg, Manitoba Land Surveyor, and sworn to by him on the 13th day of March, 2002, hereto attached.

2. The proper officers of the City are hereby authorized and directed to do all things necessary to widen the public lane at the southeast corner of 664 Anderson Avenue as mentioned in Section 1 and otherwise to give effect to this by-law and whatsoever those officers may have done heretofore in this behalf is hereby ratified and confirmed.

3. The cost of and incidental to this by-law shall be borne by the City-at-large.

DONE AND ENACTED by Council assembled, this 24th day of April, A.D., 2002.

MAYOR

CITY CLERK

Certified as to form:

for City Solicitor [File No. R.6/2002(8) WJT]

File No. DAC 10/01

EXPLANATION TO COUNCIL FOR BY-LAW NO. 8027/2002

The closing of part of the public lane south of Murray Avenue and east of Durban Place was approved by the Executive Policy Committee and adopted by Council at its meeting held January 30, 2002.

Ursula B. Goeres
City Solicitor/Manager of Legal Services

BY-LAW NO. 8027/2002

A By-law of THE CITY OF WINNIPEG to close part of the public lane south of Murray Avenue and East of Durban Place.

WHEREAS it is desirable and expedient to close part of the public lane south of Murray Avenue and East of Durban Place in the manner provided in this by-law;

NOW THEREFORE THE CITY OF WINNIPEG, in Council assembled, enacts as follows, namely:

1. Part of the public lane south of Murray Avenue and East of Durban Place shall be closed by taking and using the land described as follows:

> **In the City of Winnipeg, in the Province of Manitoba and being Parcel A as the same is shown bordered on a Plan (Deposit 1062/2001) of River Lot 26 of the Parish of Kildonan prepared by James Edward Bailie, of The City of Winnipeg, Manitoba Land Surveyor and certified by him on the 30th day of August, 2001, hereto attached.**

2. Pursuant to Section 498 of The City of Winnipeg Act, it is determined that no person or class of persons shall be regarded as

being injuriously affected by the closing of part of the public lane south of Murray Avenue and East of Durban Place as aforesaid.

3. The proper officers of the City are hereby authorized and directed to do all things necessary to close part of the public lane south of Murray Avenue and East of Durban Place as mentioned in Section 1 and otherwise to give effect to this by-law and whatsoever those officers may have done heretofore in this behalf is hereby ratified and confirmed.

4. The cost of and incidental to this by-law shall be borne by the City-at-large.

DONE AND ENACTED by Council assembled, this day of , A.D., 2002.

MAYOR

CITY CLERK

Certified as to form:

for CITY SOLICITOR
[File No. R.6/2002(2)WJT]

REPORT OF THE

STANDING POLICY COMMITTEE ON PUBLIC WORKS

DATED APRIL 2, 2002

The Executive Policy Committee has considered the above referenced report, has concurred in the recommendations contained therein, and submits same to Council for approval and adoption.

The Standing Policy Committee on Public Works submits Clauses 1, 2 and 3 as consent items.

Award of Contracts for the Provision of Public Transportation Services for Persons with Disabilities - RFP 892-2001
File TT-1.3 (Vol. 13)

1. The Standing Policy Committee on Public Works has been advised that Handi-Transit service began in 1977. Between 1977 and 1988 all Handi-Transit service was delivered by Winnipeg Transit bus operators, utilizing Winnipeg Transit Handi-Transit vans. In 1988, Winnipeg Transit began to accommodate the increasing demand for Handi-Transit service by contracting out the increasing service requirement to private contractors.

In 1996, Council approved contracting out 100% of Handi-Transit service delivery. Contracts were awarded in 1996 for a five-year period covering approximately 85% of the work. A further Request For Proposals was issued in 1997 and a five-year contract issued for the remainder of the work.

In 2001, an RFP was issued to replace the contracts expiring on June 30, 2001. Eight different contracts, covering approximately 73% of the total service requirement were awarded for a period of five years, expiring June 30, 2006.

On February 20, 2002, RFP 892-2001 was issued for the provision of public transportation services for persons with disabilities for approximately 20% of the total contracted service (the remaining 7% of the work is contained in a contract with Blue Ribbon Transit). The RFP closed on March 13, 2002.

RFP 892-2001 allowed offerers to respond with proposals on portions or all of 2 types of work which were defined as follows:

Item 1: Hourly Service - Wheelchair Accessible Vehicles
Item 2: Hourly Service - Ambulatory Passenger Vehicles

Responsive proposals were received from the various companies, as outlined in Attachment “A”.

Winnipeg Transit is satisfied that the Offerers providing the proposals considered to be most advantageous to the City have the necessary resources to perform all the work in accordance with the requirements of the specifications based on the evaluation criteria is outlined on Attachment “B”. Offerers have satisfactorily carried out previous work of a similar nature.

Materials Management and Legal Services have advised that proposal submissions from the following offerers should be deemed to be non-responsive due to their failure to complete and sign the RFP cover page. The completion of the cover page is a mandatory requirement. It contains the formal offer to perform the work, incorporates the RFP into the proposal and makes the proposal irrevocable for a specified period of time. Those terms and conditions are fundamental to the eventual contract.

- We Care Transit
- London Limos

A summary, by section, of the evaluations on each offer received is outlined on Attachment “C”. The proposals recommended are considered to be most advantageous to the City, meeting all the requirements of the specifications.

The unit prices submitted by the successful bidders to this RFP are very advantageous to the City. They are lower than the current prices being paid under the expiring contract, lower than the prices bid last year by the successful bidders, and lower than the assumptions contained in the 2002 budget and the 2003 and 2004 administrative budget. This presents an opportunity for the Transit Department to meet expected Handi-Transit service demand that was not accommodated in the budget.

Bids are open for acceptance until June 15, 2002, however it is very important that this contract be authorized for award at the April meeting of City Council in order to provide the successful contractors with sufficient time to order and receive delivery of vehicles, and for Handi-Transit to train the contractor's drivers prior to the June 15, 2002 start up date.

Council approval is required for the award of multi-year contracts.

The Financial Impact Statement is outlined on Attachment "D".

The Standing Policy Committee on Public Works recommends:

I. That the offers received from London Limos and We Care Transit be determined as non-responsive.

II. That contracts for the provision of public transportation services for persons with disabilities as outlined in RFP 892-2001, for the period of June 15, 2002 to June 30, 2007, be awarded based on the unit prices submitted, to those Offerers providing the proposals considered to be most advantageous to the City of Winnipeg, in the following approximate amounts:

Offerer	**Item 1: Hourly Service Wheelchair Accessible Vehicles**	**Item 2: Hourly Service Ambulatory Passenger Vehicles**	**Total Contract Price**
Gull Wing Transit Services Ltd.	$831,024	$929,511	$1,760,535
Assiniboine Handy-Transit and Taxi Inc.	$374,994		$374,994
Duffy's Taxi (1996) Ltd.	$374,994		$374,994
Super Transit Ltd.		$934,836	$934,836
Mona Transit Services Ltd.	$725,892		$725,892
			$4,171,251

III. That the Proper Officers of the City be authorized to do all things necessary to effect the intent of the foregoing, including the execution of any documents related thereto.

Attachment “A” referred to in Clause 1 of the Report of the Standing Policy Committee on Public Works dated April 2, 2002

Attachment “A”

Responsive proposals were received from the following companies:

Item 1
Hourly Service
Wheelchair Accessible Vehicles

- AB Transit
- Advance Transit
- Assiniboine Handy-Transit & Taxi Inc.
- Blue Ribbon
- Dependable Dispatch Service
- Duffy's Taxi
- Gull Wing Transit Services Ltd.
- Gurinder Jit Singh
- Handi-Helper Transit
- Kingsway Transit Ltd.
- Mona Transit Services Ltd.
- Safe Transit
- Super Transit Ltd.
- Unicity Taxi Ltd.

Item 2
Hourly Service
Ambulatory Passenger Vehicles

- 4522291 Manitoba Ltd.
- 4523785 Manitoba Ltd.
- AB Transit
- Advance Transit
- Agam Bhagria
- Assiniboine Handy-Transit & Taxi Inc.
- Blue Ribbon
- Dependable Dispatch Service
- Duffy's Taxi
- Gull Wing Transit Services Ltd.
- Gurinder Jit Singh
- Handi-Helper Transit
- Jasbir Chahal
- Kingsway Transit Ltd.
- Mona Transit Services Ltd.
- North Star Transportation
- Raghbir Kambo
- Safe Transit
- Seven Oaks Transit
- SP Transit
- Super Transit Ltd.
- Surinder Sidhu
- Tarsem Singh Cheema
- Towns Transit
- Unicity Taxi Ltd.

Attachment “B” referred to in Clause 1 of the Report of the Standing Policy Committee on Public Works dated April 2, 2002

Attachment “B”

Evaluation of Offers

Bids were evaluated based on the following evaluation criteria as defined in SC: 12 of the RFP:

(a) Conformance of the Offerer's Bid Submission with the requirements of the RFP ..... **pass/fail;**

(b) Qualifications of the Offerer ..... **pass/fail;**

- ? All responsive bid submissions conformed with the requirements of the RFP as well as met the qualifications defined in BI:9.

(c) Industry experience of key personnel **10%**

- ? Evaluation of industry experience of key personnel was based on the amount of experience with full points being received for the most experience, and others being pro-rated.

- ? All proposals contained qualified key personnel with significant industry experience.

(d) Present value of the total contract price per unit **70%**

- ? Present value of the contract price was evaluated on unit price, based on a per vehicle hour basis. Present value was determined using a discount rate of six (6) per cent per year. The lowest bid received the most points, with higher priced bids pro-rated accordingly.

- ? Attached as Appendix “B” is a summary of the proposal prices by section, the present value of each contract proposal, and the financial points assigned for evaluation purposes.

(e) Business Plan **5%**

- ? Offerers were required to submit a business plan, which would outline “start up” plans if appropriate, operational plans, etc. Business plan evaluation was based on completeness.

- ? All proposals contained a fully acceptable business plan.

(f) References **15%**

? The Offerer was required to submit the names of three (3) industry related references. Reference checks were not restricted to only those submitted by the contractor, and included organizations representing persons with disabilities, Handi-Transit advisory committees, companies or individuals known to have done business with the Offerer.

? A standard format of questions was used in the reference check process. Areas such as driver behaviour, cleanliness of vehicles, safe operation of vehicles, demonstrated sensitivity to persons with disabilities was discussed. Organizations representing persons with disabilities, as well as Handi-Transit’s Policy Advisory Committee and Operations Advisory Committee were consulted during this process as well.

Attachment "C" referred to in Clause 1 of the Report of the Standing Policy Committee on Public Works dated April 2, 2002

Attachment "C"

The following is a summary, by section, of the evaluations on each offer received.

ITEM 1: **Hourly Rate Service** **Wheelchair Accessible Vehicles**							**EVALUATION**
Offerer	***Conformance of Bid Submission***	***Qualifications of Offerer (BI:09)***	***Present value of total Contract Price per unit***	***Industry Experience of Key Personnel***	***References***	***Business Plan***	***Total***
	pass/fail	***pass/fail***	***70%***	***10%***	***15%***	***5%***	***100%***
Gull Wing Transit Services Ltd.	**pass**	**pass**	**70**	**10**	**15**	**5**	**100**
Assiniboine Handy Transit	**pass**	**pass**	**65**	**10**	**15**	**5**	**95**
Duffy's Taxi	**pass**	**pass**	**65**	**10**	**15**	**5**	**95**
Mona Transit Services Ltd.	**pass**	**pass**	**67**	**10**	**13**	**5**	**95**
AB Transit	**pass**	**pass**	**64**	**10**	**15***	**5**	**94**
Blue Ribbon	**pass**	**pass**	**64**	**10**	**15***	**5**	**94**
Dependable Dispatch Service	**pass**	**pass**	**63**	**10**	**15***	**5**	**93**
Super Transit	**pass**	**pass**	**63**	**10**	**15***	**5**	**93**
Advance Transit	**pass**	**pass**	**62**	**10**	**15***	**5**	**92**
Kingsway Transit Ltd.	**pass**	**pass**	**64**	**8**	**15***	**5**	**92**
Unicity Taxi Ltd.	**pass**	**pass**	**62**	**10**	**15***	**5**	**92**
Safe Transit	**pass**	**pass**	**63**	**8**	**15***	**5**	**91**
Handi-Helper Transit	**pass**	**pass**	**60**	**10**	**15***	**5**	**90**
Gurinder Jit Singh	**pass**	**pass**	**60**	**8**	**15***	**5**	**88**

***Note**: References provided by the Offerer were not checked, as even a perfect rating as illustrated, would not have altered the recommendations for award of contract.

Attachment "C" referred to in Clause 1 of the Report of the Standing Policy Committee on Public Works dated April 2, 2002

ITEM 2: **Hourly Rate Service** **Ambulatory Passenger Vehicles**							**EVALUATION**
Offerer	***Conformance of Bid Submission***	***Qualifications of Offerer (BI:09)***	***Present value of total Contract Price per unit***	***Industry Experience of Key Personnel***	***References***	***Business Plan***	***Total***
	pass/fail	***pass/fail***	***70%***	***10%***	***15%***	***5%***	***100%***
Gull Wing Transit Services Ltd.	**pass**	**pass**	**69**	**10**	**15**	**5**	**99**
Super Transit	**pass**	**pass**	**69**	**10**	**15**	**5**	**99**
Mona Transit Services Ltd.	**pass**	**pass**	**70**	**10**	**13**	**5**	**98**
Jasbir Chahal	**pass**	**pass**	**70**	**8**	**15***	**5**	**98**
4522291 Manitoba Ltd.	**pass**	**pass**	**70**	**8**	**15***	**5**	**98**
Safe Transit	**pass**	**pass**	**69**	**8**	**15***	**5**	**97**
4523785 Manitoba Ltd.	**pass**	**pass**	**68**	**8**	**15***	**5**	**96**
Assiniboine Handy Transit	**pass**	**pass**	**65**	**10**	**15***	**5**	**95**
Dependable Dispatch Service	**pass**	**pass**	**64**	**10**	**15***	**5**	**94**
Agam Bhagria	**pass**	**pass**	**68**	**8**	**15***	**3**	**94**
Towns Transit	**pass**	**pass**	**64**	**8**	**15***	**5**	**92**
Tarsem Singh Cheema	**pass**	**pass**	**63**	**8**	**15***	**5**	**91**
Blue Ribbon	**pass**	**pass**	**61**	**10**	**15***	**5**	**91**
Unicity Taxi Ltd.	**pass**	**pass**	**61**	**10**	**15***	**5**	**91**
North Star Transportation	**pass**	**pass**	**62**	**10**	**15***	**5**	**92**
Raghbir Kambo	**pass**	**pass**	**62**	**10**	**15***	**5**	**92**
Surinder Sidhu	**pass**	**pass**	**62**	**10**	**15***	**5**	**92**
Advance Transit	**pass**	**pass**	**60**	**10**	**15***	**5**	**90**
Duffy's Taxi	**pass**	**pass**	**60**	**10**	**15***	**5**	**90**
AB Transit	**pass**	**pass**	**58**	**10**	**15***	**5**	**88**
Handi-Helper Transit	**pass**	**pass**	**58**	**10**	**15***	**5**	**88**
SP Transit	**pass**	**pass**	**58**	**10**	**15***	**5**	**88**
Gurinder Jit Singh	**pass**	**pass**	**57**	**10**	**15***	**5**	**87**
Kingsway Transit Ltd.	**pass**	**pass**	**57**	**10**	**15***	**5**	**87**
Seven Oaks Transit	**pass**	**pass**	**50**	**10**	**15***	**5**	**80**

***Note**: References provided by the Offerer were not checked, as even a perfect rating as illustrated, would not have altered the recommendations for award of contract.

Attachment "D" referred to in Clause 1 of the Report of the Standing Policy Committee on Public Works dated April 2, 2002

Financial Impact

Financial Impact Statement **Date:** March 21, 2002

Project Name: Award of Contracts for the Provision of Public Transportation Services for Persons with Disabilities - RFP 892-2001

First Year of Program **2002**

	2002	2003	2004	2005	2006
Capital					
Capital Expenditures Required					
Less: Existing Budgeted Costs					
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal					
Debt - External					
Grants (Enter Description Here)					
Reserves, Equity, Surplus					
Other - Enter Description Here					
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 394,288	$ 799,593	$ 821,626	$ 844,412	$ 869,711
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 394,288	$ 799,593	$ 821,626	$ 844,412	$ 869,711
Less: Existing Budget Amounts	491,750	1,003,170	1,023,233	n/a	n/a
Net Budget Adjustment Required	$ (97,462)	$ (203,577)	$ (201,607)	n/a	n/a

Additional Comments: The hourly rates under the contracts proposed for award provide for a significant reduction from that presently paid and budgeted. This presents an opportunity to the department to meet expected handi-transit service demand. The adopted 2002 current estimates and 2003 and 2004 administrative budget do not provide sufficient funding to meet expected demand.

Manager of Finance & Administration

This Report Submitted By:
The Transit Department
Handi Transit Division
Prepared by: Nancy Dirks, Manager of Handi Transit
March 21, 2002

Employer Sponsored Bus Pass Program
Revised Discount Structure
File TT-2 (Vol. 12)

2. The Standing Policy Committee on Public Works has been advised that the Transit Department, as part of its 1996 budget, included in the Innovative Transit Program a project to investigate alternative forms of employer sponsored transit programs.

On December 13, 2000, Council granted the Transit Department authority to negotiate and commit to EcoPass (Employer Sponsored Bus Pass) agreements based on a 5:1 cost-sharing ratio between the employer and Transit (for every 5% an employer reduced the price of a monthly pass to employees, Transit would rebate 1% to the employer).

In February 2001, the Transit Department began what was to be a six-month pilot project with Manitoba Public Insurance, based on the December 13, 2000, authority granted by Council, Manitoba Public Insurance agreed to provide a 50% discount to employees and Transit would rebate 10% to Manitoba Public Insurance. Unfortunately, at the time the program began, there was considerable negative media concerning bonuses for Y2K (Year 2000) changeovers paid to senior Manitoba Public Insurance staff. The EcoPass Program became associated with this negative publicity and the Minister responsible for Manitoba Public Insurance made a decision that the EcoPass Program would be curtailed after three months at Manitoba Public Insurance. Based on the three-month trial at Manitoba Public Insurance, the results were very positive including:

- Monthly Pass sales increased almost 800% increase from approximately 40 per month to 270 per month.

- Transit users almost doubled from approximately 34% of MPI employees (primarily downtown) to 58%.

- 44% of respondents indicated they were using transit more frequently.

- Reduced auto travel and parking; the number of people who were parking in unassigned spots (parking on a daily basis) decreased from 48% to 32%.

- Reduced car usage: The number of people who indicated they do not drive increased from 34% to 52%.

- 834 more trips per week: It's estimated that the program resulted in approximately 834 more trips per week of which 275 came from former auto drivers or passengers.

- Manitoba Public Insurance Management and employees felt it was an excellent program. Employees (particularly single parent families and lower income earners) appreciated the savings. Management found the program very easy to implement and administer, and there were many compliments to Manitoba Public Insurance from its staff for offering the program.

Over the following months, the Transit Department then contacted approximately 180 major organizations in the City seeking participants in the EcoPass Program. This contact included an original

"teaser package", follow-up mail, follow-up phone calls, and appointments as appropriate. From these contacts, the Transit Department learned the following:

- Universally, all organizations liked the EcoPass program, its objectives, potential benefits and innovativeness.

- While the organizations liked the "innovativeness", they were also concerned that this innovativeness presented a risk in that the program was unproven and untried. No one particularly wanted to be first to implement it.

- A few organizations commented that the 5:1 cost sharing formula was not sufficient to warrant their participation.

Based on this information, the Transit Department felt there would be an opportunity for a group of organizations to jointly implement the EcoPass program. In this way, the program would gain greater momentum, greater public profile, and no single organization would be the first to implement the program alone.

A luncheon presentation regarding the EcoPass Program was then made to 15 major organizations. The objective was to secure a group of approximately 6 - 8 organizations that would participate in a joint pilot project to implement the EcoPass program and provide some momentum for more organizations to join. As a result of this luncheon and subsequent discussions, the Transit Department now has a verbal commitment from 6 organizations to participate in a joint pilot project, subject to Council approval of the discount structure. The pilot project would include the following key elements:

- It would be a 6-month pilot project beginning in June 2002. The pilot project would be coordinated with Environment Week/Clean Air Day/Commuter Challenge initiatives and it would be strongly positioned as a commitment by all of these organizations to protecting our environment by reducing auto congestion and air pollution.

- The employers would offer monthly bus passes to employees at a 30% discount and the Transit Department would rebate 10% to the employer.

- Each employer would be encouraged to have surveys conducted prior to the program being implemented and near the end of the program. This would provide additional information to assess the overall benefits.

By undertaking this program on a "pilot project" basis, it allows the Transit Department and the employer to assess the benefits, costs, and operational considerations. Assuming both parties are satisfied with the results of the pilot project, a longer-term agreement would be signed with flexibility for both parties to discontinue the program should circumstances change.

The program direct costs for development and promotion are covered in the existing Transit budget. It is conservatively expected to be revenue neutral at minimum, and has the potential to substantially increase transit ridership and revenues. The risks to the City and Transit are minimized for two reasons:

- Surveys would be conducted where appropriate within organizations before implementing the pilot project to determine the existing transit usage, ridership patterns, and revenues. This will

allow the Transit Department and the employer to assess the potential risks and benefits.

- The program has been structured with the employer providing the largest portion of the discount in a 3:1 ratio with the Transit rebate. Employers would have the option of offering greater or lower discounts, but the original 5:1 sharing formula would apply in these circumstances. For example, an employer deciding to offer only a 20% discount would receive only a 4% rebate from Transit. Similarly, an employer deciding to offer a 40% discount would receive a 12% rebate (ie. 10% rebates on the first 30% discount plus 2% rebate on the next 10% discount).

The following information summarizes the financial impact at the 30% level. For example purposes, it has been assumed that an employer currently has 100 employees purchasing monthly bus passes. This would currently provide $6,355 monthly in revenues to Transit. If the employer were to offer passes for sale at a 30% discount, the Transit discount to the employer would be 10% or $635.50. Based on this, only 11 additional monthly passes would have to be sold for the program to break even (ie. $635.50 / $57.20 net revenue after rebate to Transit for additional pass sales). This is very achievable given the substantial discount offered by the employer and the results of the pilot project experienced at Manitoba Public Insurance.

The Employer Sponsored Bus Pass Program has the potential to provide significant benefits for employers, employees, the Transit Department and our environment. The Transit Department is requesting approval/authority to negotiate and conclude pilot project arrangements with potential participants per the details outlined in this report, with a view to maintaining the arrangements if the pilot projects prove successful.

Council approval is required for Transit fare adjustments.

The Financial Impact Statement is outlined on Attachment "A".

On April 2, 2002, the Standing Policy Committee on Public Works considered a report dated March 14, 2002, from the Director of Transit and approved the following amendment, which has been incorporated into the recommendations set out below, namely:

- Recommendation II, be added as follows:

    II. That the Employer Sponsored Bus Pass Program be reviewed in six months for report back to the Standing Policy Committee on Public Works.

The Standing Policy Committee on Public Works recommends:

I. That the Transit Department be granted authority to negotiate and commit to EcoPass (Employer Sponsored Bus Pass Program) agreements under which the Transit Department would provide:

    A. A 10% rebate to employers on the price of adult monthly bus passes based on the employer selling passes to its employees at a 30% discount, and

    B. Any discounts below or above the 30% level would be based on a 5:1 ratio (i.e. 1% rebate from Transit for every 5% discount offered by the employer to employees).

II. That the Employer Sponsored Bus Pass Program be reviewed in six months for report back to the Standing Policy Committee on Public Works.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of documents related thereto.

Attachment "A" referred to in Clause 2 of the Report of the Standing Policy Committee on Public Works dated April 2, 2002

Financial Impact Statement:

Project Name: EcoPass (Employer Sponsored Bus Pass) Program

Date: March 14, 2002 First Year of Program **2002**

	2002	2003	2004	2005	2006
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	
Less: Existing Budgeted Costs	-	-	-	-	
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal					
Debt - External					
Grants (Enter Description Here)					
Reserves, Equity, Surplus					
Other - Enter Description Here					
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 10,000	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 10,000	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	10,000	-	-	-	
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: The direct costs for this program include printing and promotion and are covered in the existing Transit budget. It has been conservatively estimated that this program is expected to be revenue neutral at minimum, and will potentially generate additional funds through increased Transit ridership. The results of the pilot project will provide further information for future year projections.

Manager of Finance & Administration

Local Improvement District Initiation By-laws - Lord Avenue and Parkwood Place Community Ring Dikes

File SL-1 (Vol. 21)

3. On June 23, 1999, Council adopted the recommendation of 2 reports of the Standing Policy Committee on Public Works dated May 31, 1999 titled: 1) Secondary Diking Enhancements - Community Ring Dikes - Policy on Funding and Maintenance; and 2) Canada-Manitoba-City of Winnipeg Agreement on Secondary Diking Enhancements.

In November 1999, the Canada-Manitoba-City of Winnipeg Agreement on Secondary Diking Enhancements was finalized.

On September 26, 2001, Council approved the Priorities for the Secondary Diking Enhancements Program, including the Lord Avenue and Parkwood Place community ring dike projects.

Pursuant to Section 392.1(2)(b) of The City of Winnipeg Act, Council may by by-law designate a committee of the council to conduct one or more public hearings as required by the local improvement district legislation.

The Canada-Manitoba-City of Winnipeg Agreement of Secondary Diking Enhancements is a funding agreement that provides a total of $11.135 million towards secondary diking projects. Canada and Manitoba are each contributing $5.2 million and the City of Winnipeg is contributing $735,000.00. The funding is allocated to a Community Ring Dike Sites Feasibility Study ($400,000.00), and design and construction of individual flood proofing projects ($4,400,000) and community ring dikes ($6,335,000). Pursuant to the Council order on June 23, 1999, the City's share of community ring dike costs is to be recovered from the benefiting property owners through the local improvement process.

On September 26, 2001, Council adopted "The Priorities for the Secondary Diking Enhancements Program", which included the Lord Avenue and Parkwood Place Community Ring Dike projects. The total estimated cost of the Lord Avenue Community Ring Dike is $1.393 million, and the City's share is 10% or $139,300.00. The total estimated cost of the Parkwood Place Community Ring Dike is $265,000.00 and the City's share is $26,500.00.

The City of Winnipeg Act provides a mechanism for conducting district local improvements. In the cases of the Lord Avenue Community Ring Dike and the Parkwood Place Community Ring Dike, the benefiting properties are readily identifiable and have been consulted on flood mitigation options through a series of public meetings. An informal community vote has been undertaken in each project area that indicates a willingness to proceed with each of the projects for construction of the community ring dikes and those works necessarily incidental thereto.

A series of local improvement initiatives have been initiated for other community ring dike projects under the Canada-Manitoba-City of Winnipeg Agreement on Secondary Diking Enhancements, namely the Grande Pointe/Hallama Drive project, Kingston Crescent/Row project and Kilkenny Drive North project. The Riel Community Committee was designated as the District Proposal Committee for these projects since these projects are within the Riel Community. Similarly, the Lord Avenue Community Ring Dike and the Parkwood Place Community Ring Dike projects are within the Riel Community and therefore the Riel Community Committee has been recommended as the District Proposal Committee for each of those local improvement districts.

The next step in the process will be the conduct of public hearings by the District Proposal Committee where the property owners again have an opportunity for input into the process. This is followed by amendments to the District Proposal if deemed necessary by the District Proposal Committee who will then provide its advice and recommendations to Council. If Council gives first reading to the District Proposal it then proceeds to the "notice of objection" stage in the process. This is the opportunity for the property owners to cast their vote against increased flood protection in their respective communities.

The Financial Impact Statement for this project is shown on Attachment "A" and has been prepared in accordance with the recommendation adopted by Council on December 13, 2000.

The Standing Policy Committee on Public Works recommends:

I. That Council direct the Administration to prepare a Local Improvement District Initiation Bylaw for the Lord Avenue Community Ring Dike Local Improvement District that will designate the Councillors of the Riel Community Committee as the committee of Council (District Proposal Committee) to conduct public hearings as required for the Lord Avenue Community Ring Dike Local Improvement District.

II. That Council direct the Administration to prepare a Local Improvement District Initiation Bylaw for the Parkwood Place Community Ring Dike Local Improvement District that will designate the Councillors of the Riel Community Committee as the committee of Council (District Proposal Committee) to conduct public hearings as required for the Parkwood Place Community Ring Dike Local Improvement District.

III. That the Proper Officers of the City be authorized to do all things necessary to effect the intent of the foregoing, including the execution of any documents related thereto.

Attachment “A” referred to in Clause 3 of the Report of Standing Policy Committee on Public Works dated April 2, 2002

Financial Impact Statement **Date:** March 15, 2002

COMMENTS: The City's share of the projects is to be recovered through the Local Improvement process, therefore there is no financial impact.

Moira L. Geer C.A.
Manager of Finance & Administration

REPORT OF THE

STANDING COMMITTEE ON FISCAL ISSUES

DATED APRIL 9, 2002

The Executive Policy Committee has considered the above referenced report, has concurred in the recommendations contained therein, and submits same to Council for approval and adoption.

The Standing Committee on Fiscal Issues submits Clause 1 as a consent items.

Report of the Standing Committee on Fiscal Issues dated April 9, 2002

Recommendations for Entertainment Funding By-law Exemptions - April 2002
File FL-6 (Vol. 25)

1. The Standing Committee on Fiscal Issues has been advised that in accordance with due process, the Corporate Finance Department has conducted a consistent and thorough review of all applications received for exemption from The Entertainment Funding By-law in accordance with the criteria set forth in the By-law and Schedule "B" thereto.

The financial impact of approving these applications for exemption from the entertainment funding tax is unknown. The tax revenue that could be generated from events hosted by these organizations cannot be quantified, as the events have not yet occurred.

Pursuant to its review, the Standing Committee on Fiscal Issues concurred in the administrative recommendation and recommends:

I. That the following amusements and/or places of amusement, which meet the criteria set forth in Schedule "B" of The Entertainment Funding By-law No. 7710/2000, be listed in Schedule "A" thereto, namely:

1. Mayworks Festival Inc.
2. 2002 North American Indigenous Games
3. Transcona Gardeners Club
4. Polish Dance Ensemble S.P.K. Iskry

II. That the City Solicitor/Manager of Legal Services be directed to prepare the necessary amending By-law in accordance with the foregoing for submission directly to Council for approval.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

STANDING COMMITTEE ON FISCAL ISSUES

CONSIDERATION OF BY-LAWS

Councillor Clement moves that By-law No. 8028/2002, a by-law of The City of Winnipeg to amend the Entertainment Funding By-law No. 7710/2000, be read a first time. File FL-6 (Vol. 25)

Speaker - All in favour - contrary - carried.

Clerk reads the by-law number.

Councillor Clement moves that By-law No. 8028/2002 be read a second time.

Speaker - All in favour - contrary - carried.

Clerk reads the by-law number.

Councillor Clement moves that the rule be suspended and By-law No. 8028/2002 be read a third time, and that same be passed and ordered to be signed and sealed.

Speaker - All in favour - contrary - carried.

REFERENCE NO. FL-6 (Vol. 25)

THE CITY OF WINNIPEG

BY-LAW NO. 8028/2002

A By-law of THE CITY OF WINNIPEG to amend the Entertainment Funding By-law No. 7710/2000.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

1. Section 2 of Schedule "A" to By-law No. 7710/2000 is amended by adding the following at the end of the list of amusements or places of amusement contained therein:

123. Exhibits, events and performances directly held by **Mayworks Festival Inc.**;

124. Exhibits, events and performances directly held by **2002 North American Indigenous Games**;

125. Exhibits, events and performances directly held by the **Transcona Gardeners Club**;

126. Events and performances directly held by the **Polish Dance Ensemble S.P.K. Iskry**.

DONE AND PASSED, in Council assembled, this 24th day of April, 2002.

_____
Mayor

_____
City Clerk

Approved as to content:

_____
City Treasurer

Certified as to form:

_____
for City Solicitor/Manager of Legal Services
File L.3.1

REPORT OF THE

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

DATED APRIL 2, 2002

The Executive Policy Committee has considered the above referenced report, has concurred in the recommendations contained therein, and submits same to Council for approval and adoption.

The Standing Policy Committee on Property and Development submits Clauses 1, 2, 3, 4, 5, 6, 7, 8 and 9 as consent items.

Report of the Standing Policy Committee on Property and Development dated April 2, 2002

Proposed closing of parts of Julia Road, Gablehurst Crescent and the public lane west of Quantrell Bay

File DAC 21/2001

1. The Standing Policy Committee on Property and Development has been advised that the Planning, Property and Development Department has received a request from SEG Engineering Inc. to acquire the portions of Julia Road, Gablehurst Crescent and the public lane west of Quantrell Bay, contained within the limits of File DASZ 26/2001, to subdivide and rezone the lands identified on Misc. Plan No. 11272/2 (Attachment "A"). These rights-of-way do not physically exist and there is no apparent public use of the property.

The proposed street closing has been considered by all affected City Departments and public utilities. There are no administrative objections to the closing. The Water and Waste Department has stipulated that its approval of the closing is contingent on the applicant bearing the cost of abandoning or removing the water and sewer facilities in Julia Road.

The streets and lane will be incorporated into the subdivision and rezoning under File DASZ 26/2001. The area of the streets being created under File DASZ 26/2001 exceeds the area of the streets and lane being closed. In accordance with City Policy, these lands are to be transferred to the developer for the nominal sum of $1.00.

The streets and lane must be legally closed before they may be transferred to the applicant. Title to all public rights of way in Manitoba is vested in the name of the Province of Manitoba. The registration in the Winnipeg Land Titles Office of a closing by-law removes the public right of way status from the land and vests the ownership of the property in the City's name. The City is not entitled to dispose of the land until this has been done.

On November 20, 2001, the Riel Community Committee concurred in the recommendations contained in the report dated October 16, 2001, from the Real Property Officer, Planning, Property and Development Department and recommended approval of the proposed street closing.

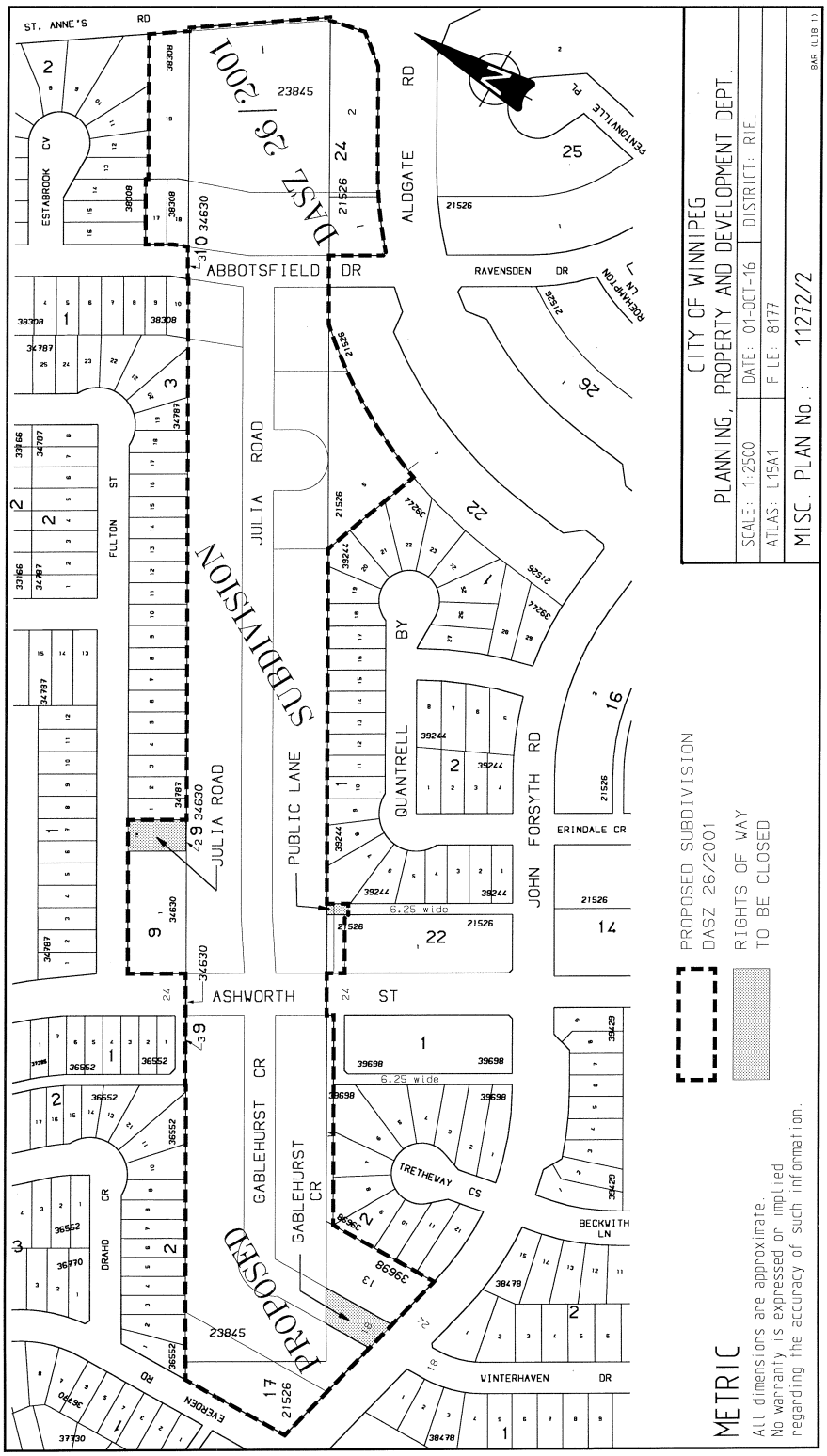
The Standing Policy Committee on Property and Development recommends:

I. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the closing in accordance with Misc. Plan No. 11272/2 (Attachment "A").

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

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Attachment “A” referred to in Clause 1 of the Report of the Standing Policy Committee on Property and Development dated April 2, 2002



Proposed Plan of Subdivision and Rezoning - land located at 1184 St. Anne's Road

File DASZ 25/2001

2. The Standing Policy Committee on Property and Development has been advised that an application has been received from Terra Firma Estates Ltd. (Alan Adams), 4th Floor, 200 Portage Avenue, Winnipeg, for approval of a plan of subdivision and related zoning change to Zoning By-law No. 6400/94 by rezoning the subject lands from an "A-5" Agricultural District to an "RM-2" Multiple-Family District and a "PR1" Parks and Recreation District for purposes of developing a six building condominium project.

The applicants propose to rezone the land in question after which they will construct six (6) three-storey condominium structures with a total of 151 units. The most easterly portion of the site is to be set aside as public open space and for Seine River waterway purposes.

On December 11, 2001 and March 12, 2002, the Riel Community Committee held public hearings to consider the subject subdivision and rezoning application. Four persons appeared in support of the application, one person registered in opposition thereto, and three persons registered for information thereon.

The Riel Community Committee concurred in part with the recommendations contained in the report dated December 3, 2001, from the Manager of Planning and Land Use, Planning Property and Development Department. The Community Committee recommended approval of the proposed subdivision and rezoning for the following reason:

1. The Riel Community Committee agreed with the administrative comments contained in the report dated December 3, 2001 from the Manager of Planning and Land Use.

On April 2, 2002, the Standing Policy Committee on Property and Development considered and concurred in the recommendations contained in the Subdivision and Zoning Change Report dated March 19, 2002, from the Riel Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 25/2001 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 25/2001 dated December 3, 2001, for registration in the Winnipeg Land Titles Office, subject to the following:

A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated November 26, 2001, with the following amendments:

1. That Clause 6 be deleted in its entirety and replaced with the following:
"6. The Developer shall dedicate approximately 0.76 acres of land adjacent to the waterway lands as public open space, the area of which is more than ten (10) per cent of the developable land."

2. That a new Clause 8 be added as follows:
   "8. At the Developer's option, the costs identified in Clauses 1 and 4 (a) may be paid to the City by way of annual payments. The costs would be based on the rates prevailing at the time the payments begin and amortized over a period of up to ten (10) years including interest and a one percent (1%) per annum handling charge."

3. That a new Clause 9 be added as follows:
   "9. The Developer shall erect and maintain an information sign at the front of the property which highlights the proposed Seine River Corridor Trail; said sign is to be maintained until such time as the trail is constructed. The Developer's own site plans shall show the proposed Seine River Trail and signs shall be installed in the location of the proposed trail stating "Proposed Trail".

4. That a new Clause 10 be added as follows:
   "10. The Developer shall submit to the City, a copy of the condominium agreement for said development, which is to include a description of the proposed Seine River Trail and also indicate that said trail will be accessible to the general public."

II. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

III. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DASZ 25/2001 dated December 3, 2001, to an "RM-2" Multiple-Family District and a "PR1" Parks and Recreation District, subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 591(1) of The City of Winnipeg Act to apply to the subject site to include the following conditions:

   A. That the maximum number of dwelling units on site be restricted to 132.

   B. That the maximum height of any structure on site be three-storeys.

   C. That a minimum setback of sixteen (16) metres be established for all residential development abutting St. Anne's Road.

IV. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

V. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

VI. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Servicing Agreement.

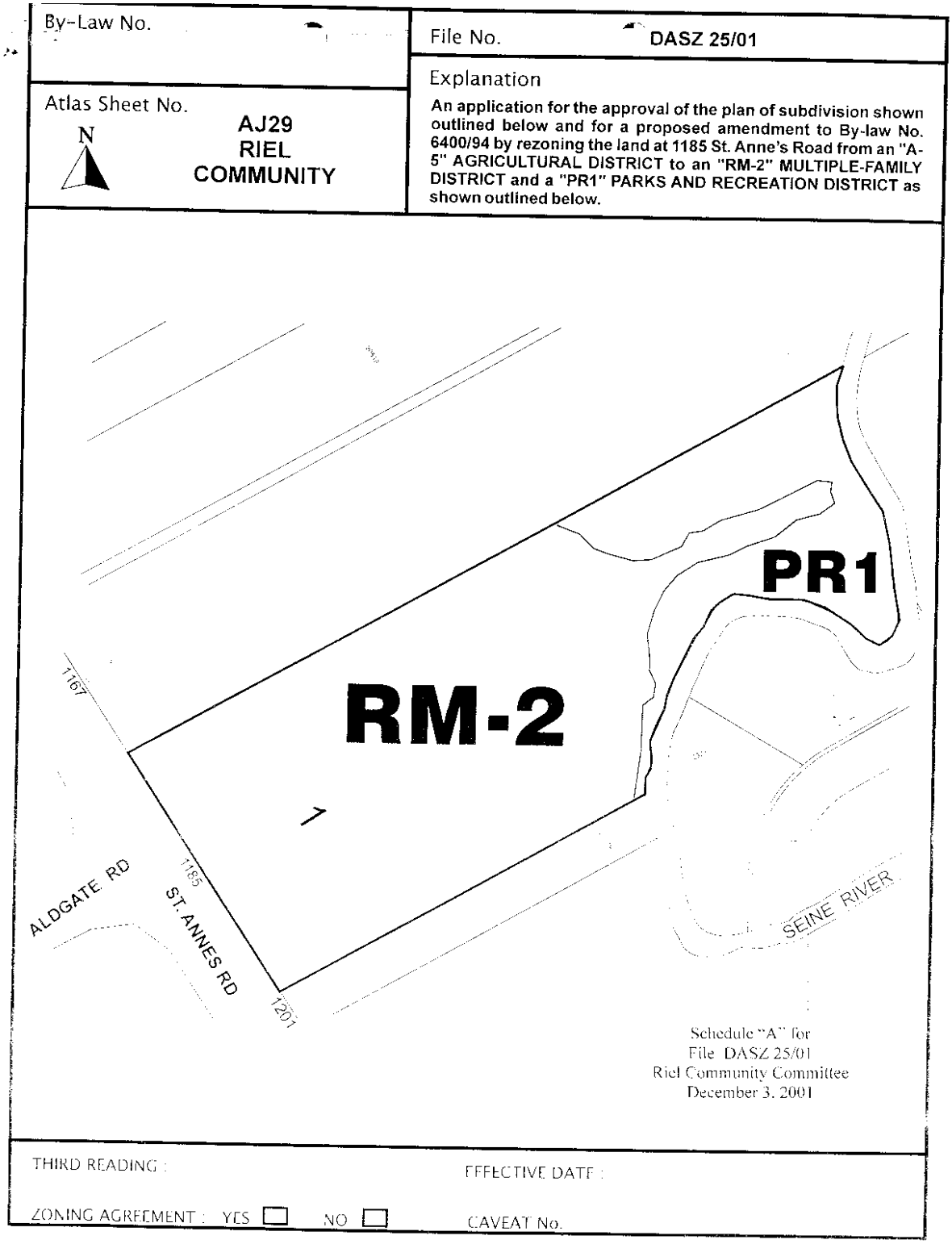
VII. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office and when the Zoning Agreement has been filed by caveat as a first charge in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

VIII. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

IX. That in the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Attachment "A" referred to in Clause 2 of the Report of the Standing Policy Committee on Property and Development dated April 2, 2002



Proposed Plan of Subdivision and Rezoning - land located south of Templeton Avenue, north of Brenner Bay, west of Templeton Avenue
File DASZ 1/2002

3. The Standing Policy Committee on Property and Development has been advised that an application has been received from Genstar Development Company, 218 - 905 Waverley Street, Winnipeg, for approval of a plan of subdivision and related zoning change to Zoning By-law No. 6400/94 by rezoning the subject lands from an "A-5" Agricultural District to an "R1-4" Residential District to accommodate development of a 49 lot residential subdivision in Amber Trails.

On March 19, 2002, the Lord Selkirk-West Kildonan Community Committee held a public hearing to consider the subject subdivision and rezoning application. One person appeared in support of the application, and no one registered in opposition.

The Lord Selkirk-West Kildonan Community Committee concurred in part with the recommendations contained in the report dated March 11, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the proposed subdivision and rezoning for the following reason:

1. The amendments to the Administrative Coordinating Group report recommended by the Lord Selkirk-West Kildonan Community Committee are based on the belief that the Developer has already paid for some of the improvements in previous development phases.

On April 2, 2002, the Standing Policy Committee on Property and Development considered the Subdivision and Zoning Change Report dated March 25, 2002, from the Lord Selkirk-West Kildonan Community Committee, along with supplementary documentation submitted by the Administration, and approved the following amendments, which have been incorporated into the recommendations set out below, namely:

- Delete in its entirety Recommendation I.A.1. as follows:
  "That the TSR rate in Clause 3. I) be reduced to $7,001.00 per acre in order to be consistent with TSR rates charged in earlier development phases."
- Renumber the remaining recommendations under Recommendation I.A.

The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 1/2002 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 1/2002 dated March 11, 2002, for registration in the Winnipeg Land Titles Office, subject to the following:

A. That the Developer be required to enter into an Addendum to Development Agreement AG 3/96 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated March 5, 2002, with the following amendments:

1. That Clause 4 be deleted in its entirety.

2. That the improvement charges included in Clause 5 for the future development of Templeton Avenue be deferred by way of registering caveats against the lands fronting Templeton Avenue, requiring the Developer to pay the above-referenced improvement charges at such time as the lands fronting Templeton Avenue are developed.

3. That Clause 8. iv) be deleted in its entirety.

II. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

III. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 1/2002 dated March 11, 2002, to an "R1-4" Residential District, and a "PR1" Parks and Recreation District.

IV. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

V. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

VI. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Development Agreement.

VII. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office.

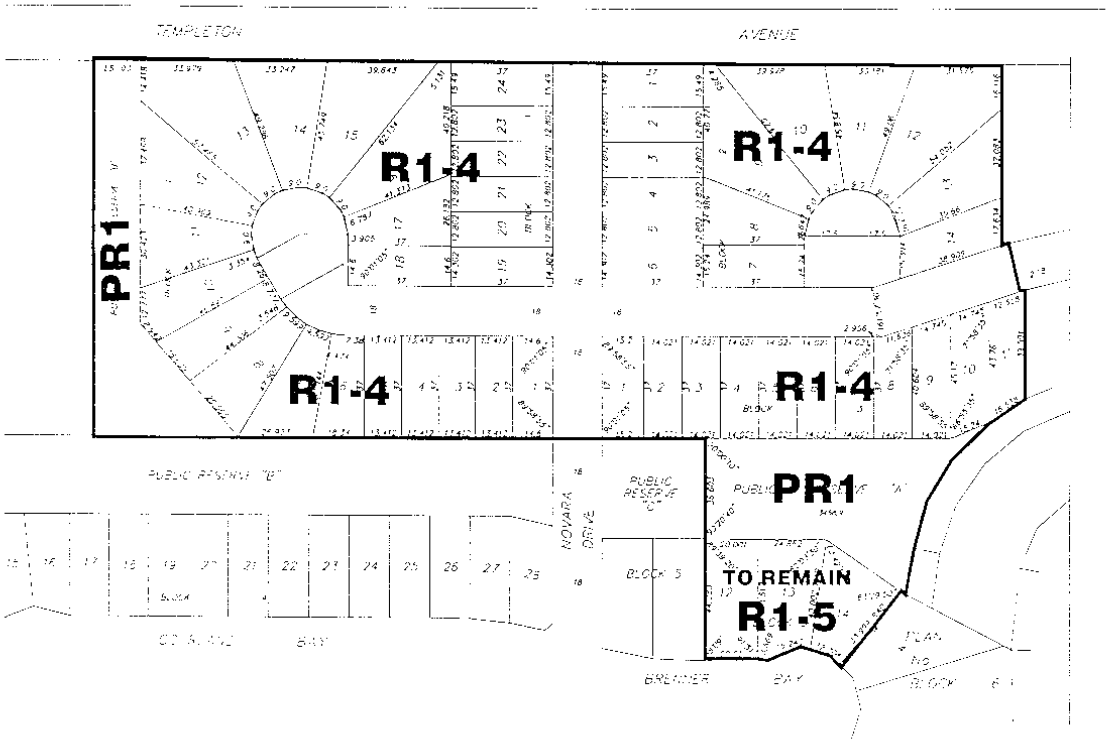
VIII. The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

IX. In the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Attachment "A" referred to in Clause 3 of the Report of the Standing Policy Committee on Property and Development dated April 2, 2002

By-Law No.	File No. **DASZ 1/2002**
Atlas Sheet No. R22 LORD SELKIRK WEST KILDONAN COMMUNITY	Explanation An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land located south of Templeton Avenue north of Brenner Bay from an "A.5" AGRICULTURAL DISTRICT to an "R1-4" SINGLE-FAMILY DISTRICT and a "PR1" PARKS AND RECREATION DITRICT as shown outlined below.



Schedule "A" for File DASZ 2/2002
Lord Selkirk-West Kildonan Community Committee
March 11, 2002

THIRD READING :	EFFECTIVE DATE :
ZONING AGREEMENT : YES ☐ NO ☐	CAVEAT No.

Proposed Plan of Subdivision and Rezoning - land located at the northeast corner of Kenaston and McGillivray Boulevards

File DASZ 3/2002

4. The Standing Policy Committee on Property and Development has been advised that an application has been received from ND-Lea Engineers & Planners Inc. (Donovan Toews) on behalf of First Professional Management Inc., c/o 111 – 93 Lombard Avenue, Winnipeg, for approval of a plan of subdivision and related zoning change to Zoning By-law No. 6400/94 by rezoning the subject lands from an "MP-1" Industrial District and an "MP-2" Industrial District to a "C2" Commercial District to allow for commercial development.

The site is the First Professional Shopping Centre. The proposal is to construct an 110,000 square foot home improvement centre on a pad site situated between the existing Safeway and Wal-Mart stores.

On March 12, 2002, the Assiniboia Community Committee held a public hearing to consider the subject subdivision and rezoning application. Two persons appeared in support of the application, and no one registered in opposition thereto.

The Assiniboia Community Committee concurred in the recommendations contained in the report dated March 4, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the proposed subdivision and rezoning for the following reason:

1. The Assiniboia Community Committee agreed with the administrative comments contained in the report dated March 4, 2002 from the Manager of Planning and Land Use.

On April 2, 2002, the Standing Policy Committee on Property and Development considered and concurred in the recommendations contained in the Subdivision and Zoning Change Report dated March 15, 2002, from the Assiniboia Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 3/2002 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 3/2002 dated March 4, 2002, for registration in the Winnipeg Land Titles Office.

II. That the developer be required to pay to the City ten percent (10 %) cash dedication in lieu of land dedication, to be calculated on the basis of the increase in market value of the rezoned land.

III. That the applicant be required to enter into a Subdivision Agreement to ensure access to Proposed Lot 2 over existing Lot 2, Block 1, Plan 36840, to and from all approaches from adjacent public rights-of-way, said agreement to be registered by way of a caveat in the Winnipeg Land Titles Office.

IV. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 3/2002 dated March 4, 2002, to a "C2" Commercial District and an "MP-1" Industrial District, subject to the applicant entering into a Zoning Agreement with the

City pursuant to Section 591(1) of The City of Winnipeg Act to apply to Proposed Lot 2 to include the following conditions:

A. No building, structure or works shall be erected or located on the land and no building permit issued for construction on the land unless and until final construction plans, indicating the design and location of proposed buildings, including elevations and details of exterior finishing materials, accessory parking and loading areas, vehicular access to the site and onsite traffic circulation, fencing, landscaping and garbage enclosures, are submitted to and approved by the Chief Administrative Officer or designate and the Assiniboia Community Committee, and thereafter identified by the signature of the Chief Administrative Officer or designate under the designation of Schedule "A" to Zoning Agreement File DASZ 3/2002, and no building, structure or works shall be erected or located on the land except in accordance with Schedule "A" and amendments to that schedule or this agreement.

B. The following uses shall not be permitted on the land:
   1. amusement enterprise, outdoor
   2. animal pound, animal training, kennel
   3. automobile, including motorcycle: cleaning (principal use)
   4. automobile, including motorcycle: repair, service, installation of supplies/parts (principal use)
   5. automobile, including motorcycle: rental, sales
   6. boat: sales, service
   7. boat docking/launching, boat rental, marina
   8. contractors establishment
   9. exterminator
   10. outdoor flea market
   11. machinery/heavy equipment supplies and parts: sales, installation, service
   12. mobile home park
   13. motors or machines, recreational or utility, including power toboggans
   14. outboard motors, lawn mowers: rental, sales, service (principal use)
   15. pawnshop
   16. sign, advertising
   17. taxidermist

C. Mobile advertising signs shall be prohibited on the land except for a period of fourteen (14) days upon issuance of a new occupancy permit.

D. That no outdoor storage occur on the lands.

V. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

VI. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office and the Zoning Agreement has been filed by caveat as a first charge in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

VII. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

VIII. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

IX. The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

X. In the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Attachment "A" referred to in Clause 4 of the Report of the Standing Policy Committee on Property and Development dated April 2, 2002

By-Law No. _____

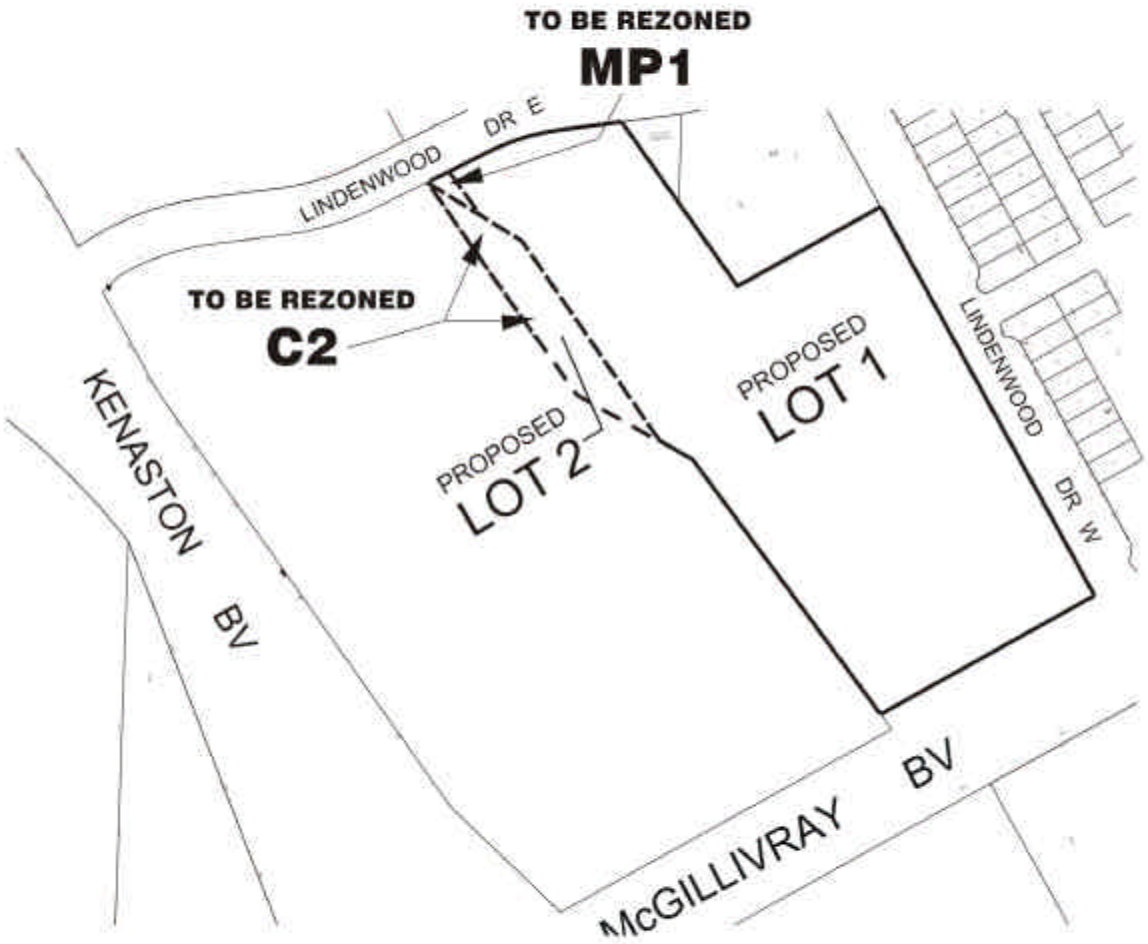
File No. **DASZ 3/02**

Atlas Sheet No. **AH20 ASSINIBOIA COMMUNITY**

N

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land on the northeast corner of Kenaston Boulevard and McGillivray Boulevard from an "MP1" INDUSTRIAL DISTRICT and an "MP2" INDUSTRIAL DISTRICT to a "C2" COMMERCIAL DISTRICT and an "MP1" INDUSTRIAL DISTRICT as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Proposed Rezoning - land located at 248 St. Anne's Road

File DAZ 201/2002

5. The Standing Policy Committee on Property and Development has been advised that an application has been received Tacium, Vincent, Orlikow, 246-A St. Anne's Road, Winnipeg, to amend Zoning By-law No. 6400/94 by rezoning the land shown from an "R2" Residential District to a "C2" Commercial District to allow for an accessory parking area for a law firm located at 246A St. Anne's Road.

The applicants propose to demolish the aging dwelling on the subject site and convert the lot into a surfaced parking area (18 stalls) for their law practice on the adjacent lot at 246 St. Anne's Road.

On March 12, 2002, the Riel Community Committee held a public hearing to consider the subject rezoning application. One person appeared in support of the application, and no one registered in opposition thereto.

The Riel Community Committee concurred in the recommendations contained in the report dated March 5, 2002, from the Manager of Planning, Property and Development Department. The Community Committee recommended approval of the proposed rezoning for the following reason:

1. The Riel Community Committee agreed with the administrative comments contained in the report dated March 5, 2002 from the Manager of Planning and Land Use.

On April 2, 2002, the Standing Policy Committee on Property and Development considered and concurred in the recommendations contained in the Zoning Change Report dated March 19, 2002, from the Riel Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 201/2002 dated March 5, 2002, to a "C2" Commercial District.

II. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.

III. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

IV. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

V. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Attachment "A" referred to in Clause 5 of the Report of the Standing Policy Committee on Property and Development dated April 2, 2002

By-Law No. _____

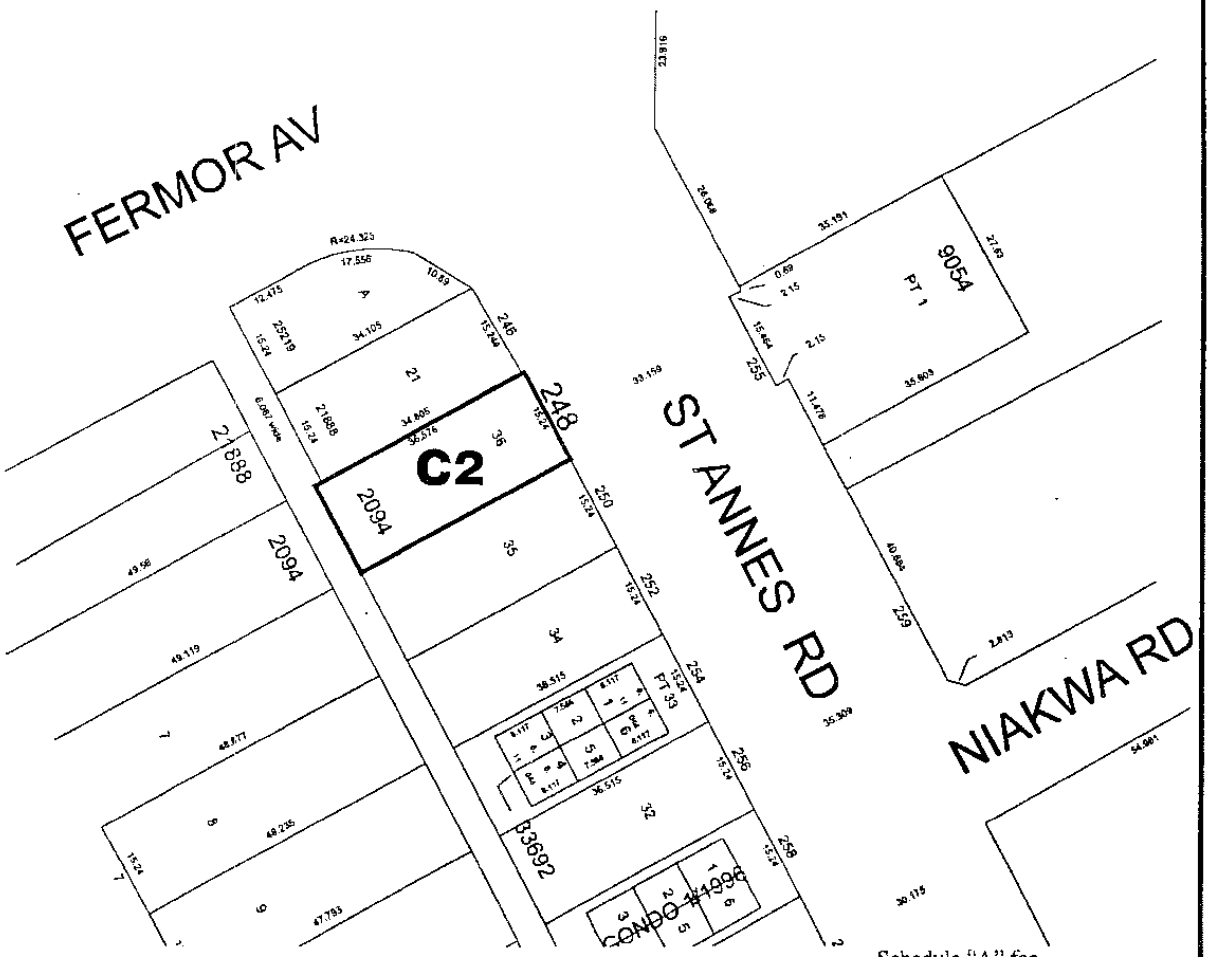
File No. D[illegible] 201/02

Atlas Sheet No. AE27 RIEL COMMUNITY

N

Explanation

A proposed zoning change to By-law No. 6400/94 by rezoning the land located at 248 St. Anne's Road from an "R2" SINGLE-FAMILY DISTRICT to a "C2" COMMERCIAL DISTRICT as shown outlined below.



Schedule "A" for
File DAZ 201/02
Riel Community Committee
March 5, 2002

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Proposed Partial Assignment of Servicing Agreement AG 4/2001 from 4293631 Manitoba Limited to Wal-Mart Canada Corporation

File DASZ 4/2001

6. The Standing Policy Committee on Property and Development has been advised that Council on June 20, 2001, approved an application under File DASZ 4/2001 to rezone land and create three commercial sites on the west side of McPhillips Street between Court Avenue and Templeton Avenue. Approval of File DASZ 4/2001 was subject to a number of conditions including that the developer enter into a Servicing Agreement with the City.

The Servicing Agreement dealt with the installation of services and modification of traffic signals in order to provide proper servicing and access for the three sites. Council on June 20, 2001, enacted the required subdivision/rezoning by-law, but the approved plan of subdivision will not be released for registration in the Land Titles Office unless and until the required Servicing Agreement has been executed by the Developer. It is expected that the draft servicing agreements will be presented to the Developer on or before March 29, 2002 for execution.

The Developer's solicitor has advised the Land Development Branch of the Planning, Property and Development Department, that the Developer has sold one of the sites to Wal-Mart Canada Corporation and the purchase and sale agreement provides for a partial assignment of Servicing Agreement AG 4/2001, from 4293631 Manitoba Limited to Wal-Mart Canada Corporation. to the extent that it affects Wal-Mart's site.

All Servicing and Development Agreements contain a provision that the Agreements are not assignable without the consent of the City first being had and obtained in writing which consent is not to be unreasonably withheld. Council has not delegated the authority for consenting to the assignment of servicing agreements.

The developer's request has been evaluated by the Administration and it has been determined that it would be in order to consent to the assignment. Prior to the issuance of a building permit to Wal-Mart Canada Corporation all payments and the posting of standby letters of credit.

The Standing Policy Committee on Property and Development recommends:

I. That the City consent to the partial assignment of Servicing Agreement AG 4/2001 from 4293631 Manitoba Limited to Wal-Mart Canada Corporation to the extent affecting the Wal-Mart site to the satisfaction of the City Solicitor/Manager of Legal Services.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Proposed Street Name Change - Sterling Lyon Parkway to Wilkes Avenue
File SC-3.14(32) (Vol. 2)

7. The Standing Policy Committee on Property and Development has been advised that in the process of preparing the report and the subsequent passage of By-law No. 6399/96, which changed a portion of Victor Lewis Drive to Wilkes Avenue, a portion of Sterling Lyon Parkway, which falls between the two segments of Wilkes Avenue was omitted. Therefore the land shown shaded on Misc. Plan No. 11471 (Attachment "A") is still named Sterling Lyon Parkway. Therefore, it is now necessary to rename "Sterling Lyon Parkway" to "Wilkes Avenue" to make it continuous with the remainder of Wilkes Avenue.

On March 12, 2002, the Assiniboia Community Committee concurred in the recommendations contained in the report dated March 6, 2002, from the Subdivision Officer, Planning, Property and Development Department and recommended that the currently registered street name “Sterling Lyon Parkway” as outlined on Misc. Plan No. 11471 (Attachment “A”) be changed to “Wilkes Avenue”.

The Standing Policy Committee on Property and Development concurred in the recommendations of the Assiniboia Community Committee and recommends:

I. That the currently registered street name "Sterling Lyon Parkway" as shown on Misc. Plan No. 11471 (Attachment "A") be changed to "Wilkes Avenue", and that Council authorize the following:

A. That the Director of Planning, Property and Development be requested to provide the necessary legal description to the City Solicitor/Manager of Legal Services for the purpose of preparing a by-law,

B. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law for approval by Council for registration in the Winnipeg Land Titles Office and that street name change become effective upon third reading,

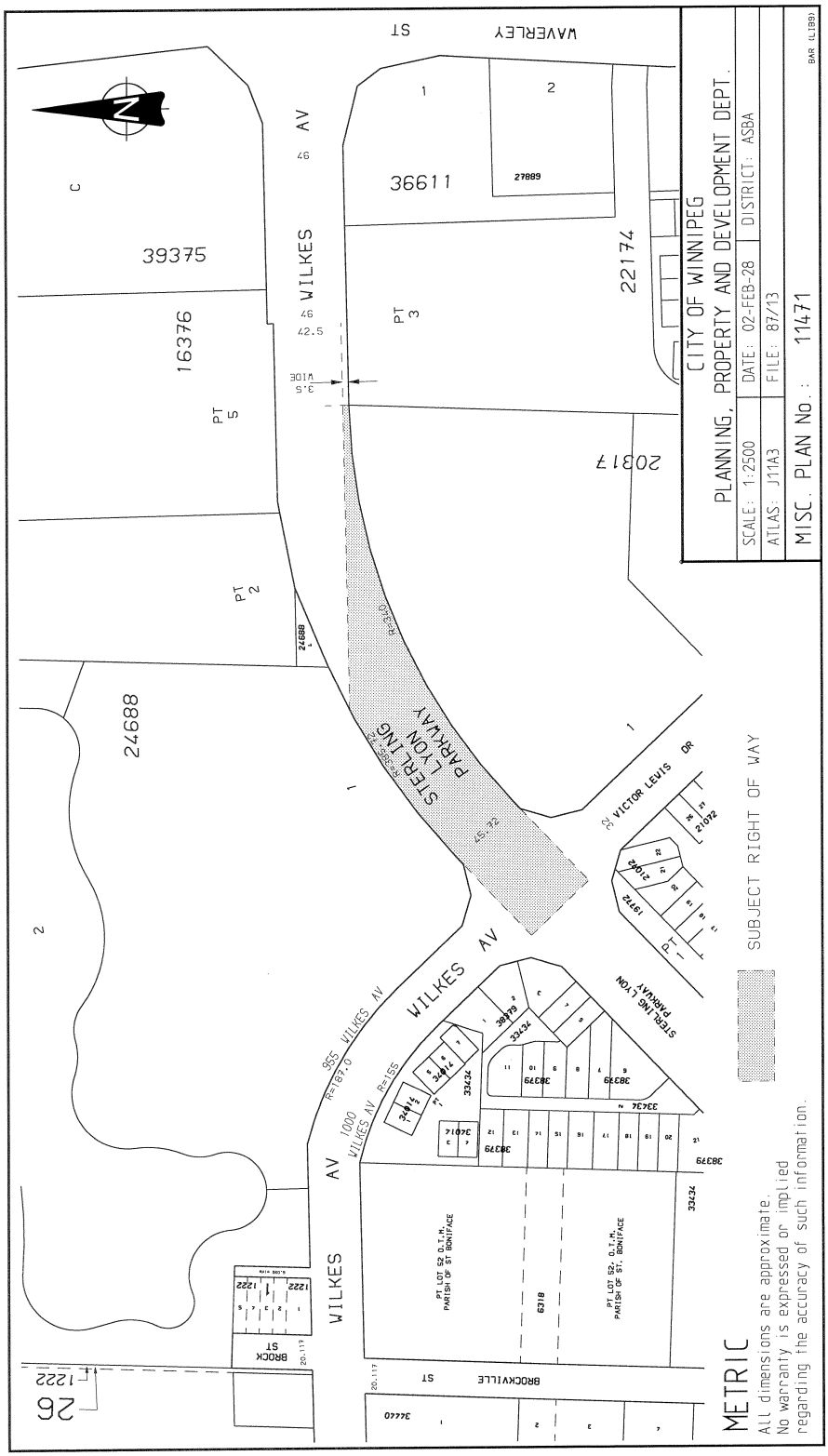
C. That the City Solicitor/Manager of Legal Services, upon passage and adoption of the by-law by Council, be authorized to publish the street name change in two daily newspapers having a general circulation throughout the City of Winnipeg,

D. That the City Clerk be requested, upon passage of the by-law, to provide the relevant Community Clerk with a copy of the by-law and this report for the purpose of changing all pertinent records and notifying all persons affected by the by-law.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Attachment "A" referred to in Clause 7 of the Report of the Standing Policy Committee on Property and Development dated April 2, 2002



Proposed Street Name Change - Stradbrook Avenue to Harkness Avenue
File SC-3.14(32) (Vol. 2)

8. The Standing Policy Committee on Property and Development has been advised that in 1975, Council passed By-law No. 888/75, a by-law changing certain street names in the City. One of the streets whose name was changed under that by-law was described as a public lane on a plan registered in the Winnipeg Land Titles Office as No. 9124. This lane was renamed Stradbrook Avenue.

In July 1999, Council passed By-law No. 7475/99, a by-law changing certain street names in the Harkness/Mayfair/River/Stradbrook area. In preparing the description of the streets to be renamed as Harkness Avenue in that by-law, Plan 9124 was erroneously omitted. Consequently, the portion of the street shown shaded on Misc. Plan No. 11462 (Attachment "A") is still legally known as Stradbrook Avenue. Therefore it is now necessary to rename "Stradbrook Avenue" to "Harkness Avenue" to reflect it's existing use.

On March 5, 2002, the City Centre Community Committee concurred in the recommendations contained in the report dated February 20, 2002, from the Subdivision Officer, Planning, Property and Development Department, and recommended that the currently registered street name "Stradbrook Avenue" as outlined on Misc. Plan No. 11462 (Attachment "A") be changed to "Harkness Avenue".

The Standing Policy Committee on Property and Development concurred with the recommendations of the City Centre Community Committee and recommends:

I. That the currently registered street name "Stradbrook Avenue" as outlined on Misc. Plan No. 11462 (Attachment "A") be changed to "Harkness Avenue", and that Council authorize the following:

A. That the Director of Planning, Property and Development be requested to provide the necessary legal description to the City Solicitor/Manager of Legal Services for the purpose of preparing a by-law,

B. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law for approval by Council for registration in the Winnipeg Land Titles Office and that street name change become effective upon third reading,

C. That the City Solicitor/Manager of Legal Services, upon passage and adoption of the by-law by Council, be authorized to publish the street name change in two daily newspapers having a general circulation throughout the City of Winnipeg,

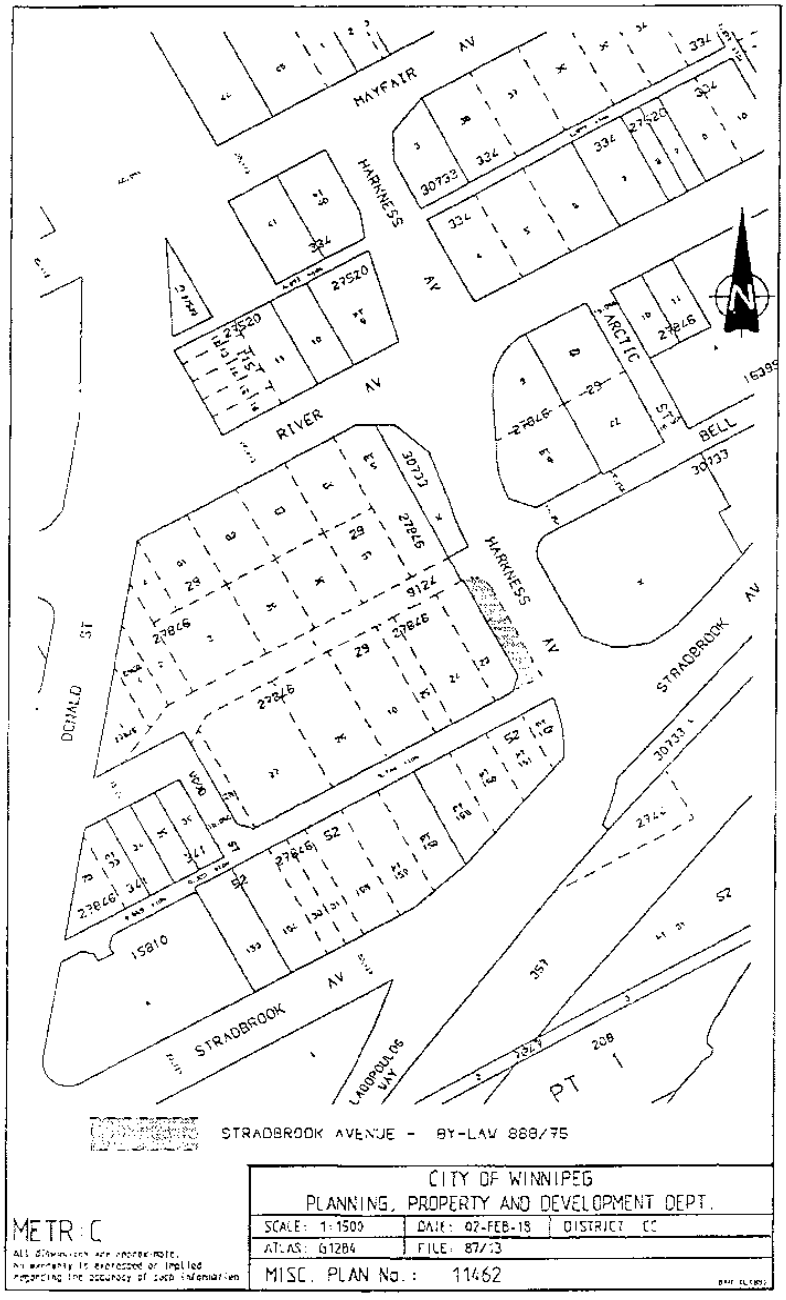
D. That the City Clerk be requested, upon passage of the by-law, to provide the relevant Community Clerk with a copy of the by-law and this report for the purpose of changing all pertinent records and notifying all persons affected by the by-law.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Attachment "A" referred to in Clause 8 of the Report of the Standing Policy Committee on Property and Development dated April 2, 2002

Schedule "A" to Street Name Change Report
Stradbrook Avenue to Harkness Avenue
February 20, 2002



Report of the Standing Policy Committee on Property and Development dated April 2, 2002

Proposed Zoning Agreement Amendment – land located at 523 St. Anne's Road File ZAA 20/2001 [c/r DAV 1032/2001D]

9. The Standing Policy Committee on Property and Development has been advised that an application has been received from Peter Anandranistakis, 40 Winestock Place, Winnipeg, to amend Zoning Agreement DAZ 262/82 (By-law No. 3441/83) by making provision for all of the permitted/conditional uses listed in the "C1-5" Commercial District category.

The applicant proposes to demolish the existing dwelling and construct a new one-storey building for a hair dressing business. There will be a four-stall parking lot to the rear, accessed off of Lavallee Road.

On April 12, 2002 the Riel Community Committee held a public hearing to consider the subject subdivision and rezoning application. One person appeared in support and no one registered in opposition thereto.

The Riel Community Committee concurred with the recommendations contained in the report dated February 12, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the proposed subdivision and rezoning for the following reason:

1. The Riel Community Committee agreed with the administrative comments contained in the report dated February 12, 2002, from the Manager of Planning and Land Use.

On April 2, 2002, the Standing Policy Committee on Property and Development considered and concurred in the recommendations contained in the Zoning Agreement Amendment Report dated March 1, 2002, from the Riel Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Zoning Agreement DAZ 262/82 (By-law No. 3441/83) dated April 6, 1983, be amended such that all uses of the "C1-5" Commercial District zoning category which are permitted be listed as permitted and all uses listed as conditional be likewise listed as conditional.

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 262/82 (By-law No. 3441/83) dated April 6, 1983, as approved in Recommendation I.

III. That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

IV. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

REPORT OF THE

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

DATED APRIL 4, 2002

The Executive Policy Committee has considered the above referenced report, has concurred in the recommendations contained therein, except as noted, and submits same to Council for approval and adoption.

The Standing Policy Committee on Property and Development submits Clauses, 1, 2 and 3 as consent items.

Proposed Sale of City-owned Property at 505 Pritchard Avenue to Winnipeg Habitat for Humanity - Proposed Delegation of Authority to the Chief Administrative Officer to approve sale of five additional sites to Winnipeg Habitat for Humanity
File FI-2.4(34) (Vol. 8) c/r GC-11 (Vol. 8)

1. The Standing Policy Committee on Property and Development has been advised that Winnipeg Habitat for Humanity approached the Planning, Property and Development Department with a request to acquire up to six (6) more vacant building sites in the Point Douglas Ward for the purposes of constructing single family residences on the single sites and, possibly, duplexes on the two double width sites on Magnus Avenue.

Pursuant to the City Policy on Sale/Lease of City lands to non-profit organizations, any properties sold or leased at less than market value are to be approved by the Standing Policy Committee on Property and Development. Acceptance of any Offers to Purchase require approval by Council in this instance to waive that part of the City Policy pertaining to the sale and lease of City-owned lands to non-profit organizations which requires all properties to revert back to the City at the conclusion of the economic life of the project.

As information, Winnipeg Habitat for Humanity acquired ten (10) building lots in this community in 2001 for the construction of single family residences in connection with the its Ed Schreyer Construction Project.

Winnipeg Habitat for Humanity (Habitat) proposes to construct two (2) dwellings at the now City-owned properties at 480 and 505 Pritchard Avenues. Four (4) other dwellings may be constructed on other sites that may become available.

The Lord Selkirk-West Kildonan Community advised on August 1, 2000 that it had no objections to the sale of 505 Pritchard Avenue. At least two of the other properties that may be considered for transfer to Habitat still need to be presented to the Community Committee for its consideration. However, the Community Committee has previously agreed to all of the proposed sales to Habitat.

The following six properties being considered by Winnipeg Habitat for Humanity, were acquired by the City through the tax sale process:

1) between 558 and 562 Pritchard Avenue, as outlined on Misc. Plan No. 11076
2) 576 Pritchard Avenue, as outlined on Misc. Plan No. 11335
3) 505 Pritchard Avenue, as outlined on Misc. Plan No. 10545/1
4) west of 588 Pritchard Avenue, as outlined on Misc. Plan No. 10693
5) between 547 and 555 Magnus Avenue, as outlined on Misc. Plan No. 10340
6) 278/284 Magnus Avenue, as outlined on Misc. Plan No. 10669

All of the properties are fully serviced and are suitable for residential development. Two (2) of the properties on Pritchard Avenue and two (2) properties on Magnus Avenue are immediately available. The remaining two properties are in various stages of the circularization process and may not be available within Winnipeg Habitat for Humanity's deadline, i.e. purchase and transfer by May 1, 2002.

Under the present City Policy regarding sales at $1.00 to non-profit groups, the property is to return to the City at the end of its economic life. As the eventual owner of the property will be a third party, this portion of the Policy cannot apply and that particular clause must be removed.

As well, the intent of these sales would be to facilitate new construction by Habitat. However, the Planning, Property and Development Department is suggesting that in the event that substantial construction is not completed on each property within two (2) years from the date of sale, then the certificate of title for that property upon which there is no construction will revert back to the City.

The terms of sale proposed for the conveyance of 505 Pritchard Avenue are outlined on Schedule "A". These terms would also be applied to the sale of the other four (4) properties with such modifications as would be necessary to fit each circumstance.

The Real Estate Division of the Planning, Property and Development Department is supportive of the proposed sale of the properties to Winnipeg Habitat for Humanity for the following reasons:

1. There has been limited market demand for in-fill residential building lots in the area identified;
2. Sale of any or all of the properties would increase the City's realty tax base;
3. Should these proposed sales not be approved there is, at this time, a high degree of probability that a purchaser other than the applicant will not be found.

The Standing Policy Committee on Property and Development recommends:

I. That Council in this instance waive that portion of City Policy pertaining to the sale or lease of City lands to non-profit organizations (Council authority October 31, 1990) which requires that properties sold at less than market value revert back to the City at the conclusion of the economic life of the project.

II. That the sale of 505 Pritchard Avenue to Winnipeg Habitat for Humanity at a price of $1.00 and subject to the terms and conditions as negotiated (and as noted on Schedule "A"), be approved, subject to an additional condition requiring substantial completion of the construction upon this property within two years from the date of sale, failing which, title to the property will revert back to the City.

III. That subject to availability, the Director of Planning, Property and Development be delegated the authority to accept offers from Winnipeg Habitat for Humanity to purchase up to five (5) additional vacant City sites on Pritchard Avenue and other neighbourhood streets, at a price of $1.00 each and in accordance with the City's standard terms and conditions substantially as contained in Schedule "A", with an additional condition requiring substantial completion of the construction upon each property within two years from the date of sale, failing which, title to the property will revert back to the City.

IV. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

The Executive Policy Committee recommends that the recommendation of the Standing Policy Committee on Property and Development be concurred in with the following amendment to Recommendation III, namely:

Report of the Standing Policy Committee on Property and Development dated April 4, 2002

That the words "Director of Planning, Property and Development" be deleted and replaced with "Chief Administrative Officer".

Schedule "A" referred to in Clause 1 of the Report of the Standing Policy Committee on Property and Development dated April 4, 2002

OFFER TO PURCHASE

The Undersigned (hereinafter called "the Purchaser") hereby offers to purchase from The City of Winnipeg (the "City") the following lands: -

Part Lot 783, Plan 53

(hereinafter called the "lands")

for the sum of $1.00 cash, and upon the following terms and conditions:

1. (1) The date for adjustments shall be the date the sale is approved by the City's Standing Policy Committee on Property and Development and/or City Council (in the event that Council approval is required) and/or its delegated authority (Date of Approval).

(2) Date of closing shall be sixty-one (61) days following the date of adjustments.

(3) The Purchaser agrees to pay as an adjustment an amount equal to the total of such taxes, rates and charges which would have been levied or charged against the lands as though the lands had been entered on the assessment rolls of the City as privately-owned and subject to taxation, which adjustments shall be calculated from the date of adjustments to and including the last day of the current taxation year.

(4) The Purchaser shall pay interest in lawful money of Canada on all monies remaining outstanding and payable to the City as of the date of adjustments plus one (1%) percent, computed from the date of adjustments to and including the date all such monies and interest as aforesaid have been fully paid to the City.

2. (1) The Purchaser agrees to pay to the City all Goods and Services Tax applicable on the sale of the lands or, if the Purchaser is a registrant under the Goods and Services legislation, the Purchaser shall advise the City in writing of its registration number. The Goods and Services Tax is to be paid, or the registration number provided, to the City within ten (10) days from date of notice of the approval of the sale by the City.

(2) If the Purchaser fails to pay the Goods and Services Tax or fails to provide its registration number as prescribed in sub-clause (1) of this Clause, the Purchaser agrees that all of the Purchaser's rights and interests in respect of the lands shall, at the City's sole discretion, be fully ended without notice or any formality and all monies paid to the City by the Purchaser shall be retained by the City free from every claim.

3. The Purchaser will obtain possession of the lands at the Purchaser's own expense which includes, without limiting the generality of the foregoing, obtaining their own Surveyor's Building Location Certificates, Surveyor's Staking Certificates and Zoning Memoranda and in connection therewith acknowledges and is aware that the City does not provide Declarations of Possession.

4. In submitting this offer, the Purchaser relies entirely upon personal inspection or knowledge of the land independent of any representation made by or on behalf of The City of Winnipeg. Any error or discrepancy in the description or in the dimensions of the lands as contained herein shall not entitle the

Purchaser to any compensation in respect thereof nor would it entitle the Purchaser to the cancellation of the Offer to Purchase.

5. It is agreed that no representation, warranty, collateral agreement or condition affecting this offer or the property is expressed herein. The City does not warrant the quality, condition or sufficiency of the Sale Land for any use or purpose. The lands are deemed to be taken by the Purchaser at its own risk and with all faults and imperfections whatsoever and the Purchaser must satisfy himself that the lands are suitable for his intended use. The Purchaser agrees with the City that the application of the maxim "Caveat Emptor" ("Buyer Beware") shall apply to the offer in the strictest meaning.

6. All improvements in or on the said lands shall remain as part of the freehold.

7. (a) Sewer and water lot line connections exist to the property line, however the sewer connection must be replaced. The water connection may be reused but the pipe from the lot line to the dwelling must be replaced. All costs connected therein or installation of new services are at the cost of the Purchaser.

(b) The Purchaser agrees to repair any damage made to the sodded boulevards abutting the lands during construction as soon as practicable and maintain same and shall pay the cost thereof and shall also restore the boulevard to its proper grade.

8. The Purchaser will accept Title to the lands subject to all exceptions, reservations and encumbrances expressed or implied in the City's Title.

9. The Purchaser agrees that in the event the Purchaser, at its sole cost, conducts or causes to be conducted an Environmental Site Assessment of the lands and it is determined as a result thereof that contamination levels exceed Provincial Environmental Standards for the intended use of the lands, and documentation to that effect is produced to the City within sixty (60) days following the Date of Approval, but in any event, prior to closing, the City, at its sole option, shall be entitled to:

(1) take remedial action to bring the contamination levels within the Provincial Environmental Standards, **or,**

(2) cancel the sale and return all monies paid in respect of the proposed sale by the Purchaser to that date..

AND FURTHER, in the event the Purchaser fails to provide such documentation as aforesaid, the Purchaser hereby agrees to complete the purchase as herein contemplated and to indemnify and save harmless the City from and against any and all claims arising from or in any way attributable to the existence of contaminants of any kind whatsoever at, in, or upon the said lands.

10. (1) The Purchaser agrees that the sale of the lands shall be subject to any easement, which may be required by a public utility, including, but not limited to the Manitoba Hydro, Manitoba Telephone System, Centra Gas Manitoba Inc. or The City of Winnipeg, for existing or future construction and/or maintenance of facilities together with the right to enter upon the lands at any time, with or without equipment for said purposes and subject to the owner covenanting not to erect or cause to be erected upon the easement area, any building or structure, without the prior written consent of the public utility or the City of Winnipeg, requiring such easement.

11. No current legal survey was made of the property to determine the nature and extent of any structure thereon or to determine if there are any encroachments from adjoining lands.

12. The Vendor discloses that there might be an existing basement in the lands. The removal of any existing concrete or debris and any costs connected therewith will be the responsibility of the Purchaser.

13. No commission is payable by the City on the sale of the lands.

14. The sale of the lands to the Purchaser shall be subject to the provision of the By-laws of the City of Winnipeg and all amendments thereto.

15. The Purchaser agrees that the City may register and maintain a caveat against the lands to ensure the performance of the covenants on the part of the Purchaser herein set forth, and the Purchaser agrees to grant and does hereby grant to the City an interest in the lands according to the tenor of this Offer.

16. Upon approval of the sale by the City, the Purchaser agrees to make application to the City Assessor (in form set out in Exhibit "A" attached) to have the Purchaser's name added to the Assessment Roll of the City as the Real Owner in respect of the lands.

17. Time shall be of the essence of this Offer.

18. The Purchaser will not file any caveat or other encumbrance against the lands before the transfer of the lands to the Purchaser.

19 The word "Purchaser" shall have a plural meaning in the event that more than one party is making this offer, and the masculine shall mean the feminine or neuter as the case may be.

20. The full, true and correct name of the Purchaser is as follows:

_____

Name (Please Print) Address

Purchaser's Registration No. (G.S.T.)_____

IN WITNESS WHEREOF the Purchaser has signed this document in

_____, _____, this _____ day of _____200_

_____ _____

Witness Purchaser

_____ _____

Witness Purchaser

Location: North side Pritchard Avenue, east of Andrews Street

Size:	10.058m x 32.766m (33 ft. x 107.5 ft. = 3,547.5 sq.ft.)
Zoning:	“R2-T” Two-family Transitional

Report of the Standing Policy Committee on Property and Development dated April 4, 2002

Proposed Sale of 511 Young Street
File FI 2.4(32) (Vol. 11)

2. The Standing Policy Committee on Property and Development has been advised that the Winnipeg Housing and Rehabilitation Corporation has requested to purchase the subject property at 511 Young Street, as outlined on Misc. Plan No. 11209, for use as a rent-to-own unit.

Pursuant to the City Policy on Sale/Lease of City lands to non-profit organizations, any properties sold or leased at less than market value are to be approved by the Standing Policy Committee on Property and Development. Acceptance of this Offer to Purchase requires approval by Council in this instance to waive that part of the City Policy pertaining to the sale and lease of City-owned lands to non-profit organizations, which requires all properties to revert back to the City at the conclusion of the economic life of the project.

The subject City property was acquired in tax sale in July 2001, and the tenants have since vacated the premises.

The property was circularised to the appropriate City Departments, and no civic need or easement requirements were identified.

On February 5, 2002, the City Centre Community Committee considered the proposed sale, and indicated that it had no objections to the sale of the subject property to the Winnipeg Housing and Rehabilitation Corporation

Particulars of the property are, in brief, as follows:

Location:		East side Young Street, south of Sargent Avenue
Legal Description:		Lot 65, Plan 33312
Size:		Land - 7.544 metres x 27.904 metres (24.7 feet x 91.548 feet = 2265.9 square feet)
Zoning:		"R2-T" Two-family Transitional (Residential) District
Roll No.:		13051358000
Certificate of Title:		1811822
Assessed Value:		$19,800.00 (2002)
Price Offered:	$1.00	
Applicant:		Winnipeg Housing and Rehabilitation Corporation, 60 Frances Street
Adjustments:		From date of acceptance of the Offer by the City
Purpose:		Rent-to-own
Property Description:		A one-storey, single-family dwelling, built in 1899, in fair to poor condition, comprising 720 square foot on a part basement.

The sale has been negotiated in accordance with the City's standard terms and conditions.

It is the intent of the Winnipeg Housing and Rehabilitation Corporation to purchase the subject property for $1.00 and to upgrade the building thereby saving the housing stock in the area. Initially the building will form a part of their rental portfolio, with the tenant entering into an agreement to purchase the property at the end of five years.

Under the present City Policy regarding sales at $1.00 to non-profit groups, the property is to return to the City at the end of its economic life. As the eventual owner of the property will be a third party this portion of the Policy cannot apply and that particular clause must be removed.

The Planning, Property and Development Department is in favour of this sale for the following reasons:

1. The property will be on the tax roll upon the closing of the sale.
2. The sale will eliminate the liability for the City associated with holding this property.

The Standing Policy Committee on Property and Development recommends:

I. That Council in this instance waive that portion of City Policy pertaining to the sale or lease of City lands to non-profit organizations (Council authority October 31, 1990) which requires that properties sold at less than market value revert back to the City at the conclusion of the economic life of the project.

II. That Winnipeg Housing and Rehabilitation Corporation's Offer to Purchase the "subject City property", as shown on Misc. Plan No. 11209, at a price of $1.00 in accordance with the terms and conditions as negotiated, be accepted.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Proposed Sale of City-owned property located at 596 rue St. Jean Baptiste - Winnipeg Habitat for Humanity (Habitat Chez-soi)

File FI-2.4(35) (Vol.10)

3. The Standing Policy Committee on Property and Development has been advised that the Planning, Property and Development Department is reporting back on the completion of the negotiations to offer the subject City property at 596 rue St. Jean Baptiste to Habitat Chez-soi for $1.00.

Pursuant to the City Policy on Sale/Lease of City lands to non-profit organizations, any properties sold or leased at less than market value are to be approved by the Standing Policy Committee on Property and Development. Acceptance of this Offer to Purchase requires approval by Council in this instance to waive that part of the City Policy pertaining to the sale and lease of City-owned lands to non-profit organizations, which requires all properties to revert back to the City at the conclusion of the economic life of the project.

Certificate of Title No. 1845490 for the subject property issued in the name of the City of Winnipeg on January 3, 2002, pursuant to Tax Sale No. 104/72. The dwelling, which existed on this property, was demolished by the City in January 1999. The subject property is fully serviced and as of today's date no easements have been identified.

On November 5, 2001, the Planning, Property and Development Department was informed that Habitat Chez-soi (an affiliate of Winnipeg Habitat for Humanity) was interested in acquiring a vacant lot in the St. Boniface area in which to build a single family dwelling. As a result, Winnipeg Habitat for Humanity will take title in its name on behalf of Habitat Chez-soi.

On March 11, 2002, the Standing Policy Committee on Property and Development directed the Planning, Property and Development Department to offer the subject City property to Habitat Chez-soi for $1.00.

Habitat Chez-soi has now indicated that the subject property would be suitable for their needs.

The subject property was circulated to the appropriate City Departments and to the outside utilities to identify if they had any requirements for the subject property. As at April 3, 2002, no requirements have been identified, although the City Departments were given until April 5, 2002 to provide a response.

On April 22, 2002, the Riel Community Committee is to consider an informational administrative report on the proposed sale.

Habitat Chez-soi requested to purchase this property in order to build, within the next few months, a new home, which they then intend to convey to a third party. Particulars of the property are, in brief, as follows:

Location:	596 rue St. Jean Baptiste, east side of rue St. Jean Baptiste, between avenue de la Cathedrale and boulevard Provencher, as shown on Misc. Plan No. 11360.
Legal Description:	Lot 14, Plan 29349
Certificate of Title:	1845490
Owner:	The City of Winnipeg
Assessment:	$20,100.00

Zoning: "R2-T" – Residential Two-family Transitional
Site Size: 7.62 metres x 35.42 metres = 269.9 square metres±
(25 feet x 116.21 feet = 2,905.1 square feet±)

The sale has been negotiated in accordance with the City's standard terms and conditions. Winnipeg Habitat for Humanity advised on March 28, 2002, that it is in agreement with these terms.

Under the present City Policy regarding sale at $1.00 to non-profit groups, the property is to return to the City at the end of its economic life. As the eventual owner of the property will be a third party, this portion of the Policy cannot apply and that particular clause must be removed.

As well, the intent of the sale would be to facilitate new construction by Habitat. However, the Planning, Property and Development Department suggested that in the event that substantial construction is not completed on the property within two years from the date of sale, then the certificate of title would revert back to the City.

The Real Estate Division of the Planning, Property and Development Department is supportive of the proposed sale of the property to Habitat for the following reasons:

1. there is limited demand for this type of in-fill residential building lot because of its relatively narrow frontage;
2. the sale of the subject property would increase the City's realty tax base.

The Standing Policy Committee on Property and Development recommends:

I. That Council in this instance waive that portion of the City Policy on sale or lease of City lands to non-profit organizations (Council authority October 31, 1990) which requires that properties sold at less than market value revert back to the City at the conclusion of the economic life of the project.

II. That Winnipeg Habitat for Humanity's (Habitat Chez-soi) Offer to Purchase the "subject City property", as shown on Misc. Plan No. 11360, be approved, at a price of $1.00 in accordance with the terms and conditions as negotiated (and contained in Schedule "A"), with an additional condition requiring substantial completion of the construction upon the property within two years from the date of sale, failing which, title to the property will revert back to the City.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

CONSIDERATION OF BY-LAWS

Councillor Vandal moves that the following by-laws be read a first time:

By-law No. 8014/2002, a by-law of The City of Winnipeg to widen the northeast corner of Pandora Avenue and Day Street. File DAO 8/96

By-law No. 8015/2002, a by-law of The City of Winnipeg to close Gateside Street north of Murray Avenue. File DAC 18/98

By-law No. 8016/2002, a by-law of The City of Winnipeg to close part of the public lane south of Clarence Avenue and west of Marshall Bay. File DAC 8/2000

By-law No. 8017/2002, a by-law of The City of Winnipeg to change the names of certain highways in The City of Winnipeg. File SC-3.14 (32) (Vol. 2)

By-law No. 8018/2002, a by-law of The City of Winnipeg to change the names of certain highways in The City of Winnipeg. File SC-3.14(35) (Vol. 2)

By-law No. 8019/2002, a by-law of The City of Winnipeg to change the names of certain highways in The City of Winnipeg. File SC-3.14(35) (Vol. 2)

By-law No. 8020/2002, a by-law of The City of Winnipeg to change the names of certain highways in The City of Winnipeg. File SC-3.14(35) (Vol. 2)

By-law No. 8021/2002, a by-law of The City of Winnipeg to close Gablehurst Crescent, Julia Road and part of the public lane north of John Forsyth Road and east of Ashworth Street. File DAC 21/2001

By-law No. 8022/2002, a by-law of The City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on Breckenridge Close, Setterington Bay and St. Albans Road in the Assiniboia Community. File DASZ 17/2001

By-law No. 8023/2002, a by-law of The City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located north of John Forsyth Road and Aldgate Road between Everden Road and St. Anne's Road in the Riel Community. File DASZ 26/2001

By-law No. 8024/2002, a by-law of The City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on Bloomer Crescent between Laxdal and Elmhurst Roads in the Assiniboia Community. File DASZ 29/2001

By-law No. 8029/2002, a by-law of The City of Winnipeg to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on the west side of St. Anne's Road, south of Fermor Avenue in the Riel Community. File DAZ 201/2002

Speaker - All in favour - contrary - carried.

Clerk reads the numbers of the by-laws.

Councillor Vandal moves that by-laws numbered 8014/2002 to 8024/2002, both inclusive, and 8029/2002, be read a second time.

Speaker - All in favour - contrary - carried.

Clerk reads the numbers of the by-laws.

Councillor Vandal moves that the rule be suspended and by-laws numbered 8014/2002 to 8024/2002, both inclusive, and 8029/2002, be read a third time, and that same be passed and ordered to be signed and sealed.

Speaker - All in favour - contrary - carried.

File No. DAO 8/96

EXPLANATION TO COUNCIL FOR BY-LAW NO. 8014/2002

The widening of the northeast corner of Pandora Avenue and Day Street was approved by the Committee on Planning and Community Services and adopted by Council at its meeting held February 26, 1997.

Ursula B. Goeres
City Solicitor/Manager of Legal Services

BY-LAW NO. 8014/2002

A By-law of THE CITY OF WINNIPEG to widen the northeast corner of Pandora Avenue and Day Street

WHEREAS it is desirable and expedient to widen the northeast corner of Pandora Avenue and Day Street in the manner provided by this by-law;

NOW THEREFORE THE CITY OF WINNIPEG, in Council assembled, enacts as follows, namely:

1. The northeast corner of Pandora Avenue and Day Street shall be widened by taking and using the land described as follows:

In the City of Winnipeg, in the Province of Manitoba, being the land taken for Pandora Avenue as same is shown bordered on a Plan of Survey of part of the Northwest Quarter of Section 4, Township 11, Range 4 East of the Principal Meridian, prepared by Steven John Bossenmaier of the City of Winnipeg, Manitoba Land Surveyor, and sworn to by him on the 22nd day of March, 2002, hereto attached.

2. The proper officers of the City are hereby authorized and directed to do all things necessary to widen the northeast corner of Pandora Avenue and Day Street as mentioned in Section 1 and otherwise to give effect to this by-law and whatsoever those officers may have done heretofore in this behalf is hereby ratified and confirmed.

3. The cost of and incidental to this by-law shall be borne by the City-at-large.

DONE AND ENACTED by Council assembled, this 24th day of April, A.D., 2002.

MAYOR

CITY CLERK

Certified as to form:

for City Solicitor [File No. R.6/97(5)DMcMP]

File No. DAC 18/98

EXPLANATION TO COUNCIL FOR BY-LAW NO. 8015/2002

The closing of Gateside Street north of Murray Avenue was approved by the Standing Policy Committee on Property and Development and adopted by Council at its meeting held December 16, 1998.

Ursula B. Goeres
City Solicitor/Manager of Legal Services

BY-LAW NO. 8015/2002

A By-law of THE CITY OF WINNIPEG to close Gateside Street north of Murray Avenue.

WHEREAS it is desirable and expedient to close Gateside Street north of Murray Avenue in the manner provided in this by-law;

NOW THEREFORE THE CITY OF WINNIPEG, in Council assembled, enacts as follows, namely:

1. Gateside Street north of Murray Avenue shall be closed by taking and using the land described as follows:

   In the City of Winnipeg, in the Province of Manitoba and being Parcels A and B as the same are shown bordered on a Plan (Deposit No. 1063/2001) of River Lots 27 to 31 of the Parish of Kildonan prepared by James Edward Bailie, of the City of Winnipeg, Manitoba Land Surveyor, and sworn to by him on the 19th day of March, 2002, hereto attached.

2. Pursuant to Section 498 of The City of Winnipeg Act, it is determined that no person or class of persons shall be regarded as being injuriously affected by the closing of Gateside Street north of Murray Avenue as aforesaid.

3. The proper officers of the City are hereby authorized and directed to do all things necessary to close Gateside Street north of Murray Avenue as mentioned in Section 1 and otherwise to give effect to

this by-law and whatsoever those officers may have done heretofore in this behalf is hereby ratified and confirmed.

4. The cost of and incidental to this by-law shall be borne by the City-at-large.

DONE AND ENACTED by Council assembled, this day of , A.D., 2002.

MAYOR

CITY CLERK

Certified as to form:

for CITY SOLICITOR
[File No. R.6/2001(20)WJT]

File No. DAC 8/00

EXPLANATION TO COUNCIL FOR BY-LAW NO. 8016/2002

The closing of part of the public lane south of Clarence Avenue and west of Marshall Bay was approved by the Executive Policy Committee and adopted by Council at its meeting held April 24, 2002.

Ursula B. Goeres
City Solicitor/Manager of Legal Services

BY-LAW NO. 8016/2002

A By-law of THE CITY OF WINNIPEG to close part of the public lane south of Clarence Avenue and west of Marshall Bay.

WHEREAS it is desirable and expedient to close part of the public lane south of Clarence Avenue and west of Marshall Bay in the manner provided in this by-law;

NOW THEREFORE THE CITY OF WINNIPEG, in Council assembled, enacts as follows, namely:

1. Part of the public lane south of Clarence Avenue and west of Marshall Bay shall be closed by taking and using the land described as follows:

   In the City of Winnipeg, in the Province of Manitoba and being Parcels A and B as the same are shown bordered on a Plan (Deposit 947/2001) of River Lot 33 of the Parish of Saint Vital prepared by Leslie Neil McLaughlin, of the City of Winnipeg, Manitoba Land Surveyor, and sworn to by him on the 27th day of November, 2001, hereto attached.

2. Pursuant to Section 498 of The City of Winnipeg Act, it is determined that no person or class of persons shall be regarded as being injuriously affected by the closing of part of the public lane south of Clarence Avenue and west of Marshall Bay as aforesaid.

3. The proper officers of the City are hereby authorized and directed to do all things necessary to close part of the public lane south of Clarence Avenue and west of Marshall Bay as mentioned in Section 1 and otherwise to give effect to this by-law and whatsoever those officers may have done heretofore in this behalf is hereby ratified and confirmed.

4. The cost of and incidental to this by-law shall be borne by the City-at-large.

DONE AND ENACTED by Council assembled, this day of , A.D., 2002.

MAYOR

CITY CLERK

Certified as to form:

for CITY SOLICITOR
[File No. R.6/2002(7)WJT]

THE CITY OF WINNIPEG

BY-LAW NO. 8017/2002

A By-law of THE CITY OF WINNIPEG to change the names of certain highways in The City of Winnipeg.

WHEREAS subsection (1) of Section 495 of *The City of Winnipeg Act* provides as follows:

> "495(1) The city has jurisdiction over all highways or streets that were under its jurisdiction or the coming into force of this Act."

AND WHEREAS Subsection (c) of Section 500 of *The City of Winnipeg Act* provides as follows:

> "500 The city shall have power
> (c) to survey, settle and mark the boundary lines of streets and to give names to the streets and affix the names at the corners thereof, on either public or private property; but no by-law for altering the name of any street shall have any force or effect until registered in the land titles office, and a fee of $1.00, for every by-law registered and for the necessary entries and certificates in connection therewith, shall be payable for such registration;"

AND WHEREAS it is deemed expedient to name and rename certain streets within the City of Winnipeg;

NOW THEREFORE THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

1. The lands as herein described are hereby given the name "Waterfront Drive" said lands being:

> "Pioneer Boulevard, as the same is shown on a plan of survey of part of the former Government Road Allowances and River Lots 1, 2, 3 and 6 of the Parish

of Saint John filed in the Winnipeg Land Titles Office as Plan No. 26714."

DONE AND PASSED in Council assembled this day of A.D. 2002.

Mayor

City Clerk

Certified as to form:

for City Solicitor/
Manager of Legal Services

THE CITY OF WINNIPEG

BY-LAW NO. 8018/2002

A By-law of THE CITY OF WINNIPEG to change the names of certain highways in The City of Winnipeg.

WHEREAS subsection (1) of Section 495 of *The City of Winnipeg Act* provides as follows:

> "495(1) The city has jurisdiction over all highways or streets that were under its jurisdiction or the coming into force of this Act."

AND WHEREAS Subsection (c) of Section 500 of *The City of Winnipeg Act* provides as follows:

> "500 The city shall have power
> (c) to survey, settle and mark the boundary lines of streets and to give names to the streets and affix the names at the corners thereof, on either public or private property; but no by-law for altering the name of any street shall have any force or effect until registered in the land titles office, and a fee of $1.00, for every by-law registered and for the necessary entries and certificates in connection therewith, shall be payable for such registration;"

AND WHEREAS it is deemed expedient to name and rename certain streets within the City of Winnipeg;

NOW THEREFORE THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

1. The lands as herein described are hereby given the name "Durham Bay" said lands being:

> "Durham Bay East and Durham Bay West, as the same are shown on a plan of subdivision of part of Lots 287 and 302 of the Roman Catholic Mission Property

registered in the Winnipeg Land Titles Office as Plan No. 7149."

DONE AND PASSED in Council assembled this day of A.D. 2002.

Mayor

City Clerk

Certified as to form:

for City Solicitor/
Manager of Legal Services

THE CITY OF WINNIPEG

BY-LAW NO. 8019/2002

A By-law of THE CITY OF WINNIPEG to change the names of certain highways in The City of Winnipeg.

WHEREAS subsection (1) of Section 495 of *The City of Winnipeg Act* provides as follows:

> "495(1) The city has jurisdiction over all highways or streets that were under its jurisdiction or the coming into force of this Act."

AND WHEREAS Subsection (c) of Section 500 of *The City of Winnipeg Act* provides as follows:

> "500 The city shall have power
> (c) to survey, settle and mark the boundary lines of streets and to give names to the streets and affix the names at the corners thereof, on either public or private property; but no by-law for altering the name of any street shall have any force or effect until registered in the land titles office, and a fee of $1.00, for every by-law registered and for the necessary entries and certificates in connection therewith, shall be payable for such registration;"

AND WHEREAS it is deemed expedient to name and rename certain streets within the City of Winnipeg;

NOW THEREFORE THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

1. The lands as herein described are hereby given the name "Cascade Bay" said lands being:

> "Cascade Bay North and Cascade Bay South, as the same are shown on a plan of subdivision of part of Lots 287, 288, 301 and 302 of the Roman Catholic

Mission Property registered in the Winnipeg Land Titles Office as Plan No. 6992."

DONE AND PASSED in Council assembled this day of A.D. 2002.

Mayor

City Clerk

Certified as to form:

for City Solicitor/
Manager of Legal Services

THE CITY OF WINNIPEG

BY-LAW NO. 8020/2002

A By-law of THE CITY OF WINNIPEG to change the names of certain highways in The City of Winnipeg.

WHEREAS subsection (1) of Section 495 of *The City of Winnipeg Act* provides as follows:

"495(1) The city has jurisdiction over all highways or streets that were under its jurisdiction or the coming into force of this Act."

AND WHEREAS Subsection (c) of Section 500 of *The City of Winnipeg Act* provides as follows:

"500 The city shall have power
(c) to survey, settle and mark the boundary lines of streets and to give names to the streets and affix the names at the corners thereof, on either public or private property; but no by-law for altering the name of any street shall have any force or effect until registered in the land titles office, and a fee of $1.00, for every by-law registered and for the necessary entries and certificates in connection therewith, shall be payable for such registration;"

AND WHEREAS it is deemed expedient to name and rename certain streets within the City of Winnipeg;

NOW THEREFORE THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

1. The lands as herein described are hereby given the name "Westdale Place" said lands being:

"Westdale Avenue, as the same is shown on a plan of subdivision of part of River Lots 118 and 119 of the Parish of Saint Boniface and River Lot 37 of the

Parish of Saint Vital registered in the Winnipeg Land Titles Office as Plan No. 6966."

DONE AND PASSED in Council assembled this day of A.D. 2002.

Mayor

City Clerk

Certified as to form:

for City Solicitor/
Manager of Legal Services

File No. DAC 21/01

EXPLANATION TO COUNCIL FOR BY-LAW NO. 8021/2002

The closing of Gablehurst Crescent, Julia Road and part of the public lane north of John Forsyth Road and east of Ashworth Street was approved by the Executive Policy Committee and adopted by Council at its meeting held April 24, 2002.

Ursula B. Goeres
City Solicitor/Manager of Legal Services

BY-LAW NO. 8021/2002

A By-law of THE CITY OF WINNIPEG to close Gablehurst Crescent, Julia Road and part of the public lane north of John Forsyth Road and east of Ashworth Street.

WHEREAS it is desirable and expedient to close Gablehurst Crescent, Julia Road and part of the public lane north of John Forsyth Road and east of Ashworth Street in the manner provided in this by-law;

NOW THEREFORE THE CITY OF WINNIPEG, in Council assembled, enacts as follows, namely:

1. Gablehurst Crescent, Julia Road and part of the public lane north of John Forsyth Road and east of Ashworth Street shall be closed by taking and using the land described as follows:

   In the City of Winnipeg, in the Province of Manitoba and being Parcels A, B and C as the same are shown bordered on a Plan (Deposit 226/2002) of River Lots 137 and 139 of the Parish of Saint Norbert prepared by James Edward Bailie, of the City of Winnipeg, Manitoba Land Surveyor, and certified by him on the 7th day of February, 2001, hereto attached.

2. Pursuant to Section 498 of The City of Winnipeg Act, it is determined that no person or class of persons shall be regarded as being injuriously affected by the closing of part of Gablehurst

Crescent, Julia Road and part of the public lane north of John Forsyth Road and east of Ashworth Street as aforesaid.

3. The proper officers of the City are hereby authorized and directed to do all things necessary to close Gablehurst Crescent, Julia Road and part of the public lane north of John Forsyth Road and east of Ashworth Street as mentioned in Section 1 and otherwise to give effect to this by-law and whatsoever those officers may have done heretofore in this behalf is hereby ratified and confirmed.

4. The cost of and incidental to this by-law shall be borne by the City-at-large.

DONE AND ENACTED by Council assembled, this day of , A.D., 2002.

MAYOR

CITY CLERK

Certified as to form:

for CITY SOLICITOR
[File No. R.6/2002(10)WJT]

REFERENCE: FILE NO. DASZ 17/01

THE CITY OF WINNIPEG

BY-LAW NO. 8022/2002

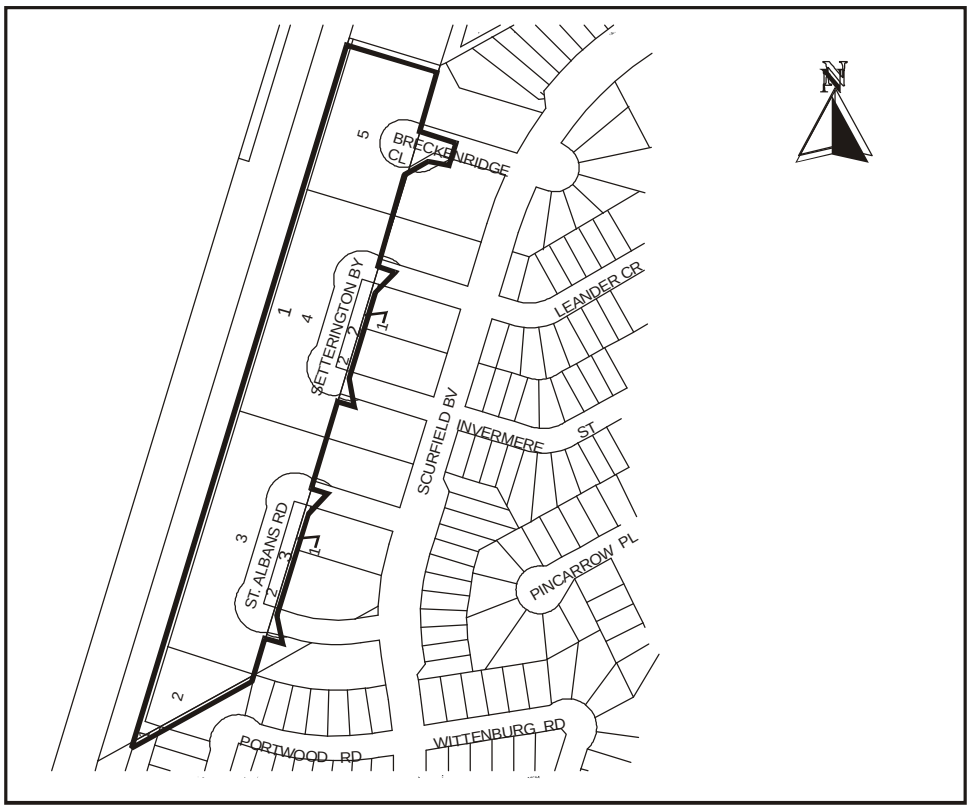
A By-law of THE CITY OF WINNIPEG to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on Breckenridge Close, Setterington Bay and St. Albans Road in the ASSINIBOIA COMMUNITY.

THE CITY OF WINNIPEG in Council assembled, enacts as follows:

PLAN OF SUBDIVISION

1. Pursuant to Section 620 of The City of Winnipeg Act,

the plan of subdivision shown below is hereby approved for preparation as a legal plan of subdivision by a Manitoba Land Surveyor and registration in the Winnipeg Land Titles Office with such minor changes as may be required for that purpose, subject to the terms and conditions of an addendum to Development Agreement AG 58/85 to be entered into between THE CITY OF WINNIPEG and the registered owner or persons entitled to be registered owner of the above described land.

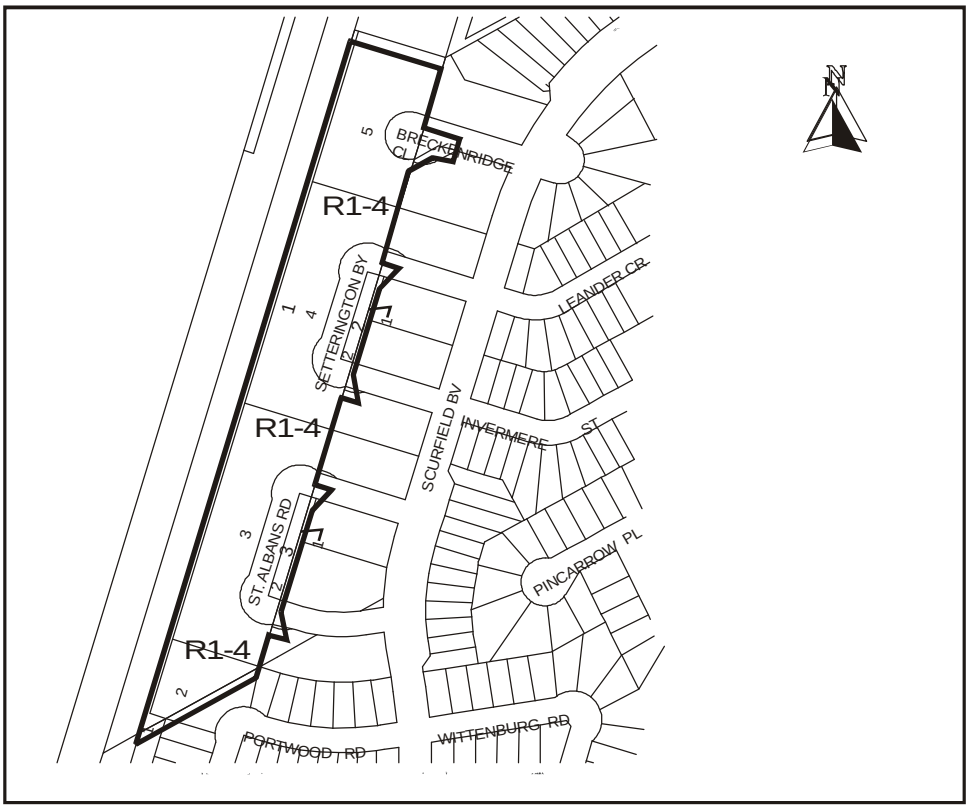


ZONING

2. By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (313) the following:

"(314) (a) Notwithstanding anything elsewhere contained in this By-law or shown on the District Map the lands outlined on the Plan included in Clause (b) of this subsection and designated thereon as "R1-4" are hereby zoned as an "R1-4" SINGLE-FAMILY DISTRICT and the District Map shall hereafter be read and construed as shown on that Plan; and

(b) The zoning district and zoning district boundaries referred to in clause (a) of this subsection are hereby located as shown on the Plan below."



ENACTMENT

3. Section 1 of this By-law shall come into force and effect upon the execution by THE CITY OF WINNIPEG of the addendum to the Development Agreement described therein which execution notwithstanding enactment of this By-law shall remain in the absolute discretion of the City Council.

4. Section 2 of this By-law shall come into force and effect upon:

(a) Registration in the Winnipeg Land Titles Office of the plan of subdivision approved by Section 1 of this By-law; and

(b) Registration in the Winnipeg Land Titles Office of a caveat recording Zoning Agreement DASZ 17/01 against the land affected thereby as a first charge, other than any caveat filed by THE CITY OF WINNIPEG or an "Area Municipality" as defined in The City of Winnipeg Act, any public utilities caveat, or any building restriction caveat registered prior to the date of subdivision and rezoning application DASZ 17/01, by not later than April 24, 2004, failing which this by-law shall expire unless that date is extended by a resolution of City Council and that registration is completed before any such extended date.

DONE AND PASSED in Council assembled this.....day of ..... A.D. 2002

.....
Mayor

.....
City Clerk

Certified as to Planning Details:

.....
for Director of Planning, Property & Development

Certified as to Form:

.....
for City Solicitor

Reference: File No. DASZ 17/01 Atlas Sheet No. AJ 19

By-Law No.

Subsection (314)

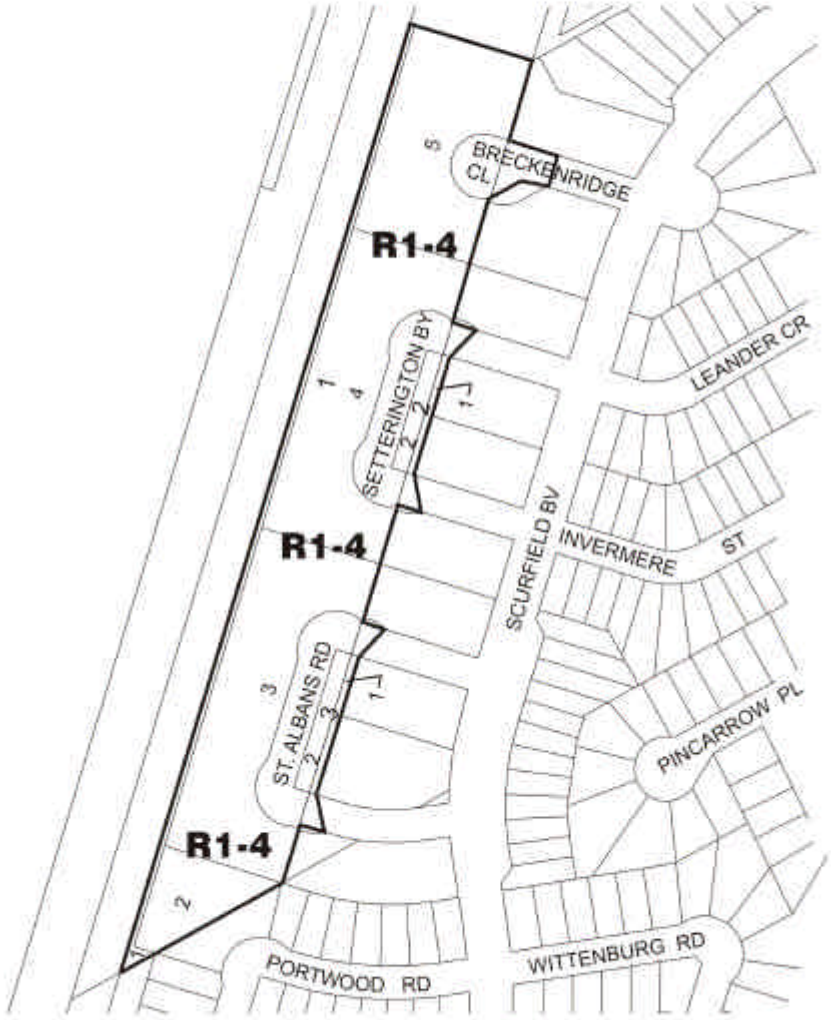
File No. DASZ 17/01

Atlas Sheet No. AJ19 ASSINIBOIA COMMUNITY

N

Explanation

The attached By-law approves the plan of subdivision shown outlined below and amends By-law No. 6400/94 by rezoning the land located on Breckenridge Close, Setterington Bay and St. Albans Road from an "A" AGRICULTURAL DISTRICT to an "R1-4" SINGLE-FAMILY DISTRICT as shown outlined below.



THIRD READING : EFFECTIVE DATE :

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No.

REFERENCE: FILE NO. DASZ 26/01

THE CITY OF WINNIPEG

BY-LAW NO. 8023/2002

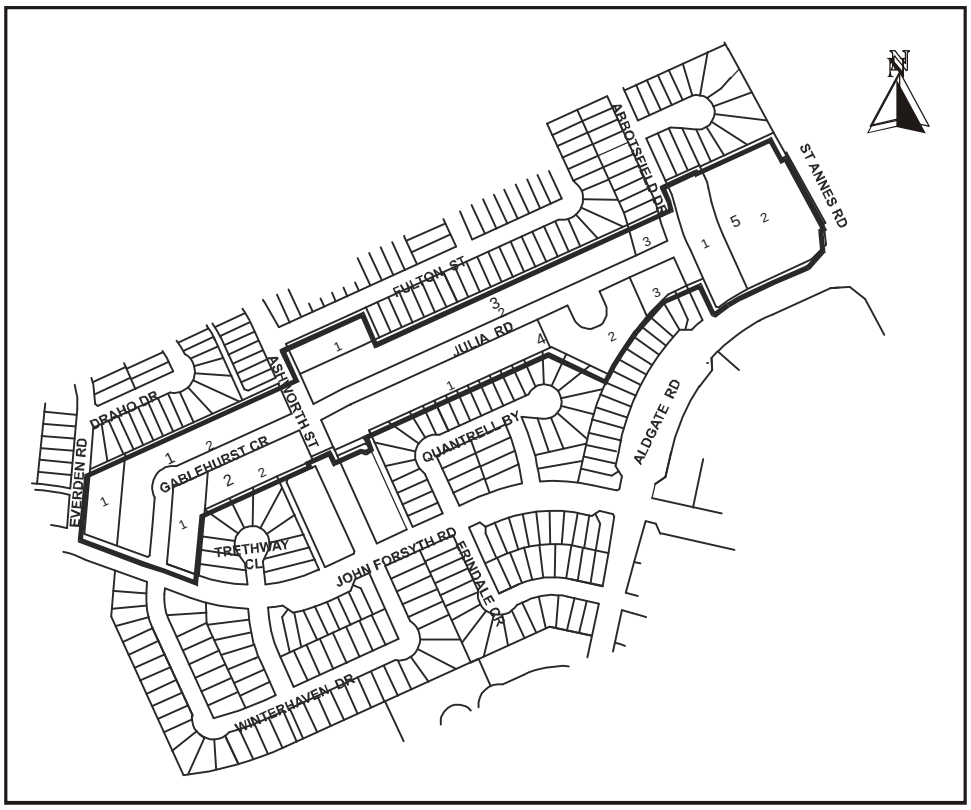
A By-law of THE CITY OF WINNIPEG to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located north of John Forsyth Road and Aldgate Road between Everden Road and St. Anne's Road in the RIEL COMMUNITY.

THE CITY OF WINNIPEG in Council assembled, enacts as follows:

PLAN OF SUBDIVISION

1. Pursuant to Section 620 of The City of Winnipeg Act,

the plan of subdivision shown below is hereby approved for preparation as a legal plan of subdivision by a Manitoba Land Surveyor and registration in the Winnipeg Land Titles Office with such minor changes as may be required for that purpose, subject to the terms and conditions of an addendum to Development Agreement AG 31/84 to be entered into between THE CITY OF WINNIPEG and the registered owner or persons entitled to be registered owner of the above described land.

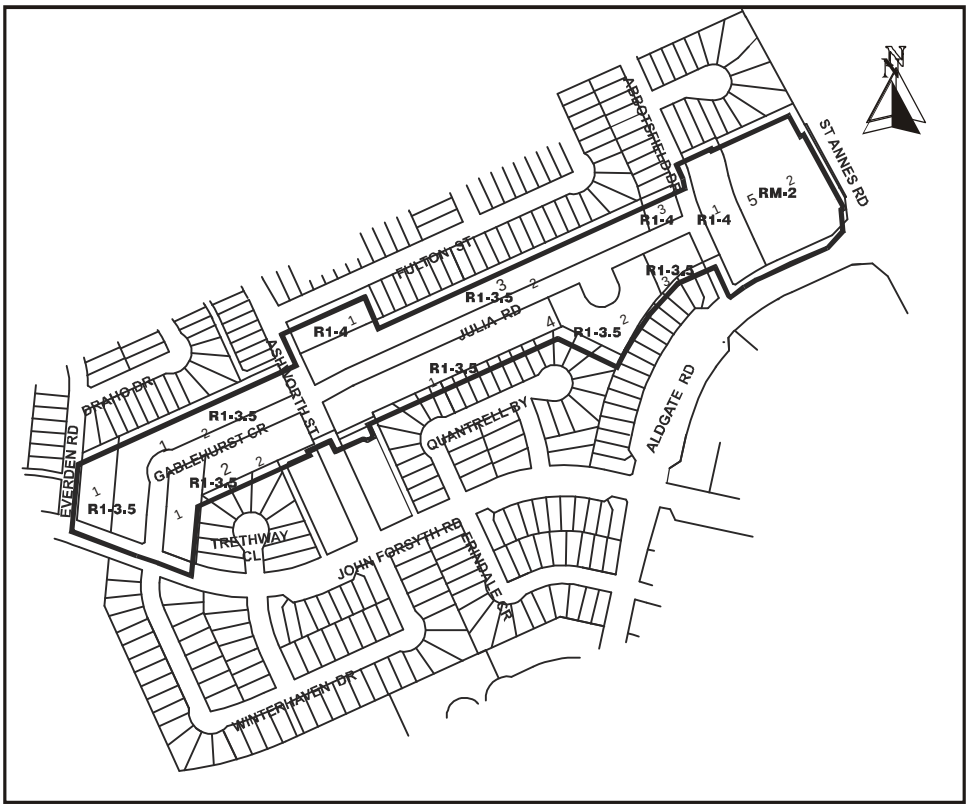


ZONING

2. By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (314) the following:

"(315) (a) Notwithstanding anything elsewhere contained in this By-law or shown on the District Map the lands outlined on the Plan included in Clause (b) of this subsection and designated thereon as "R1-3.5, "R1-4" and "RM-2" " are hereby zoned as an "R1-3.5" SINGLE-FAMILY DISTRICT, an "R1-4" SINGLE-FAMILY DISTRICT and an "RM-2" MULTIPLE-FAMILY DISTRICT and the District Map shall hereafter be read and construed as shown on that Plan; and

(b) The zoning districts and zoning district boundaries referred to in clause (a) of this subsection are hereby located as shown on the Plan below."

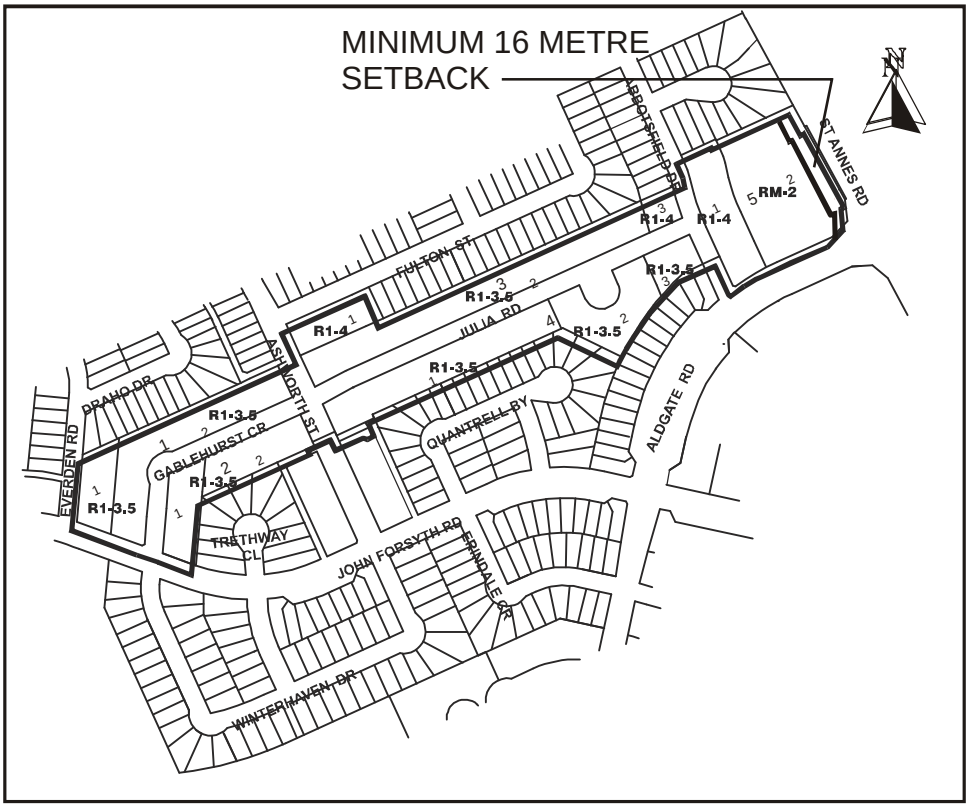


SPECIAL YARDS

3. Section 1300 of By-law No. 5400/94 is hereby amended by adding thereto the following subsection:

"1300 (23) Land located on the west side of St. Anne's Road

(a) Nothwithstanding the provisions of subsection (3) there shall be a minimum setback of 16 metres established for all residential lots abutting St. Anne's Road as shown on the plan below".



ENACTMENT

4. Section 1 of this By-law shall come into force and effect upon the execution by THE CITY OF WINNIPEG of the addendum to the agreement described therein which execution notwithstanding enactment of this By-law shall remain in the absolute discretion of the City Council:

5. Section 2 of this By-law shall come into force and effect upon:

   (a) Registration in the Winnipeg Land Titles Office of the plan of subdivision approved by Section 1 of this By-law; and

   (b) Registration in the Winnipeg Land Titles Office of a caveat recording Zoning Agreement DASZ 26/01 against the land affected thereby as a first charge, other than any caveat filed by THE CITY OF WINNIPEG or an "Area Municipality" as defined in The City of Winnipeg Act, any public utilities caveat, or any building restriction caveat registered prior to the date of subdivision and rezoning application DASZ 26/01, by not later than April 24, 2004, failing which this by-law shall expire unless that date is extended by a resolution of City Council and that registration is completed before any such extended date.

DONE AND PASSED in Council assembled this.....day of ..... A.D. 2002

.....
Mayor

.....
City Clerk

Certified as to Planning Details:

.....
for Director of Planning, Property & Development

Certified as to Form:

.....
for City Solicitor

Reference: File No. DASZ 26/01 Atlas Sheet No. AJ 29

By-Law No.
Subsection (315)

File No. **DASZ 26/01**

Atlas Sheet No.
AJ29
RIEL
COMMUNITY

Explanation
The attached By-law approves the plan of subdivision shown outlined below and amends By-law No. 6400/94 by rezoning the land located north of John Forsyth Road and Aldgate Road between Everden Road and St. Anne's Road from an "A.5" AGRICULTURAL DISTRICT to an "R1-3.5" SINGLE-FAMILY DISTRICT, an "R1-4" SINGLE-FAMILY DISTRICT and an "RM-2" MULTIPLE-FAMILY DISTRICT as shown outlined below.



THIRD READING : EFFECTIVE DATE :

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No.

REFERENCE: FILE NO. DASZ 29/01

THE CITY OF WINNIPEG

BY-LAW NO. 8024/2002

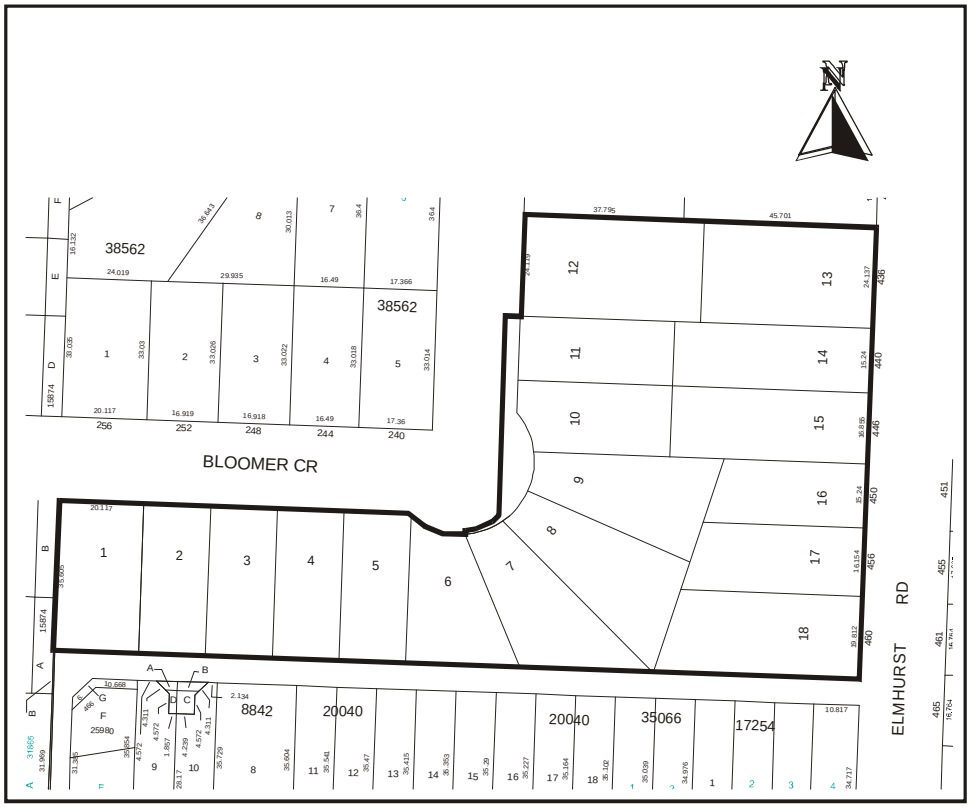
A By-law of THE CITY OF WINNIPEG to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on Bloomer Crescent between Laxdal and Elmhurst Roads in the ASSINIBOIA COMMUNITY.

THE CITY OF WINNIPEG in Council assembled, enacts as follows:

PLAN OF SUBDIVISION

1. Pursuant to Section 620 of The City of Winnipeg Act,

the plan of subdivision shown below is hereby approved for preparation as a legal plan of subdivision by a Manitoba Land Surveyor and registration in the Winnipeg Land Titles Office with such minor changes as may be required for that purpose.

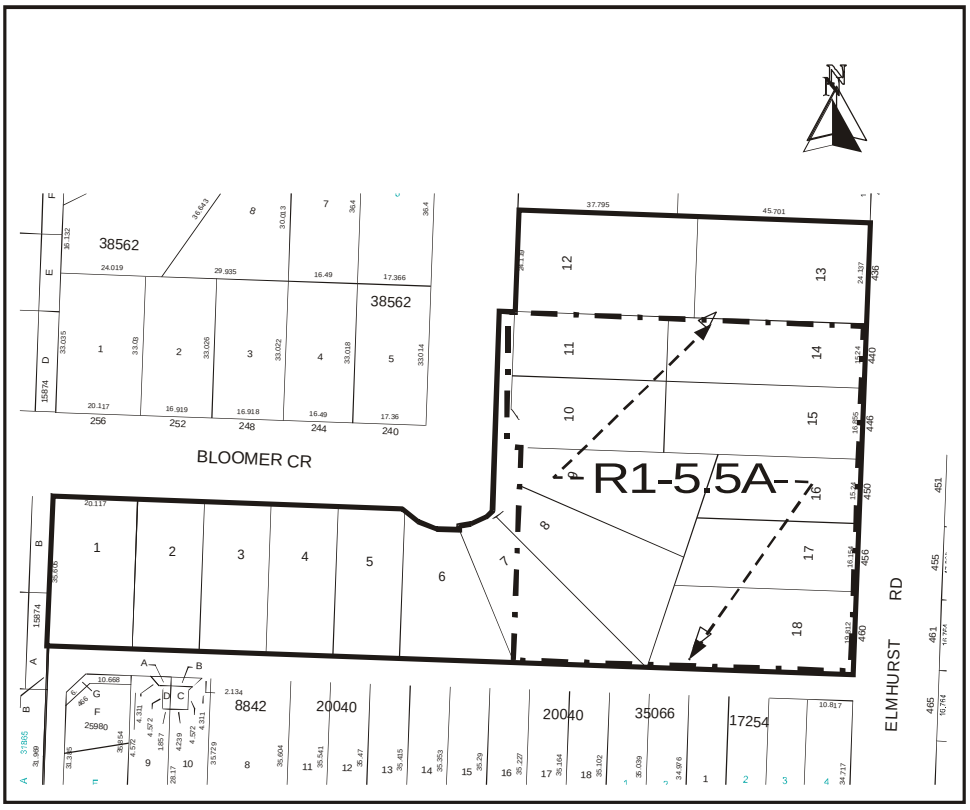


ZONING

2. By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (312) the following:

"(313) (a) Notwithstanding anything elsewhere contained in this By-law or shown on the District Map the lands outlined on the Plan included in Clause (b) of this subsection and designated thereon as "R1-5.5A" are hereby zoned as an "R1-5.5A" SINGLE-FAMILY DISTRICT and the District Map shall hereafter be read and construed as shown on that Plan; and

(b) The zoning district and zoning district boundaries referred to in clause (a) of this subsection are hereby located as shown on the Plan below."



ENACTMENT

3. Section 2 of this By-law shall come into force and effect upon the registration in the Winnipeg Land Titles Office of the plan of subdivision approved by Section 1 of this By-law.

DONE AND PASSED in Council assembled this.....day of ..... A.D. 2002

.....
Mayor

.....
City Clerk

Certified as to Planning Details:

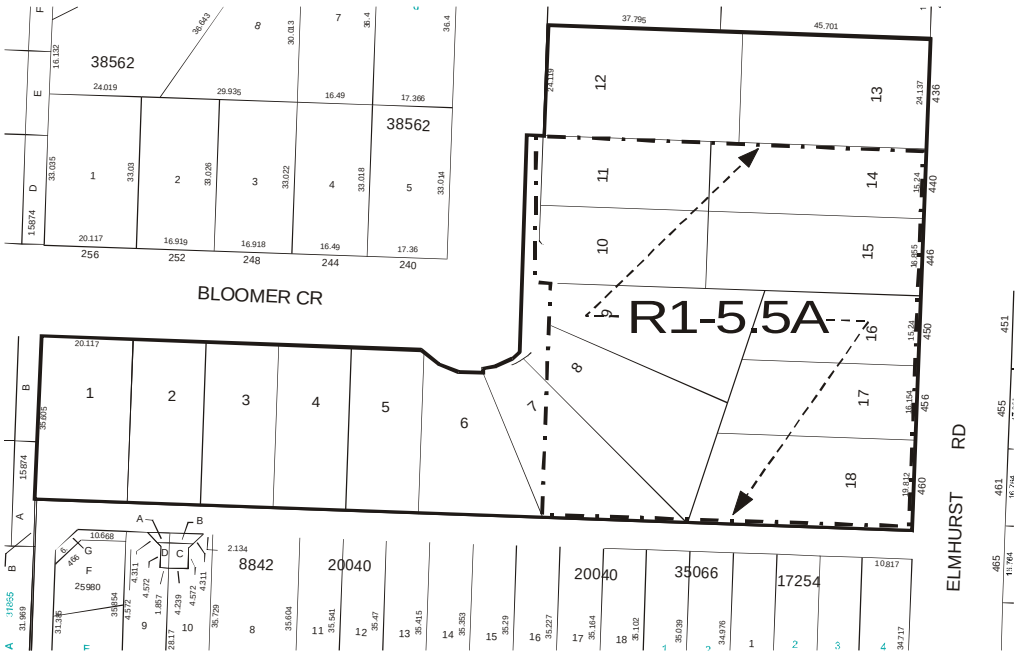
.....
for Director of Planning, Property & Development

Certified as to Form:

.....
for City Solicitor

Reference: File No. DASZ 29/01 Atlas Sheet No. AO 16

By-Law No. **Subsection (313)**	File No. **DASZ 29/01**
Atlas Sheet No. **AD19 ASSINIBOIA COMMUNITY**	Explanation **The attached By-law approves the plan of subdivision shown outlined below and amends By-law No. 6400/94 by rezoning the land located on the Bloomer Crescent between Laxdal and Elmhurst Roads from an "R1-20A" SINGLE-FAMILY DISTRICT to an "R1-5.5A" SINGLE-FAMILY DISTRICT as shown outlined below.**



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

REFERENCE: FILE NO. DAZ 201/02

THE CITY OF WINNIPEG

BY-LAW NO. 8029/2002

A By-law of THE CITY OF WINNIPEG to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on the west side of St. Anne's Road, south of Fermor Avenue in the RIEL COMMUNITY.

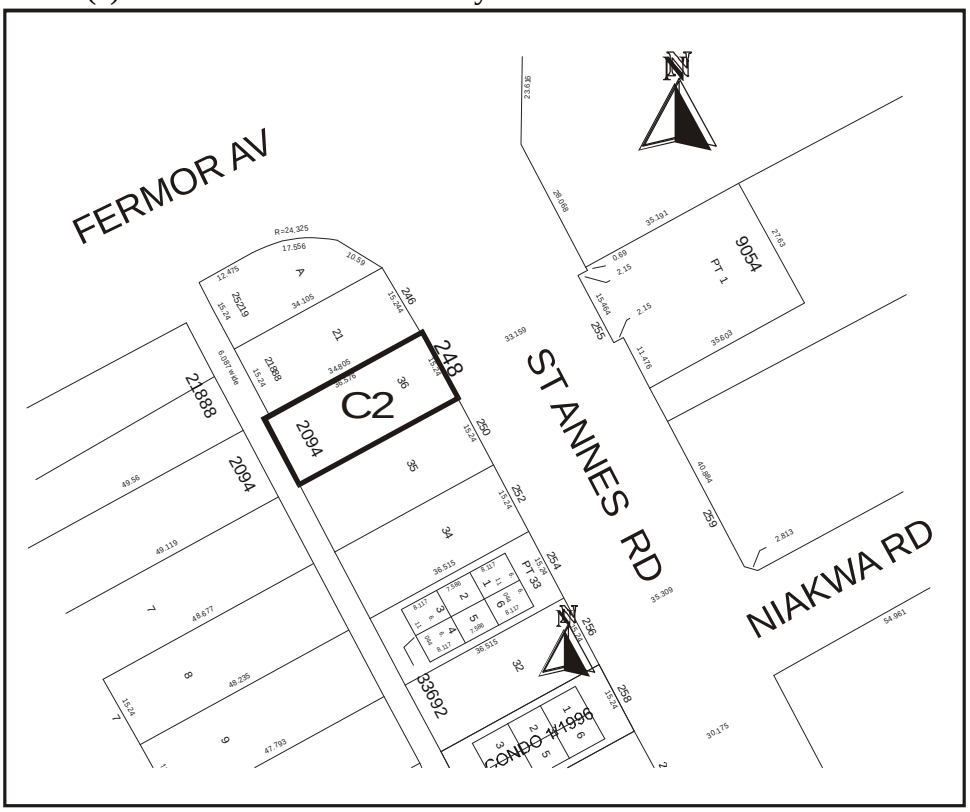
THE CITY OF WINNIPEG in Council assembled, enacts as follows:

ZONING

1. By-law No. 6400/94, as amended, is hereby further amended by adding thereto after subsection A20 (316) the following:

"(317) (a) Notwithstanding anything elsewhere contained in this By-law or shown on the District Map the lands outlined on the Plan included in clause (b) of this subsection and designated thereon as "C2" are hereby zoned as a "C2" COMMERCIAL DISTRICT and the District Maps shall hereafter be read and construed as shown on that Plan.

(b) The zoning district and zoning district boundaries referred to in clause (a) of this subsection are hereby located as shown on the Plan below."



DONE AND PASSED in Council assembled this.....day of ..... A.D. 2002

.....
Mayor

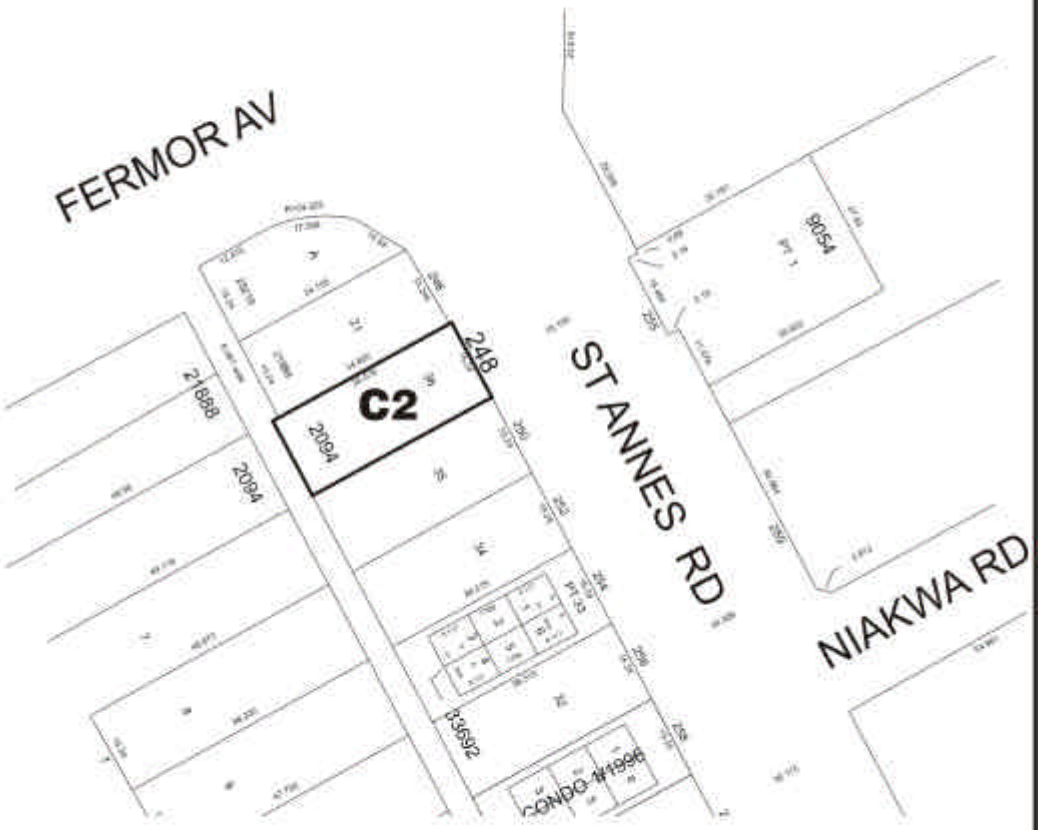
.....
City Clerk

Certified as to Planning Details:
.....
for Director of Planning, Property & Development

Certified as to Form:
.....
for City Solicitor

Reference: File No. DAZ 201/02 Atlas Sheet No. AE 27

By-Law No. **Subsection (317)**	File No. **DAZ 201/02**
Atlas Sheet No. **AE27 RIEL COMMUNITY**	Explanation **The attached By-law amends By-law No. 6400/94 by rezoning the land located at 248 St. Anne's Road from an "R2" SINGLE-FAMILY DISTRICT to a "C2" COMMERCIAL DISTRICT as shown outlined below.**



THIRD READING : EFFECTIVE DATE :

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No.

REPORT OF THE

STANDING POLICY COMMITTEE ON

PROTECTION AND COMMUNITY SERVICES

DATED APRIL 8, 2002

The Executive Policy Committee has considered the above referenced report, has concurred in the recommendations contained therein, except as noted below, and submits same to Council for approval and adoption.

The Standing Policy Committee on Protection and Community Services submits Clauses 1, 2, 4, 5, 6, 7, and 8 as consent items.

Report of the Standing Policy Committee on Protection and Community Services dated April 8, 2002

Award of Contract for the Supply and Delivery and Installation of Office System Furniture, Tables, Chairs and Related Work, Tender No. 684-2001 and Award of Contract for the Lease of Furniture, Request for Proposals No. 148-2002
File GL-9 (Vol. 17) c/r GF-2 (Vol. 54)

1. The Standing Policy Committee on Protection and Community Services has been advised that a Tender for the Supply and Delivery and Installation of Office system Furniture, Tables, Chairs and Related Work was issued. The final receipt of bids took place on December 11, 2001, 12:00 Noon Winnipeg Time with bids being received from eight (8) bidders. A Request for Proposals was also issued for the Lease of Furniture. The final receipt of bids took place on March 8, 2002, 4:00 P.M. Winnipeg Time with bids being received from three (3) bidders.

With respect to Tender No. 684-2001, there was no requirement for a Bid Bond and Agreement to Bond. All offers were evaluated on a pass/fail basis for qualifications of the bidder and conformance of the Bid Submission with the mandatory requirements of the Tender Package.

B F WORKPLACE submitted payment terms that conditioned the payment terms in clause SC: 9.03, ("payment of each invoice shall be made within thirty (30) days…"). Therefore, B F Workplace should be determined to be non-responsive.

SMART FURNITURE were non-compliant with the following technical requirements:

- Groups 1, 2, 3 & 5: SC:6 Warranty "…..minimum period of ten (10) years….based on a twenty-four (24) hour per day usage.

ANTHONY ALLAN alternate bid was non-compliant with the following technical requirements:

- Section 12593 GR3 Workstations: 1.5.2.5 "The panels shall have a sound reflectivity rating of not less than STC 24."
- Section 12593 GR3 Workstations: 1.5.5.12 "Each conduit shall have the capacity of handling a minimum of four circuits."

INDIGO BUSINESS ENVIRONMENTS INC., although Indigo included Terms and Conditions with their bid, they were not Indigo's Terms and Conditions, therefore do not apply and are not material to their bid.

THE ACCENT GROUP, although they did not acknowledge Addendum No. 3, it appears that this informality is not material. However, they were non-compliant with the following technical requirements:

- Section 12590 GR1 Chairs: 1.4.2.10.5 "Provide coloured plastic outer backs, outer seats and base caps"

CUSTOM BUSINESS INTERIORS, although Custom included Terms & Conditions, they were not the bidder's, therefore do not apply and not material to their bid. However, they were non-compliant with the following technical requirements:

- Clause SC:6 Warranty "….minimum period of ten (10) years…based on a twenty-four (24) hour per day usage.)

Pursuant to Clause BI: 16.02 of the Tender Document, no award be made for Group 6, as it is not in the City's best interest. Bids are valid for acceptance until April 10, 2002; however, Bidders have extended their bids until May 11, 2002.

With respect to RFP No. 148-2002, all offers were evaluated on a pass/fail basis for qualifications of the bidder and conformance of the Bid Submission with the mandatory requirements of the RFP Package.

Royal Bank of Canada's bid consists of five (5) annual payments of $90,706.48, GST and PST extra, a $1.00 purchase price at the expiration of the Contract. All taxes for this Contract will be paid upfront with the first annual payment.

Bids are valid for acceptance until June 6, 2002.

Pursuant with Clause 4 (e) (ii) of the Policy on Purchasing Procedures, the Award Authority has the authority to determine that a bid is non-responsive, and pursuant to Section 8 (e) of the Policy on Purchasing Procedures and The Disposal of Surplus Supplies, Council has the authority to approve an award of contract, to be made by the Chief Financial Officer, when the contract requires funding from future budgets.

On April 8, 2002, the Standing Policy Committee on Protection and Community Services concurred in the recommendations outlined in the report dated March 28, 2002, from the Chief Financial Officer.

The Financial Impact Statement is outlined on Attachment "A".

The Standing Policy Committee on Protection and Community Services therefore recommends:

Tender No. 684-2001:

I. That the bid submitted by B F Workplace be determined to be non-responsive.

II. That contracts for the Supply and Delivery and Installation of Office System Furniture, Tables, Chairs and Related Work be awarded to:

A. Anthony Allan Office Furnishings Ltd., the Bidder who submitted the lowest evaluated responsive bid for Group 1, in the amount of $73,620.00, GST and PST extra.
B. Indigo Business Environments Inc., the Bidder who submitted the lowest evaluated responsive bid for Groups 2 and 3, in the amount of $262,203.86, GST and PST extra.
C. Smart Furniture for Business Inc., the Bidder who submitted the lowest evaluated responsive bid for Group 4, in the amount of $52,401.05, GST and PST extra.
D. The Accent Group Inc., the Bidder who submitted the lowest evaluated responsive bid for Group 5, in the amount of $19,797.00, GST and PST extra.

III. That pursuant to Clause BI: 16.02 of the Tender Document, that no award be made for Group 6, as it is not in the City's best interest.

RFP No. 148-2002:

IV. That a Contract for the Lease of Furniture be awarded to Royal Bank of Canada, the Bidder who submitted the lowest evaluated responsive bid, in the amount of $408,021.91, GST and PST extra.

V. That the Proper Officers of the City be authorized to do all things necessary to effect the intent of the foregoing, including the execution of any documents related thereto.

Attachment "A" referred to in Clause 1 of the Report of the Standing Policy Committee on Protection and Community Services dated April 8, 2002

Financial Impact Statement:

Project Name: Furniture Contract

Date: March 28, 2002 First Year of Program **2002**

	2002	2003	2004	2005	2006
Capital					
Capital Expenditures Required					
Less: Existing Budgeted Costs					
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal					
Debt - External					
Grants (Enter Description Here)					
Reserves, Equity, Surplus					
Other - Enter Description Here					
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 136,060	$ 90,706	$ 90,706	$ 90,706	$ 90,707
Less: Incremental Revenue/Recovery					
Net Cost/(Benefit)	$ 136,060	$ 90,706	$ 90,706	$ 90,706	$ 90,707
Less: Existing Budget Amounts	136,060	90,706	90,706	90,706	90,707
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: 2002 costs are higher as all applicable taxes attributable to the lease contract over the five year term are being paid in year one. 2006 costs are one dollar higher than preceding 3 years due to the buy out option being exercised. Funds are allocated in distribution code 01 552701 221001.

G. Hammond
Manager of Finance/Controller

Extension and Expansion of the "Police Overtime/Pilot Project", within the Winnipeg Police Service, for the period April 1, 2002 to March 31, 2003 (inclusive)

File GF-2 (Vol. 54)

2. On October 1, 2001, the City of Winnipeg entered into a Memorandum of Agreement with the Province of Manitoba to establish a six-month Police Overtime/Pilot Project, cost-shared on a 50/50 basis between the two levels of government. The Police Overtime/Pilot Project was modeled on the position of "Trial Review Crown Counsel" within the Victoria Police Department. Like the Winnipeg Police Service, the Victoria Police Department also experienced significant expenses related to court overtime, and in 1996 appointed an individual to the position of "Trial Review Crown Counsel". This individual was tasked with:

- Reviewing files in advance of court dates.
- Liaising with defense counsel, prosecution, and police to confirm if court trials were to proceed on the assigned date.
- Attempting to resolve cases prior to scheduled court dates.

Since its implementation in 1996, the Victoria Police Department has realized a 25% reduction of their court overtime budget. If the Winnipeg Police Service Police Overtime/Pilot Project achieved results comparable to those in Victoria, then a dollar value of $325,000.00 in savings was projected (based on 25% Court Overtime Budget dollar value budget reduction achieved by Victoria Police Department x 2001 Winnipeg Police Service Court Overtime Budget). In any event, dollar value savings for the Winnipeg Police Service were estimated to be substantial.

The decision to introduce the Police Overtime/Pilot Project was based on the following factors:

- The rising costs related to overtime wages paid to subpoenaed, off-duty police members to attend court as witnesses in criminal matters.
- The inability to avoid paying overtime wages to subpoenaed, off-duty police witnesses when the notice of cancellation for a police witness was issued too close to the time of the court case.
- The needless diversion of on-duty police members as subpoenaed witnesses for those court cases, which were resolved or postponed, and resulted in the member not being required to testify.
- The inefficiencies to the court and justice system operating within the City of Winnipeg resulting from the above factors.

The Police Overtime/Pilot Project was implemented in a single division, representing 18% of Winnipeg Police Service officers. A Crown Attorney, and Clerk were hired for the six-month term of the Project (October 1, 2001 - March 31, 2002, inclusive), and were provided with already-available office space at 405 Broadway (Special Prosecutor Crown Attorney), and 151 Princess (Clerk B).

The Crown Attorney was provided with a database of information detailing future court cases, and which police members were involved.

The Special Prosecutor Crown Attorney was tasked with:

- Reviewing files in advance of court dates.
- Liaising with defence counsel to determine if the court case would proceed on the assigned date.
- Attempting to resolve cases prior to the scheduled court date.

Based on the outcome of the Crown Attorney's work, the Clerk was then tasked with:

- Canceling subpoenaed police witnesses deemed as not required to appear in court.

The Project was developed as a 50/50, cost-sharing initiative between the City of Winnipeg, and the Province of Manitoba. Salaries and benefits for the first five months of the Project are shown in the following table:

SALARIES AND BENEFITS FOR PROJECT STAFF

Position	Salary (Yearly Cost)	Benefits (Yearly Cost)	Salary, plus Benefits (Yearly Cost)	Salary, plus Benefits (Five-Month Cost)	Salary, plus Benefits (50% share)
Crown Attorney	$80,286.00	$3,077.63	$83,363.63	$34,734.85	$17,367.43
Clerk B	$35,074.00	$6,222.00	$41,296.00	$17,206.67	$8,603.34
TOTALS	$115,360.00	$9,299.63	$124,659.63	$51,941.52	$25,970.77

The above noted expenses related to salaries and benefits for the Project staff have been offset by the dollar value of $78,040.90, realized by the Police Overtime/Pilot Project to this point in time. This dollar value reduction to the payment of wages from the Court Overtime Budget for the Winnipeg Police Service is discussed in the Court Cancellation Summary Table below.

In addition to the 50/50 cost sharing of wages and benefits, the Winnipeg Police Service, and Manitoba Justice also contributed already-available office space, and incidental costs for equipment, and miscellaneous expenses. Manitoba Justice also supplied an additional support staff position at their expense.

Since its inception on October 1, 2001, the Project has been monitored, and statistics regarding the appearance or cancellation of police members attending court as witnesses in criminal matters maintained. Success of the Police Overtime/Pilot Project, measured in both dollar value, and member hours saved is summarized in the following table:

COURT CANCELLATION SUMMARY REPORT
October 1, 2001 – February 28, 2002

Scheduled Shift	Legend	SPC[1]	Not SPC[2]	Total
On Duty (Based on 4 hrs average court time) (Paid from Regular On Duty Wage)	Court Cancellations	45	46	91
	Member Hours	180	184	364
	Dollar Value[3]	$0	$0	$0
Annual Leave (Based on 12 hrs) 8 hrs x T ½	Court Cancellations	11	9	20
	Member Hours[4]	0	0	0
	Dollar Value	$3,455.91	$3,130.36	$6,586.27
Annual Leave Credit (Based on 9 or 10 hour credit, for cancelled Annual Leave Day)	Court Cancellations	0	0	0
	Member Hours	110	90	200
	Dollar Value	$2,879.93	$2,608.63	$5,488.56
Evening Shift (Based on 6 hrs) 4 hrs x T ½	Court Cancellations	58	32	90
	Member Hours[4]	0	0	0
	Dollar Value	$9,509.27	$5,510.72	$15,019.99
Night Shift (Based on 6 hrs) 4 hrs x T ½	Court Cancellations	45	36	81
	Member Hours[4]	0	0	0
	Dollar Value	$7,002.42	$5,901.01	$12,903.43
Other Leave (Based on 6 hrs straight time)	Court Cancellations	1	0	1
	Member Hours[4]	0	0	0
	Dollar Value	$182.74	$0.00	$182.74
Weekly Leave (Based on either 9 or 10 hrs) (9 or 10 hrs) x 2/3 x T ½	Court Cancellations	77	63	140
	Member Hours[4]	0	0	0
	Dollar Value	$21,194.31	$16,665.60	$37,859.91
TOTALS	Court Cancellations	237	186	423
	Member Hours	290	274	564
	Dollar Value	$44,224.58	$33,816.32	$78,040.90

1. SPC - Special Prosecutor Crown Attorney, working exclusively on the Police Overtime/Pilot Project.
2. Not SPC - Provincial Crown Attorneys, working within Manitoba Justice.
3. No dollar value assigned, as salaries were paid for working a regularly scheduled shift. True value to the department was realized through member hours worked on-duty, instead of being diverted to court when not required to testify.
4. No member hours saved, as these members were already booked on paid leave. True value to the department was realized through dollar value in the court overtime budget.

Actual member salaries were used in the Court Cancellation Summary Report Table. However, due to the number of separate calculations involved, a breakdown by actual salary is not supplied in this report. For information purposes, police member hourly salary ranges follow:

MEMBER HOURLY SALARY RANGE

POSITION	HOURLY SALARY RANGE
Constable	$14.66 - $30.74
Patrol Sergeant	$31.87 - $32.99
Sergeant	$33.84 - $34.97

Further analysis of the data contained within the Court Cancellation Summary Report Table, shows that during the first five months of the Police Overtime/Pilot Project, the following was achieved:

- **On Duty**
    - The value realized by the department was 364 member hours, (based on 4 hours average Court Time), for the members diverted from being called in as court witnesses, while On Duty.
    - In addition to the tracked member hours, the department also realized value by its improved ability to manage its day-to-day resources. The nature of police work requires that officers work in pairs, so that when one officer is unavailable for duty, it leaves an unpartnered member from being deployed for work on the street. This then results in one less cruiser car available for service in the community.
- **Annual Leave**
    - The dollar value to the department was $6,586.27 (based on 8 hours x Time ½ = 12 Hours), for members diverted from being called in as a court witness, on a scheduled Annual Leave Day.
- **Annual Leave Credit**
    - The department realized value from not having to compensate members with an Annual Leave Credit Day for their Annual Leave Day lost from being called in as court witness, while on Annual Leave. This is represented by a dollar value of $5,488.56
- **Evening Shift**
    - The dollar value to the department was $15,019.99 (based on 4 hours x Time ½ = 6 Hours), for members diverted from being called in as a court witness, prior to working their scheduled Evening Shift.
- **Night Shift**
    - The dollar value to the department was $12,903.43 (based on 4 hours x Time ½ = 6 Hours), for members diverted from being called in as a court witness, after working their scheduled Night Shift.

- **Other Leave**

    - The dollar value to the department was $182.74, (based on 6 hours Straight Time), for the one member diverted from being called in as a court witness while on Leave.

- **Weekly Leave**

    - The dollar value to the department was $73,859.91 (based on 9 or 10 hours Regular Shift x 2/3 x Time ½ = 9 or 10 Hours), for members diverted from being called in as a court witness, on a scheduled Weekly Leave Day.

Therefore, the 423 identified court cancellations represent value to the Winnipeg Police Service of 564 member hours, and a dollar value of $78,040.90 minus $25,970.77 (salaries and benefits) = $52,070.13.

An additional, unanticipated benefit of the Police Overtime/Pilot Project is the influence, which the Special Prosecutor Crown Attorney (SPC) has had on the regular Provincial Crown Attorneys. By actively reviewing files in advance of court dates, the SPC seems to have enhanced accountability on the part of the regular Provincial Crown Attorneys, which is shown in the increased numbers of court cancellations since the initial inception of the Project in October, 2001, shown in the following table:

COURT CANCELLATIONS
BY REGULAR PROVINCIAL CROWN ATTORNEYS

MONTH	COURT CANCELLATIONS
OCTOBER	20
NOVEMBER	41
DECEMBER	41
JANUARY	51
FEBRUARY	33

All court cancellations identified by the Police Overtime/Pilot Project were not random choices, but rather reflected those cases in which the Special Prosecutor Crown Attorney, in conjunction with the Provincial Crown Attorneys identified cases not ready to proceed as scheduled on the court date assigned, and cases resolved prior to the scheduled court date. Therefore, court cases were not jeopardized by the cancellation of police witnesses.

The totals achieved clearly show the success of the Project to date, which is currently being carried out in a single division within the Winnipeg Police Service. If allowed to extend the Police Overtime/Pilot Project for the period April 1, 2002 to March 31, 2003 (inclusive), and incorporate the remaining seven divisions within the Winnipeg Police Service, then continued dollar value, and member hour savings for the Winnipeg Police Service Court Overtime Budget will be substantial.

Extending the Police Overtime/Pilot Project will require the addition of a second Special Prosecutor Crown Attorney assigned to work exclusively on the Project. This added expense, along with the cost sharing of wages and benefits of the support staff person (which Manitoba Justice covered completely during the initial six months of the Project) should be offset by the continued dollar value realized by the expansion of the Project to include the remaining Divisions within the Winnipeg Police Service.

Additionally, the extension of the Police Overtime/Pilot Project holds the potential benefits to the Winnipeg Police Service, and Province of Manitoba by:

- Reducing court backlogs.
- Increasing system efficiencies.
- Retention of more police members and resources in use within the community.

Council holds the authority to extend the duration of the existing Memorandum of Agreement with the Province of Manitoba, to establish a Police Overtime/Pilot Project within the Winnipeg Police Service.

On April 8, 2002, the Standing Policy Committee on Protection and Community Services concurred in the recommendations outlined in the report of the Chief of Police dated March 15, 2002.

The Standing Policy Committee on Protection and Community Services therefore recommends:

I. That the City of Winnipeg extend the existing Memorandum of Agreement with the Province of Manitoba, for the extension and expansion of the Police Overtime/Pilot Project within the Winnipeg Police Service, for the period April 1, 2002, to March 31, 2003 (inclusive).

II. That the Police Overtime/Pilot Project be expanded on a three-step incremental basis, to include the remaining Divisions within the Winnipeg Police Service by September, 2002, with integration of the remaining Divisions as follows:

    A. April 1 - Divisions 20, and 21
    B. June 1 - Divisions 12, and 13
    C. September 1 - Divisions 14, 15, and 16.

III. That the Proper Officers of the City be authorized to do all things necessary to effect the intent of the foregoing, including the drafting of a Memorandum of Agreement.

Community Incentive Grant Application -
Manitoba Hellenic Cultural Centre Inc.
File PR-2.6 (Vol. 15)

Note: This clause has been laid over by the Executive Policy Committee for 30 days.

3.

Community Incentive Grant Application - Collège Kelvin High School
File PR-2.6(32) (Vol. 10)

4. The Standing Policy Committee on Protection and Community Services has been advised that the City Centre Community Committee, at its meeting on March 5, 2002 considered an application from Collège Kelvin High School for a Community Incentive Grant in the amount of $6,000.00 to assist with the cost of the Girl's Program for Healthy Living.

The application does not meet the eligibility criteria contained in the Community Incentive Grant Program.

The City Centre Community Committee recommended approval of a Community Incentive Grant to Collège Kelvin High School in the amount of $4,000.00 for the purpose requested.

The Standing Policy Committee on Protection and Community Services concurred in the recommendation of the City Centre Community Committee, and recommends:

I. That the following eligibility criteria for the Community Incentive Grant Program, be waived in this instance, namely:-

A. The organization is to be a non-profit community recreation and sport organization or a non-profit organization offering recreational services;

B. The project is to make a significant contribution to the long-term benefit of the community-at-large in terms of improved facilities;

C. The project is not to compete with or duplicate other community facilities;

D. The project is to benefit the community-at-large and remain accessible to all members of the community;

E. The project is to clearly articulate a plan of activities including projected work schedules, material, labour, equipment and other project requirements and lead to the completion of a substantial physical product.

II. That a Community Incentive Grant in the amount of $4,000.00, not to exceed a maximum of fifty percent (50%) of the total project cost, be approved to Collège Kelvin High School for the purpose requested, subject to the following conditions:

A. Confirmation of other funding sources;

B. Approval of final plans and specifications for the project by the Director of Community Services; and

C. The applicant entering into a formal agreement with the City of Winnipeg.

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

Community Incentive Grant Application -
Isaac Brock Community Centre
File PR-2.6(32) (Vol. 9)

5. The Standing Policy Committee on Protection and Community Services has been advised that the City Centre Community Committee at its meetings on May 8, June 5, July 3, September 4, October 2 and November 6, 2001, and March 5, 2002 considered an application from the Isaac Brock Community Centre for a Community Incentive Grant in the amount of $30,318.50 to assist with the cost of Building Revitalization.

The City Centre Community Committee recommended approval of a Community Incentive Grant to the Isaac Brock Community Centre in the amount of $40,000.00 for the purpose requested.

When this application was first considered on May 8, 2001, it met the eligibility criteria contained in the Community Incentive Grant Program, inasmuch as the applicants were requesting fifty percent (50%) of the total project cost. However, since the Community Committee has recommended that the criteria be waived in order for the project to exceed a maximum of fifty percent (50%) of the total project cost, it now requires Council approval.

The Standing Policy Committee on Protection and Community Services concurred in the recommendation of the City Centre Community Committee, and recommends:

I. That the following eligibility criteria for the Community Incentive Grant Program, be waived in this instance, namely:-

   A. The City Centre Community Committee has recommended approval of sixty-six percent (66%) of the total project cost and therefore the organization would not be contributing fifty percent (50%) of the capital costs from its own sources.

II. That a Community Incentive Grant in the amount of $40,000.00 be approved to the Isaac Brock Community Centre for the purpose requested, subject to the following conditions:

   A. Confirmation of other funding sources;

   B. Approval of final plans and specifications for the project by the Director of Community Services; and

   C. The applicant entering into a formal agreement with the City of Winnipeg.

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

Community Incentive Grant Application - St. Gerard School
File PR-2.6(33) (Vol. 10)

6. The Standing Policy Committee on Protection and Community Services has been advised that the East Kildonan-Transcona Community Committee, at its meeting on March 19, 2002, considered an application from St. Gerard School for a Community Incentive Grant in the amount of $15,000.00 to assist with the costs of the resource center development at 40 Foster Street.

The application does not meet the eligibility criteria contained in the Community Incentive Grant Program.

The East Kildonan-Transcona Community Committee recommended approval of a Community Incentive Grant to St. Gerard School in the amount of $15,000.00 for the purpose requested.

The Standing Policy Committee on Protection and Community Services concurred in the recommendation of the East Kildonan-Transcona Community Committee, and recommends:

I. That the following eligibility criteria for the Community Incentive Grant Program, be waived in this instance, namely:-

   A. The organization is to be a non-profit community recreation and sport organization or a non-profit organization offering recreational services;

   B. The project is to make a significant contribution to the long-term benefit of the community-at-large in terms of improved facilities;

   C. The project is not to compete with or duplicate other community facilities;

   D. The project is to benefit the community-at-large and remain accessible to all members of the community;

   E. The project is to clearly articulate a plan of activities including projected work schedules, material, labour, equipment and other project requirements and lead to the completion of a substantial physical product.

II. That a Community Incentive Grant in the amount of $15,000.00, not to exceed a maximum of fifty percent (50%) of the total project cost, be approved to St. Gerard School for the purpose requested, subject to the following conditions:

   A. Confirmation of other funding sources;

   B. Approval of final plans and specifications for the project by the Director of Community Services; and

   C. The applicant entering into a formal agreement with the City of Winnipeg.

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

Community Incentive Grant Application -
Sgt Tommy Prince, M.M. Memorial Fund
File PR-2.6(34) (Vol. 11)

7. The Standing Policy Committee on Protection and Community Services has been advised that the Lord Selkirk-West Kildonan Community Committee, at its meeting on March 19, 2002, considered an application from the Sgt Tommy Prince, M.M. Memorial Fund for a Community Incentive Grant in the amount of $8,500.00 to assist with the cost of the Sgt Tommy Prince M.M. Memorial Fund project.

The application does not meet the eligibility criteria contained in the Community Incentive Grant Program.

The Lord Selkirk-West Kildonan Community Committee recommended approval of a Community Incentive Grant to the Sgt Tommy Prince, M.M. Memorial Fund in the amount of $6,750.00 for the purpose requested.

The Standing Policy Committee on Protection and Community Services concurred in the recommendation of the Lord Selkirk-West Kildonan-Community Committee, and recommends:

I. That the following eligibility criteria for the Community Incentive Grant Program, be waived in this instance, namely:-

   A. The organization is to be a non-profit community recreation and sport organization or a non-profit organization offering recreational services;

   B. The project is to make a significant contribution to the long-term benefit of the community-at-large in terms of improved facilities;

   C. The project is not to compete with or duplicate other community facilities;

   D. The project is to benefit the community-at-large and remain accessible to all members of the community;

   E. The project is to clearly articulate a plan of activities including projected work schedules, material, labour, equipment and other project requirements and lead to the completion of a substantial physical product.

II. That a Community Incentive Grant in the amount of $6,750.00, not to exceed a maximum of fifty percent (50%) of the total project cost, be approved to the Sgt Tommy Prince, M.M. Memorial Fund for the purpose requested, subject to the following conditions:

   A. Confirmation of other funding sources;

   B. Approval of final plans and specifications for the project by the Director of Community Services; and

   C. The applicant entering into a formal agreement with the City of Winnipeg.

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

Request to Amend Operating Terms of Reference for the Seven Oaks House Museum Board and Citizen Member Appointments

File PR-9.7 (Vol. 3)

8. On January 30, 2002, Council adopted Clause 4 of the Report of the Standing Policy Committee on Protection and Community Services dated January 10, 2002, which established the Operating Terms of Reference for the Seven Oaks House Museum Board as outlined in Attachment "A".

On March 19, 2002, the Lord Selkirk - West Kildonan Community Committee considered an amendment to Section 5(b) of the Operating Terms of Reference adopted by Council on January 30, 2002, together with the appointment of Citizen Members to the Seven Oaks House Museum Board, and recommended the following, namely:

I. That the Initial Appointments and Terms of Office outlined in Section 5(b) of the Operating Terms of Reference for the Seven Oaks House Museum, approved by Council on January 30, 2002, be amended in part to extend the initial term of office of the remaining four (4) Citizen Members from the date of appointment to the Organizational Meeting of Council from November 2002 to November 2004.

II. That the following four (4) Citizen Members be appointed to the Seven Oaks House Museum Board with an initial term of office expiring in November 2003, namely:

A. Ron Bylo,
B. Nancy Bylo,
C. Richard Kennett,
D. Joanne Levasseur,

III. That the following remaining four (4) Citizen Members be appointed to the Seven Oaks House Museum Board with an initial term of office expiring in November 2004, namely:

A. James Fielding,
B. Patricia Kuzak,
C. Ruth Boyd,
D. Lisa Skene,

On April 8, 2002, the Standing Policy Committee on Protection and Community Services concurred in the recommendations of the Lord Selkirk - West Kildonan Community Committee.

The Standing Policy Committee on Protection and Community Services therefore recommends:

I. That the Initial Appointments and Terms of Office outlined in Section 5(b) of the Operating Terms of Reference for the Seven Oaks House Museum, approved by Council on January 30, 2002, be amended in part to extend the initial term of office of the remaining four (4) Citizen Members from the date of appointment to the Organizational Meeting of Council from November 2002 to November 2004.

II. That the following four (4) Citizen Members be appointed to the Seven Oaks House Museum Board with an initial term of office expiring in November 2003, namely:

A. Ron Bylo,
B. Nancy Bylo,
C. Richard Kennett,
D. Joanne Levasseur,

III. That the following remaining four (4) Citizen Members be appointed to the Seven Oaks House Museum Board with an initial term of office expiring in November 2004, namely:

A. James Fielding,
B. Patricia Kuzak,
C. Ruth Boyd,
D. Lisa Skene,

IV. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Attachment "A" referred to in Clause 8 of the Report of the Standing Policy Committee on Protection and Community Services dated April 8, 2002

SEVEN OAKS HOUSE MUSEUM

OPERATING TERMS OF REFERENCE

1. This document may be cited as the "Seven Oaks House Museum Operating Terms of Reference".

2. In these terms of reference:

"Board" means the Seven Oaks House Museum Board established by Council;

"Citizen" means a person other than a Councillor who is an inhabitant of The City of Winnipeg, is entitled to vote in the municipal election of said City, and resides in the Seven Oaks Neighbourhood, as defined by the City of Winnipeg Community Characterization Area, attached hereto as Appendix "A";

"Citizen member" means those members of the Board appointed under sections 4(b) and 5(c) hereof;

"Community Committee" means the Lord Selkirk-West Kildonan Community Committee;

"Council" means the Council of The City of Winnipeg;

"Councillor member" means a member of the Board appointed under section 4(c) hereof.

3. The Seven Oaks House Museum Board, appointed by Council, is hereby continued to manage, control and operate the Seven Oaks House Museum, which expression includes the premises commonly known as "the Seven Oaks House Museum", and all other buildings or premises used for the purposes of the Seven Oaks House Museum by the City within the Lord Selkirk-West Kildonan Community (hereinafter called the "Museum").

COMPOSITION OF BOARD

4. (a) The Board shall be comprised of nine (9) members of whom one (1) shall be a Councillor and eight (8) shall be citizens, all to be appointed by Council;

(b) Following the initial term of office of Citizen Members as provided in section 5, the Citizen Members shall be appointed in alternate years for two year terms at the Organizational Meeting of Council in November;

(c) The Councillor member shall be appointed for one year at the Organizational Meeting of Council;

(d) A former member is eligible for re-appointment;

(e) After the office of a member of the Board becomes vacant by reason of death or resignation, or in case of a member being unable to act for any reason whatsoever, Council shall, at the next regular meeting, or subsequent meeting, appoint:

(i) if the member is a Councillor member, another Councillor to complete the term of office of the Councillor member who died or resigned or who was unable to act; or

(ii) if the member is a citizen member, another citizen to complete the term of office of the citizen member who died or resigned or who was unable to act, and such appointment shall be of the citizen nominated by the Community Committee.

INITIAL APPOINTMENTS AND TERMS OF OFFICE

5. (a) The initial term of office of the Councillor Member shall be from the date of appointment of Council to the Organizational Meeting of Council in November of 2002;

(b) The initial term of office of four (4) of the Citizen Members shall be from the date of the appointment to the Organizational Meeting of Council in November of 2003 and the initial term of office of the remaining four (4) Citizen Members shall be from the date of appointment to the Organizational Meeting of Council in November 2002.

CHAIRPERSON AND RULES

6. (a) The Board shall select from amongst its members those who shall act as Chairperson, Vice-Chairperson, Secretary and Treasurer thereof;

(b) The Chairperson shall have a vote on all matters requiring a decision by the Board;

(c) The Board may make rules and regulations to govern its own procedure;

(d) A majority of the Board or committee of the Board, shall constitute a quorum;

(e) The Chairperson, Vice-Chairperson, Secretary and Treasurer shall constitute the Executive Committee of the Board.

POWERS AND DUTIES OF THE BOARD

7. (a) The powers and duties of the Board as continued shall be:

(i) to regulate the use by the public of the Museum, to supervise the expenditure of such monies as Council may appropriate for the purposes of the Museum and generally to manage and supervise same;

(b) to prepare each year a budget of revenue and expenditure to be submitted to the Standing Policy Committee on Protection and Community Services of the City;

(c) (i) to report to the Community Committee on all administrative and financial matters;

(ii) to provide the Community Committee with reports at least annually, including an annual financial report;

(d) The Board shall create such committees as it considers necessary and appropriate to carry out its duties;

(e) No capital expenditures shall be undertaken by the Board without first obtaining the approval of Council.

8. The Board shall keep at the Seven Oaks House Museum, or such place as shall be designated from time to time, the proper books and accounts of the receipts, payments, credits, assets and liabilities of the Board and submit its accounts to be audited by the City Auditor in like manner and at the same time as the accounts of the City are audited.

APPENDIX "A"
to
SEVEN OAKS HOUSE MUSEUM
OPERATING TERMS OF
REFERENCE

Community Characterization Area - Seven Oaks

Seven Oaks Neighbourhood

Feb 29, 2000

REPORT OF THE

ALTERNATE SERVICE DELIVERY COMMITTEE

DATED APRIL 9, 2002

The Executive Policy Committee has considered the above referenced report, has concurred in the recommendations contained therein, and submits same to Council for approval and adoption.

Selection Report 2002 - Glacial Sand and Gravel Special Operating Agency (SOA)

File GL-5.6.1 (Vol. 6)[c/r S-8 (Vol. 2)]

1. Glacial Sand and Gravel was designated as a Special Operating Agency (SOA) by Council effective January 1, 2001.

2001 was Glacial Sand and Gravel's first full year of operation as a Special Operating Agency. The major component of the Agency's operations is the Pine Ridge Gravel Pit. This pit is one of the last remaining good quality, clean, above-water sand and gravel deposits in close proximity to the City of Winnipeg. Glacial Sand and Gravel produces a variety of sand and gravel products at this location. Treated sand is produced and stockpiled annually at four Street Maintenance Yards. Limestone products are purchased from external vendors for sale to internal City of Winnipeg customers.

The hauling of all aggregate material is either carried out by the customers themselves or by the trucking firm under contract with the City of Winnipeg.

The Agency will continue to provide competitively priced, high quality aggregate products. Acting in a business-like manner, the Agency will strive to optimize the financial returns to the City of Winnipeg.

Strategic Direction

Glacial Sand and Gravel continues to build on the expectations of its stakeholders. These expectations are that it will:

1. Provide a financial benefit to the City of Winnipeg beyond the projected benefits of other ASD options.
2. Function under generally accepted financial practices.
3. Be professional and business-like in all operational matters.
4. Assist the employees in all aspects of their development through training and career planning.
5. Be a good corporate citizen.

Human Resource

Currently, Glacial Sand and Gravel has a staff establishment of ten positions. Of these positions, seven are year-round and three are seasonal (April - November). However, in 2001, operational changes were made to the Equipment and Materials Division of Public Works. As a result, Glacial Sand and Gravel lost clerical support that was previously purchased from this Division.

Staffing changes that were implemented to replace the lost clerical support were the addition of a Clerk A position and the upgrading of the Clerk B position to a Clerk C position. These staffing changes allowed for greater flexibility in vacation and sick time relief. No additional costs to the Agency have been incurred due to the staffing changes.

Information Technology

Glacial Sand and Gravel has sourced information technology support from the Public Works Department. Hardware for office operations and the weigh scale have been installed at the Pine Ridge Pit office and weigh scale. Phase one of the weigh scale software has been developed and implemented. Additional updates to the weigh scale software are currently being developed, with implementation scheduled for 2002. Material costing and inventory control software will follow.

Glacial Sand and Gravel continues to conform to the standards established by the City of Winnipeg for communications and reporting.

Equipment

A tender for a stacking conveyor has been issued for delivery in the summer of 2002. This conveyor will enable Glacial Sand and Gravel to eliminate the need for hiring a loader when processing material. In addition, this conveyor will eliminate the need to rent, on an annual basis, a stacking conveyor for the processing and stockpiling of treated sand in the Street Maintenance Yards.

The acquisition of aggregate crushing equipment was delayed in 2001 while Glacial Sand and Gravel explored different production options and sales opportunities.

Financial Highlights

The net income from 2001 operations exceeded budget projections by $79,000.00. This was the result of higher than projected sales volumes and lower than expected equipment charges.

For 2002, expenditures and revenues will be consistent with the original 2001 Selection Report. Expenditures will see an increase in equipment charges. Revenues will reflect the targeting of processed aggregate sales, resulting in less aggregates being sold but at a greater unit value.

Income tax equivalency payments for 2001 totaled $26,000.00. This amount may be negatively impacted if losses are incurred in 2002.

Pro forma financial statements have been prepared, which include a projected balance sheet, statement of earnings and retained earnings, and statement of cashflows, and are identified as Appendix “A” hereto.

Performance Measurement

2001 was the first full year of operation for Glacial Sand and Gravel as an SOA. The Agency was able to begin establishing measures for its operations. The following table outlines the status of performance measures for four measurable performance goals.

GOAL	PERFORMANCE MEASUREMENT	MEASURE OF SUCCESSS/TARGET	STATUS (as of Dec. 31, 2001)
Financial	Quarterly financial targets as outlined in the Selection Report	To meet and/or exceed	Exceeded
	Budgeted net income as per Selection Report projections	To meet and/or exceed	Exceeded
Operational	Expand volume of materials produced at Pine Ridge location	To meet and/or exceed	As outlined in Note 6 of the financial projections
	Increase overall Agency volumes	To meet and/or exceed	As outlined in Note 6 of the financial projections
	Implement a management information system	System installed	Stage One of the system developed
	Meet and/or exceed productivity rates	Initial benchmarking required	To be developed
Customer Satisfaction	Obtain customer satisfaction feedback	Feedback and action taken	To be implemented
Training and Development	Implement a comprehensive training strategy	Strategy implemented	Strategy implemented
	Provide cross-training opportunities	Strategy implemented	Cross training now provided on an ongoing basis
	Obtain staff feedback	Feedback and action taken	To be implemented

Advisory Board

The role of the Advisory Board is to provide advice on the Agency's strategic operations and on changes to its mandate, structure, business practices, and finances.

The Advisory Board is comprised of eight members; four City of Winnipeg employees, one CUPE Local 500 executive representative and three business representatives.

Advisory Board Members

Jim Thomson, P. Eng	Director of Public Works
David Jackson C.E.T.	Chief Operating Officer
Bruce McPhail P. Eng	CAO Representative
Jeff Laurent	Employee Representative
Jim Husiak, C.A.	Local 500 Representative
Bob Morris (retired)	Business Representative
Patrick Payne (President, Malibu Homes)	Business Representative
Ed Bruning (I.H. Asper School of Business)	Business Representative

The Glacial Sand and Gravel Operating Charter stipulates that a Selection Report (summary of the annual business plan) will be submitted to Council each year.

Report of the Alternate Service Delivery Committee dated April 9, 2002

The Alternate Service Delivery Committee recommends:

I. That the 2002 Selection Report for the Glacial Sand and Gravel Special Operating Agency be approved.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Appendix "A" referred to in Clause 1 of the Report of the Alternate Service Delivery Committee dated April 9, 2002

Appendix A: 2001-2006 Financial Projections

Glacial Sand and Gravel – Special Operating Agency

Financial Projection

Five Years Ending December 31, 2006

GLACIAL SAND AND GRAVEL - SPECIAL OPERATING AGENCY
PROJECTED BALANCE SHEET

DECEMBER 31	**Unaudited 2001**	**2002**	**2003**	**2004**	**2005**	**2006**
	$	**$**	**$**	**$**	**$**	**$**
ASSETS						
Current						
Due from City of Winnipeg - General Revenue Fund	147,623	91,518	105,695	242,717	392,922	729,685
Accounts receivable	271,273	162,147	175,782	190,205	195,065	207,755
Inventory	144,112	90,600	90,600	90,600	90,600	90,600
Prepaid expenses	83,461	-	-	-	-	-
Future income tax asset	-	-	-	-	-	-
	646,469	344,265	372,077	523,522	678,587	1,028,040
Capital Assets	3,965,162	4,967,997	4,739,872	4,507,854	4,270,952	4,031,052
	4,611,631	5,312,262	5,111,949	5,031,376	4,949,539	5,059,092
LIABILITIES						
Current						
Accounts payable and accrued liabilities	311,393	88,360	91,128	92,533	94,364	95,039
Income taxes payable	26,224	(2,495)	30,882	128,458	245,108	418,870
Rehabilitation payable	82,496	-	-	-	-	-
Vacation	30,360	30,360	30,360	30,360	30,360	30,360
Current portion of long-term debt	50,885	275,639	294,099	337,255	268,863	141,110
	501,358	391,864	446,469	588,606	638,695	685,379
Retirement allowance	82,000	82,000	82,000	82,000	82,000	82,000
Long-term debt	3,997,490	4,841,328	4,547,228	4,209,973	3,941,111	3,800,000
	4,580,848	5,315,192	5,075,697	4,880,579	4,661,806	4,567,379
Retained earnings (deficit)	30,783	(2,929)	36,252	150,797	287,734	491,713
	4,611,631	5,312,262	5,111,949	5,031,376	4,949,539	5,059,092

See accompanying notes to the financial projections.

GLACIAL SAND AND GRAVEL - SPECIAL OPERATING AGENCY
PROJECTED STATEMENT OF EARNINGS AND RETAINED EARNINGS
YEAR ENDED DECEMBER 31

	Unaudited 2001 $	2002 $	2003 $	2004 $	2005 $	2006 $
REVENUE	2,677,278	1,801,636	1,953,136	2,113,386	2,167,385	2,308,385
COST OF SALES	1,644,278	837,456	868,774	904,147	929,304	956,907
GROSS PROFIT	1,033,000	964,180	1,084,362	1,209,239	1,238,081	1,351,478
EXPENSES						
Bank charges and interest	1,836	9,429	5,874	1,994	1,759	1,794
Depreciation - property and equipment	27,463	158,250	153,525	150,218	147,902	142,500
Selling, general and administrative	683,374	526,330	537,719	549,336	561,185	573,271
Interest on long-term debt	263,320	332,603	314,686	295,570	273,648	256,172
	975,993	1,026,612	1,011,804	997,118	984,494	973,737
EARNINGS (LOSS) BEFORE INCOME TAXES	57,007	(62,432)	72,558	212,121	253,587	377,741
PROVISION FOR INCOME TAX EQUIVALENTS	(26,223)	28,719	(33,377)	(97,576)	(116,650)	(173,762)
NET EARNINGS (LOSS) FOR THE YEAR	30,784	(33,713)	39,181	114,545	136,937	203,979
RETAINED EARNINGS (DEFICIT), BEGINNING OF YEAR	-	30,784	(2,929)	36,252	150,797	287,734
RETAINED EARNINGS (DEFICIT), END OF YEAR	30,784	(2,929)	36,252	150,797	287,734	491,713

See accompanying notes to the financial projections.

GLACIAL SAND AND GRAVEL - SPECIAL OPERATING AGENCY
PROJECTED STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31

	Unaudited 2001 $	2002 $	2003 $	2004 $	2005 $	2006 $
Cash flows from operating activities						
Cash receipts from customers	2,525,005	1,910,761	1,939,500	2,098,964	2,162,525	2,295,694
Cash paid to suppliers and employees	(1,992,241)	(1,562,332)	(1,334,998)	(1,372,273)	(1,401,417)	(1,433,896)
Long-term interest paid	(263,320)	(332,603)	(314,686)	(295,570)	(273,648)	(256,172)
	269,444	15,827	289,816	431,121	487,460	605,627
Cash flows from finanancing activities						
Repayment of long-term debt	(24,625)	(50,885)	(275,639)	(294,099)	(337,255)	(268,863)
New long-term debt incurred	-	1,119,477	-	-	-	-
	(24,625)	1,068,592	(275,639)	(294,099)	(337,255)	(268,863)
Cash flows from investing activities						
Investment in capital assets	(13,835)	(1,224,885)	-	-	-	-
Prepayment for future capital purchases	(83,461)	83,461	-	-	-	-
	(97,296)	(1,141,424)	-	-	-	-
Net Cash Inflow (Outflow)	147,523	(57,005)	14,177	137,022	150,205	336,764
Due From (To) City of Winnipeg, Beginning of Year	-	147,523	90,518	104,695	241,717	391,922
Due From (To) City of Winnipeg, End of Year	147,523	90,518	104,695	241,717	391,922	728,686

Notes to the Financial Projection
For Five Years ending December 31, 2006

1. Description of Business

On March 20, 1997, Council adopted a document entitled "Reshaping our Civic Government". The document identified the development of Special Operating Agencies (SOAs) as one of the five strategic initiatives needed to create a more affordable and fundamentally better Civic Government. On September 24, 1997, Council adopted the strategic direction with regard to SOAs identified in the report entitled "Special Operating Agencies Initiative." Consistent with the foregoing process, Equipment and Material Services of the Public Works Department prepared a report that outlined all options for alternate service delivery. This report identified the Special Operating Agency option as the financially most viable option. On February 23, 2000, Council directed Public Works to prepare a business plan based on the SOA recommendation. On February 28, 2001 Council approved Glacial Sand and Gravel to commence SOA operations, retroactively effective January 1, 2001.

The SOA deals in three primary products:

1.) Sand and gravel products which are mined from the Pine Ridge and Transcona locations;
2.) Crushed limestone products which are purchased for internal City of Winnipeg users; and
3.) Treated sand which is produced for City of Winnipeg usage.

2. Accounting Principles

The projected financial statements have been prepared on the basis of Canadian generally accepted accounting principles. The projections include the following significant policies.

Product Inventory
The inventory of products manufactured and stockpiled at the Pine Ridge Pit will be, at the time of the SOA start-up, stated at the lower of cost and net realizable value.

Equipment and Structures
Equipment and structures are recorded at cost. Assets will be depreciated by depreciating them over the estimated useful life of the asset using the following annual rates:

Computers	30%
Buildings	4 – 5%
Heavy Equipment	10 years

3. Assets Acquired

The agency acquired equipment and structures previously owned by the Primary Materials Branch for at a cost of $277,000. Assets totaling $14,000 were purchased during the year. The Agency plans to acquire an additional $1,224,900 of assets including $64,000 for computer equipment and systems and $1,160,900 for machinery. All of the above will be financed via long-term debt from the Equipment Replacement Reserve, repayable over a 5 year period at an interest rate of 6.5% (the City of Winnipeg long term borrowing rate).

The City and the SOA have determined, and mutually agreed, that the value of the Pine Ridge Pit is $3,800,000, and this value has been placed on the SOA balance sheet along with a similar amount in long-term debt. Interest has been paid at a rate of 6.5%. Principal will be repaid at a mutually agreed upon date in the future, consistent with Council decision in this regard.

4. Financial Projections

This financial projection is an estimate of the financial position, results of operations, and change in cash flow for the operation of Glacial Sand and Gravel Special Operating Agency, using management's assumptions that reflect the Agency's planned course of action for the five years ending December 31, 2006.

These projections are based on the SOA operating as a self-contained business unit, including all costs required to support its operations. Cost categories considered and included are: human resource, operations and maintenance, facility, capital and associated debt, and overhead. These costs represent a full costing model.

Management's judgment has been used in the assumptions and the most probable set of economic conditions, together with the hypothesis stated in note 5 below. The hypotheses are consistent with the purpose of the information, but are not necessarily the most probable in management's judgment. Since assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this projection, the actual results achieved during the projected period will vary from the projections and the deviations may be material.

5. Hypothesis

The financial projection has been prepared based on the following hypothesis:

a) That the SOA will be allowed to purchase any support services required to sustain on-going operations
b) As the SOA continues as part of the municipal government structure, the entity is not subjected to corporate income taxation. However, in order to approximate a business model, the financial projections of the entity reflect a provision for income tax equivalents at a rate of 46%, payable to the City of Winnipeg. In addition, future income tax assets which represent the carry forward of unused tax losses have been included for illustrative purposes. These are utilized in future years to offset income tax equivalents payable. No future income tax liability has been recorded as the assumption has been made that depreciation/depletion for accounting purposes approximates capital cost allowance for taxation purposes.
c) That the City of Winnipeg may extend an operating loan and provide long term lending sufficient for the Agency to continue operations with interest charged at 6.5%.
d) According to the annual business plan projections, a portion of the SOA earnings be reinvested into the SOA.
e) Access to the Equipment Replacement Reserve as a source of funding for equipment and machinery purchases.

6. Assumptions - Revenue

Sale dollars are based on current circumstances and information from earlier studies performed by reputable industry experts. All information is reflected FOB pit.

Sales - Dollars	2001	2001 (Actual)	2002	2003	2004	2005	2006
Pine Ridge	988,800	1,334,407	988,800	1,140,300	1,258,800	1,312,800	1,453,800

Transcona	83,500	0	167,000	167,000	208,750	208,750	208,750
Limestone	164,586	588,850	164,586	164,586	167,586	164,586	164,586
Treated Sand (Pine Ridge**)**	481,250	784,020	481,250	481,250	481,250	481,250	481,250
Total	1,718,136	2,677,277	1,801,636	1,953,136	2,113,386	2,167,386	2,308,386

7. Assumptions - Expenses

Note: Unless separately disclosed, all non-material expenditures have assumed a 2% inflationary increase each year.

a) Salaries and employee benefits

The SOA expects to operate with the following staff levels over the next five years:

- WAPSO 2
- CUPE 10

CUPE staffing includes five full-time and five season employees. Employee benefits are estimated to be 18% of total gross salaries.

b) Professional and Consulting Services

The SOA will budget $4,000 annually toward the purchase of outside professional and consulting services, such as quality control and inventory control.

c) Audit Fees

The SOA expects to pay $6,800 annually towards audit fees.

d) Automobile Allowances

Automobile allowance expenses will be incurred by two staff members.

e) Pit Management Information Technology

The SOA has budgeted $75,000 towards the purchase of a pit management hardware and software system and subsequent implementation and training. To date, $11,000 of this amount has been spent.

f) Accommodations

The SOA has budgeted $12,000 annually for the lease of a trailer to house office support staff located at the Pine Ridge Gravel Pit.

g) Telephone Services

An additional communication service expense of $10,000 has been budgeted for to provide wireless connection to the Pine Ridge Gravel Pit location.

h) Advertising/Sales Promotion

The SOA expects to spend $12,000 in advertising and promotion annually.

i) Training

The SOA expects to incur costs of $8,600 annually in addition to the Information Technology training budget.

j) Depreciation

Depreciation is based on rates identified in Note 2.

k) Depletion

Pit depletion will be charged at a rate of 20¢ /tonne for the Pine Ridge location.

l) Administrative Charges

The SOA expects to purchase administrative services from the Public Works Department. Included in these costs are fees for finance, human resources and information technology, totaling $58,400 annually.

m) Interest

Interest will be paid at an annual rate of 6.5% for its long term debt and operating line of credit in accordance with Notes 8 g) and h). Interest payments on the value of the pit property will be made to the City from the Agency. These payments will be directed to infrastructure renewal in The City of Winnipeg; and these contributions will be recognized in the annual capital budget as a separate line item "Contribution to Capital from Glacial Sand and Gravel".

n) Other Governmental Charges

Payments for the Provincial Rehabilitation Levy of 10¢/tonne and the Rural Municipality of Springfield's Aggregate Mining Levy and Road Maintenance Levy of 6.8¢/tonne will be expensed on an annual basis. The Provincial Rehabilitation Levy extinguishes the SOA from further site restoration obligations.

o) Miscellaneous Charges

General Government charges of $57,000 annually have been added to projected costs for 2002-2006. These costs were not envisioned; nor were they included in the Selection Report financial projections previously approved by Council. Amounts have been calculated based on historical activity of the Primary Materials branch, as operated under the Equipment and Material Services division.

8. Assumptions – Assets and Liabilities

a) Cash on hand

Petty cash of $1,000 will be available for incidental expenditures.

b) Accounts Receivable

Accounts receivable have been calculated on the basis of 1 month of sales being outstanding at year-end. As a result, 9% of revenues have been shown as the receivable balance. The SOA has budgeted $20,000 annually to cover outstanding accounts where payment is not ready.

c) Gravel pit asset

The agency has purchased the gravel pit asset at a value of $3,800,000. It is being financed as long-term debt from the City of Winnipeg at an annual rate of 6.5%. The asset is being depleted as outlined in Note 7 k).

d) Property and equipment

The agency purchased assets in use from the City of Winnipeg at fair market value. Other assets will be purchased in accordance with Note 3.

e) Accounts payable and accrued liabilities

Accounts payable will be paid on the basis of 30-day terms and it has been assumed that accounts payable will be approximately 7% of eligible expenses.

f) Retirement allowance and vacation liability

Retirement allowance has been valued in accordance with actuarial estimates of future liability.

g) Due to City of Winnipeg

In the event that the Agency requires short-term financing in the form of an operating line of credit, funds may be borrowed from The City of Winnipeg Idea Bank of up to $400,000. Interest will be paid to the Idea Bank at a rate of 6.5%.

h) Long-term Debt

Debt for property and equipment purchases will total $1,484,370 and will be obtained from the Equipment Replacement Reserve at an interest rate of 6.5% repayable over a 5 year period. Debt taken for the purchase of the gravel pit in the amount of $3,800,000 will incur interest charges at 6.5% and is paid to the City of Winnipeg.

9. Long-term Debt

Long term debt at December 31 of the following years consists of the following:

	2002	2003	2004	2005	2006
Debt (interest rate 6.5%)	$ 5,116,967	4,841,328	4,547,229	4,209,974	3,941,111
Less: Current Portion	$ 275,639	294,099	337,255	268,863	141,111
Long-term Portion	$ 4,841,328	4,547,229	4,209,974	3,941,111	3,800,000
$3,800,000 in debt for the Pine Ridge Pit has no fixed term of repayment (see Note 3)					

10. Related Party Transactions

The Special Operating Agency's transactions with its related company (City of Winnipeg) are carried out in the ordinary course of business and consist mainly of the sale of aggregate materials (sand and gravel) and the purchase of administrative services, material from the Transcona Pit at $ .25 per tonne, and the payment of interest on long-term debt.

Sales, purchases and interest on long-term debt recorded at market values for the years ended December 31, consist of the following:

	2002	2003	2004	2005	2006
Sales	$ 871,436	871,436	871,436	871,436	914,636
Purchases	$ 83,386	84,553	91,995	93,209	94,449
Interest on Long-term Debt	$ 332,603	314,686	295,570	273,648	256,178

Selection Report - Winnipeg Golf Services
Special Operating Agency
File GL-5.6.1 (Vol. 6)[c/r PR-6 (Vol. 9)]

2. On March 20, 1997, Council adopted Clause 1 of the Report of the Executive Policy Committee dated March 17, 1997, with respect to *"Reshaping Our Civic Government"* which identified the development of Special Operating Agencies as one of five strategic initiatives needed to create a more affordable City government.

On February 24, 1999, Council adopted Clause 3 of the Report of the Executive Policy Committee dated February 17, 1999, with respect to the *1999 Alternative Services Delivery Review Agenda* which identified the municipal golf course operation as an Alternate Service Delivery candidate. A Feasibility Study was subsequently prepared and presented to the Alternate Service Delivery Committee.

On February 23, 2000, Council adopted the recommendations contained in Clause 2 of the Report of the Alternate Service Delivery Committee dated February 4, 2000, directing that an Operating Charter and Business Plan for a Special Operating Agency with a mandate to manage and be accountable for maximizing the return on city-owned golf course assets, be prepared for consideration by Council.

Municipal golf courses have historically been regarded as recreation facilities that served a public good or social need. While revenue generation was important, it was not always the basis on which operational and strategic decisions were made.

It is the intention of the Agency, under the jurisdiction of the Planning, Property and Development Department to manage golf courses as valuable City assets and shift the strategic and operational focus to that of maximizing profitability.

The existing asset mix is comprised of:

Leased Properties - Private Clubs on City-owned lands:

Assiniboine Golf Course
Rossmere Country Club
St. Boniface Golf Club
Transcona Golf Club
Wildwood Club
Charleswood Golf Club - terminated October, 2001

Management Agreements - Private Operators on City Owned Lands

Canoe Club Golf Course
Tuxedo Golf Course

Contractor Operated City Courses

John Blumberg Golf Course
Harbour View Golf Course and Recreation Complex (Contractor operated; City maintained)

City Operated and Maintained Courses

Kildonan Park Golf Course
Windsor Park Golf Course
Crescent Drive Golf Course

In the short term, the existing mix of leased, externally managed and city-operated golf courses will be maintained. This strategy is required in order to reasonably assess the long-term viability and cost effectiveness of the courses in each of the categories. After a period of three years, an evaluation will be carried out and a business decision will be made relative to the future of these City assets.

During the initial three years of the business plan, the City operated courses, which have suffered in recent years from a lack of investment and improvement, will see significant capital funding invested in improvements to physical infrastructure and on-course playability features. This will provide the basis on which to assess the future viability of these courses to that of alternative methods of operation or uses.

Accountability Framework

Operating as an SOA will enhance the financial and organizational accountability of Winnipeg Golf Services. A flow chart outlining the accountability structure of the Agency is included in Section 8 of the Operating Charter identified as Appendix "A" hereto.

The expectations of Winnipeg Golf Services is that it will:

- Provide a financial benefit to the City beyond that of other ASD options or that of a Departmental Branch function.
- Improve the value of the City's golf course assets.
- Improve the public image of Municipal Golf Courses.
- Function under Generally Accepted Accounting Principles (GAAP).
- Be professional and business-like in all operational matters.

Financial Performance and Reporting Framework

Pro forma financial statements have been prepared which include a projected balance sheet, statement of projected revenues and expenses, statement of projected changes in financial position, and projected statement of equity identified as Appendix "C" hereto.

The Agency will analyse the cost of services provided by City departments and will make future purchase decisions based on the best business interests of the Agency.

Operating as an Agency, Winnipeg Golf Services will fully cost its operations and will be subject to an annual audit, quarterly reporting and an annual report in accordance with the Operating Charter.

Financial returns outlined in the Agency's annual year-end report, in excess of those outlined in the financial projections will be reviewed and proper treatment determined by the Alternate Service Delivery Committee.

Human Resource Framework

Golf Services envisions a team of motivated employees that are focused on providing the best possible level of service to our clientele within the context of the overall financial and operational success of the Agency. It is the intent of the Agency to invest time, energy and resources into the existing staff complement through training and development that will result in a more adaptable and productive unit. New staff will be carefully screened and selected in order to ensure a compatible fit with the direction, philosophy and skill set required for future success.

The former staff complement of Municipal Golf Courses consisted of:

- 0.6 Coordinator
- 0.5 Operations Assistant
- 1.0 Maintenance Foreman
- 50 seasonal staff

The Golf Services staff complement will consist of:

- 1.0 Chief Operating Officer
- 1.0 Operations Assistant
- 1.0 Maintenance Foreman
- 51 seasonal staff

The additional seasonal staff person is a Maintenance I position that is required to repair and maintain the fleet of turf equipment (92 units), auto carts (48 units) and miscellaneous small equipment.

All terms of the collective agreement and union representation continue to apply with the exception of those items that may be changed through negotiation and agreement between the Agency and the Union.

Information Technology Framework

Golf Services has negotiated a tentative internal service agreement with the Property and Information Systems (P&IS) Division of the Planning, Property and Development Department for the provision of technical, mapping and graphics support services. This agreement will be finalized upon approval of the establishment of the Agency.

P&IS will provide the following list of services to the Agency in the planning, development, implementation and support of information systems and graphic services:

- Information Systems & Technology Architecture Control
- Information Systems Methods Planning
- Information Systems & Technology Migration Planning
- Data Systems Support
- Information Systems & Technology Support
- Security Support
- Electronic Communications Support
- Mapping Services
- Publication Graphic Services

Additional services (e.g. Project Management, Database Management, Application Development, etc.) may be acquired on a project-by-project basis and full costs will be determined during project and business planning.

The Agency is not contemplating any major IT projects in the immediate future. Over the term of the plan, systems and equipment will continually be upgraded through existing resources. Communication will be enhanced via e-mail capability at each site and at the office of the Maintenance Foreman. Daily reporting of revenues and attendance including year to date totals will be automated.

When appropriate, the Agency will ensure that consistency and connectivity is maintained with standards established by the City of Winnipeg for communication and reporting.

Physical Asset Management

The operation and management of golf courses requires the use of a variety of material assets that can be categorized as follows:

- Land
- Buildings and other physical structures
- Turf maintenance equipment
- Furnishings, tools and other miscellaneous small equipment

The land assets of the Agency consist of 12 sites with a total assessed value of $20,376,565.00 as determined by the City of Winnipeg Property Assessment Department as of January 1, 2002. Each site houses a number of physical structures including some or all of clubhouse, maintenance building(s), equipment storage, chemical storage, starter enclosure, concession stand, pro shop, rain shelter(s), pump house.

The City does not own the physical structures at the Assiniboine, Rossmere and Wildwood sites. The buildings and land that the buildings are on are owned by the private operators. The Canoe Club clubhouse facility is not viewed as a golf course asset.

The condition of buildings varies considerably. Kildonan and Windsor clubhouses for example were constructed in the 1920's and, although quite functional, require significant annual maintenance and would benefit from a major renovation or replacement.

John Blumberg, Harbour View and Crescent Drive clubhouses are newer in relative terms but are at or near the stage where maintenance funds will be required to keep them in good operating condition.

Clubhouse facilities at the leased courses are the responsibility of the lessees. Tuxedo clubhouse was replaced in 2000.

The Agency maintains four golf course sites utilizing 90 pieces of equipment plus 2 half-ton trucks. Turf maintenance equipment includes tractors, rough cutters, fairway mowers, greens mowers, tee mowers, utility vehicles and aerators. Specialty equipment and attachments such as backhoes, spreaders, tillers, trenchers, leaf blowers, snow blowers and snowmobiles are also used and maintained. Equipment and vehicles will only be replaced as required. Some equipment does not receive extensive use and its usable life could exceed the projected replacement period. Each piece of equipment is assessed prior to replacement.

The Agency operates and/or maintains only five of the twelve sites under its jurisdiction. Furnishings, tools and equipment are supplied to Windsor, Kildonan, and Crescent Drive for all clubhouse and maintenance purposes. In the case of Harbour View and Blumberg, only limited equipment and furnishings are supplied, as the respective contractors are responsible for the supply of some of these items.

Hand tools and small equipment are replaced on a regular basis as required. Clubhouse furnishings at all sites that the Agency is responsible for is old, dated and in need of replacement or repair. This will be undertaken on a priority basis over the term of the business plan.

Performance Measurement

The success of the Golf Services SOA will be measured by the extent to which the Service Goals and Strategies are achieved. Ultimately, the Agency must attain the financial goals it has set and improve the overall asset worth of the City's golf course operation.

Performance of the Agency will be measured primarily in the following areas:

Goal	Description	Measure of success
Financial	Financial return to the City and improvement of the golf course asset.	Meet or exceed the forecasted financial return to the City over the course of the 5-year business plan. Increased value of the physical assets through infrastructure improvements.
Customer Service	Continually improve the image that we portray to customers.	Track each customer complaint, determine legitimacy, take appropriate action and provide feedback. Improved staff appearance through adherence to uniform guidelines. Assessed through observation and independent checks. Consistent use of appropriate greetings over the counter and on the telephone measured through observation, independent assessment and customer feedback. Positive customer survey results with satisfaction levels of 80%+. Aesthetic improvements that meet with customer satisfaction as determined through survey results.
Associated Services	Improved service and image through provision of golf related services.	Introduction of Corporate Sponsorship in selected areas. Increased merchandise sales. Increased sales of food and beverage in clubhouses and on courses. Increased auto cart rentals.
Environment	Reduce harmful affects of maintenance practices and contribute to the long-term viability of golf courses.	Reduced use of harmful chemicals. Increased native vegetation and wildlife on golf course properties. Recognition as an environmentally friendly golf course operation.

Specific annual and long-term goals will be established from which to measure the success of the Agency. These goals will be prepared in consultation with the Advisory Board and detailed in the annual business plan.

Issues

Competition: Winnipeg Golf Services will actively compete in the golf market. Green fees will be reflective of market pricing and other additional sources of revenue will be explored. The municipal golf courses presently are at the high end of rounds played among public golf courses in the Winnipeg market. New public courses that come into the market, depending on their green fee rate and degree of difficulty, could impact on the rounds played at municipal courses. A significant increase in marketing and promotion will be implemented in order to retain the current customer base and make the municipal courses an attractive choice for new golfers.

Course and Clubhouse Improvements: The Municipal courses have had effectively no capital improvements done in the last decade. As a result, the condition of the courses and clubhouses has fallen below the standard generally acceptable for public courses. A capital improvement program will be implemented that brings the courses and clubhouses up to a reasonable standard. This program

is designed to catch up with improvements that have been deferred over the years. The financial success of the operation will determine if additional improvements can be made that will make the municipal courses stand out among public golf courses.

Staff and Union Support: Permanent staff is aware of the challenges the Agency must overcome to be successful. Seasonal staff will be briefed on the vision and goals of the Agency and will be given the opportunity for input as to how targets are achieved. CUPE has, to date, been supportive of the efforts of the SOA in its formative stage. Support, cooperation and input from the staff and Union are essential to the success of the Agency.

Implementation

Golf Services implemented changes in 2001 that began the transition process toward an SOA. This transition will continue to be phased in throughout the 2002 season. In the short term, the existing mix of leased, externally managed and city-operated golf courses will be maintained. This strategy is required in order to reasonably assess the long-term viability and cost effectiveness of the courses in each of the categories. After a period of three years, an evaluation will be carried out and a business conclusion will be made relative to the future of these City assets.

During this three year period, the City operated courses, which have suffered in recent years from a lack of investment and improvement, will see significant capital funding invested in improvements to physical infrastructure and on-course playability features. This will provide the basis on which to assess the future viability of these courses to that of alternative methods of operation or uses.

Following the 2004 operating season, the Agency will conduct an overall assessment of its operation and make recommendations regarding future methods of operation for each grouping of golf courses (City operated; externally managed; leased).

Conclusion

Creation of the Special Operating Agency will allow the City to test its performance in the golf market while not jeopardizing the value of its golf course assets. A financially responsible and realistic strategy for the operation and long-term sustainability of municipal golf course operations has been developed which provides for a reasonable chance of success and a significant challenge for management and staff.

The creation of the SOA will provide the opportunity for the municipal golf courses to return to a position of prominence in the Winnipeg golf market. The Agency will recognize competition in the industry and be proactive in providing the best possible golf experience within its identified market niche. An aggressive approach will be employed in retaining the current customer base and attracting new clientele.

The Agency will be fully accountable for meeting service needs of customers in a timely, high quality, cost effective manner. The financial and operational flexibility afforded to the SOA will enable the Agency to make decisions in a business-like manner and customize services to satisfy golfer demands.

Report of the Alternate Service Delivery Committee dated April 9, 2002

The Alternate Service Delivery Committee recommends:

I. That the Winnipeg Golf Services be authorized to commence operations as a Special Operating Agency and that this change be retroactive to January 1, 2002.

II. That a loan in the amount of $695,000.00 be approved as outlined in the Financial Projection [Appendix "C", note 3(b)] from the Golf Course Reserve Fund at the City's borrowing rate, to finance capital improvements required by the Agency.

III. That an operating line of credit in the maximum amount of $400,000.00 be approved at the City's borrowing rate. Funds will be accessed through the inter-company balance with the general revenue fund to meet ongoing cash flow requirements of the Special Operating Agency.

IV. That the Winnipeg Golf Services Operating Charter as provided for in Section 81.10 through 81.16 of the City of Winnipeg Act be approved as outlined in Appendix "A", including:

A. the delegations and exemptions required by the Agency to exercise business-like practices, as outlined in Appendix "I" of the Operating Charter.

B. the establishment of the Agency's Advisory Board membership and terms of appointment as outlined in section 3.10 of the Operating Charter in Appendix "A".

C. the percentage of Council votes as being 2/3 majority of the total number of members of Council necessary to dissolve the Agency or change the Agency's Operating Charter.

V. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Appendix "A" referred to in Clause 2 of the Report of the Alternate Service Delivery Committee dated April 9, 2002

APPENDIX 'A'

WINNIPEG GOLF SERVICES

OPERATING CHARTER

Winnipeg Golf Services SOA

OPERATING CHARTER

Table of Contents

Section 1: Preamble 727
1.1 Background 727
1.2 Establishment of the Agency 727
1.3 Name of the Agency 727
Section 2: Policy Framework 728
2.1 Vision/Mission 728
2.2 Goals 728
2.3 Values and Principles 728
2.4 Products and Services 728
2.5 Markets 729
2.6 Special Operating Agency Status 729
Section 3: Accountability Framework 730
3.1 Reporting Relationships 730
3.2 Council Responsibility 730
3.3 Executive Policy Committee Responsibility 730
3.4 ASD Committee Responsibility 730
3.5 Standing Policy Committee on Property and Development Responsibility 730
3.6 Chief Administrative Officer Responsibility 731
3.7 Chief Financial Officer Responsibility 731
3.8 Department Head Responsibility 731
3.9 Agency Head Responsibility 731
3.10 Advisory Board 732
3.11 Customer Relations 732
3.12 Corporate Relations 733
3.13 Departmental Relations and Service Agreements 733
3.14 Delegation of Authority 733

Section 4: Planning and Reporting Framework 734
4.1 Planning and Reporting Schedule 734
4.2 Operating Charter 734
4.3 Selection Report 734
4.4 Annual Report 734
4.5 Quarterly Reports 734
Section 5: Financial Framework 735
5.1 Fiscal Year 735
5.2 Implementation 735
5.3 Costing and Pricing 735
5.4 “Public Good Allocation” 736
5.5 Audit 736
Section 6: Human Resource Framework 737
6.1 Staff Levels 737

6.2 Compensation and Classification 737
6.3 Training and Development 737
6.4 Performance Management 737
6.5 Recognition and Rewards 737
6.6 Labour Relations 737
Section 7: Implementation and Review 738
7.1 Effective Date 738
7.2 Transition Period 738
7.3 Evaluation 738
7.4 Review and Revision of Charter 738
7.5 Termination of Charter 738
Section 8: Accountability and Reporting Structure 738
Agreement 740

APPENDICES 16

1. Delegations and Exemptions

Section 1: Preamble

1.1 Background

On March 20, 1997 Council adopted the *Reshaping Our Civic Government* document identifying the development of Special Operating Agencies as one of five strategic initiatives needed to create a more affordable City government.

On Feb. 24, 1999 Council adopted the *1999 Alternative Services Delivery Review Agenda* which identified the municipal golf course operation as an Alternative Services Delivery (ASD) candidate. A Feasibility Study was subsequently prepared and presented to the ASD Committee

On Feb. 23, 2000 Council adopted the recommendation of the Alternative Services Delivery Committee that an Operating Charter and Business Plan for a Special Operating Agency with a mandate to manage and be accountable for maximizing the return on city-owned golf course assets, be prepared for consideration by Council.

1.2 Establishment of the Agency

Winnipeg Golf Services has been designated effective January 1, 2002 as a Special Operating Agency and this operating charter has been approved by Council resolution **[No.]**, pursuant to ***The City of Winnipeg Act***.

1.3 Name of the Agency

Winnipeg Golf Services (pending registration)

Section 2: Policy Framework

2.1 Vision/Mission

Winnipeg Golf Services strives to be recognized as a leader in the provision of Municipal golf services. The Agency endeavours to make municipal golf courses the location of choice by providing responsive customer service, maintaining the highest possible standard of play and continually striving to improve our product in the golf market.

2.2 Goals

The primary goals of the Agency are:

- Maximize green fee revenue
- Improve golf course playability
- Provide high quality customer service
- Ensure financial and environmental sustainability
- Improve the image of municipal courses
- Increase revenues from associated services
- Administer contracts and leases for non-City operated courses

2.3 Values and Principles

The Agency's mission and goals are supported by the following core organizational values and guiding principles:

<u>Values</u>

- Customer focus
- Business mentality
- Creativity and innovation
- Environmental responsibility

<u>Guiding Principles</u>

- Teamwork
- Sustainability
- Focus on value and results
- Flexibility
- Be responsive

2.4 Products and Services

The Agency provides a service that consists of:

- Operating and maintaining golf courses
- Managing contracts and leases for City lands used for privately operated golf courses
- Managing a contracted cross country ski operation
- Other services compatible with a golf operation

2.5 Markets

The Agency will actively compete for golf business in the Winnipeg and surrounding area market. It will endeavour to increase its market share by retaining existing customers and attracting new clientele from selected demographic groups. This includes Winnipeg residents and visitors to the city. Focus will be solely on the public golf market. There is no intention within the term of the business plan to undertake a private membership offering. (Note – leased courses offer a combination of private and public opportunities). The Agency will actively market its product and will introduce new products and services previously not offered at municipal courses.

2.6 Special Operating Agency Status

The Agency will operate and conform to accepted business practices in all financial and business dealings.

It will be accountable for the results of business operations on the basis of the performance measures as outlined in the Selection Report.

The Agency will be required to operate independently and be accountable to the appropriate administrative or political entity and will come forward for policy direction not explicitly covered or implied in the Charter document.

Section 3: Accountability Framework

3.1 Reporting Relationships

The Agency operates under the management and program direction of the Chief Administrative Officer and the Director of the Planning, Property and Development Department. Policy direction comes from Council, the Executive Policy Committee and the ASD Committee in consultation with the Standing Committee(s). The ASD Committee assures corporate financial direction and accountability.

The Agency's accountability structure aligns political, administrative and community interests, in support of the mandate and the public good.

3.2 Council Responsibility

Under The City of Winnipeg Act, Council has final decision authority relative to the Agency. This includes, but is not restricted to, designation of the Agency and its operating charter, feasibility study and selection report, delegations of authority, and advisory board appointments.

After a start up period of not longer than six months, Council receives summary quarterly and annual reports as information to assess the Agency's performance and policy outcomes.

3.3 Executive Policy Committee Responsibility

EPC on recommendation of the ASD Committee reviews the Agency's plans, reports, and proposals and recommends appropriate decisions by Council. EPC maintains a strategic oversight role.

3.4 ASD Committee Responsibility

The ASD Committee is responsible for providing corporate leadership of Alternative Service Delivery (ASD) initiatives, including SOAs.

While its overriding concern is to assess SOA financial needs and implications, it maintains a broader role in evaluating the corporate benefits delivered by the SOA within the strategic context of ASD.

3.5 Standing Policy Committee on Property and Development Responsibility

The Standing Policy Committee on Property and Development reviews Agency plans, reports, and proposals on referral from or in conjunction with the review process through the ASD committee. Its comments are factored into analyses and recommendations forwarded to EPC and Council.

3.6 Chief Administrative Officer Responsibility

The CAO has executive management responsibility, in concert with Standing Committees to provide policy advice, program and service direction concerning the effective management, operation, and performance of the Agency.

The CAO shall designate the chairperson of the Advisory Board.

3.7 Chief Financial Officer Responsibility

The CFO directs Corporate Finance expertise that assists the Agency in its formation and ongoing operations.

3.8 Department Head Responsibility

The Director of Planning, Property and Development monitors the Agency's management, operations, and performance relative to attainment of civic goals and departmental objectives.

As required, the Department Head assists the Agency COO in establishing effective and efficient working relationships within and outside the organization. The Department Head is an ex-officio member of the Advisory Board.

3.9 Agency Head Responsibility

The COO of the Agency is accountable for sound management of the Agency in accordance with the highest public sector standards and ensures the objectives and targets stated in the business plan are achieved.

The COO is responsible for managing the Agency planning and reporting processes. These plans and reports are provided through the CAO for the information / approval of the ASD Committee in consultation with the Standing Policy Committee, EPC, and Council.

The COO is an ex-officio member of the Advisory Board and provides the board with business plans, activity reports, charter revisions and other proposals and information required for effective management and accountability.

3.10 Advisory Board

The role of the Advisory Board is to provide advice on the Agency's strategic operations and on changes to its mandate, structure, business practices, and finances. The advisory board reviews and comments on the Agency's proposed business plans, quarterly and annual reports, and charter revisions.

The Advisory Board is chaired by a City representative appointed by the CAO. Other members are appointed for a two-year renewable term. Board members may be selected from various stakeholder groups approved by Council. Individual member appointments are delegated to the ASD Committee. Council is advised annually of current advisory board members through the annual Selection Report process.

Subject to approval of the stakeholder group by Council, the Advisory Board consists of:

- City representative (chair)
- Department Head or designate (ex-officio)
- Chief Operating Officer (ex-officio)
- Appointee of the Canadian Union of Public Employees
- Agency staff representative
- 3 stakeholder representatives (customer; business; golf industry)

The chairperson is responsible for calling meetings, setting agendas, directing meetings, seeking advice from members, and ensuring members receive sufficient information about the Agency and its operations to enable them to provide sound advice.

Other external resources or Agency staff may be invited to attend meetings at the request of the chairperson. The composition of the board may change over time as needs or circumstances warrant. No person is appointed to the board who has a conflict of interest unless an acceptable declaration is filed in accordance with City policy.

The board meets at least quarterly or at the call of the chairperson.

3.11 Customer Relations

The Agency is accountable to its client set in meeting program and service needs in a timely, quality-conscious, and cost-effective manner. The Agency embraces a service excellence ethic in all customer relations.

3.12 Corporate Relations

The Agency continues to be bound by relevant legislation, bylaws, and Council resolutions. Exemptions and delegations (Appendix I) are conferred through this operating charter by Council to enable the Agency to meet its mandate and business objectives.

3.13 Departmental Relations and Service Agreements

The Agency has been delegated the authority to exercise choice in the purchase of services, either internal or external to the City of Winnipeg.

The Agency will continue to receive its current levels of service, or service levels, from other civic departments as outlined in the Selection Report. During the three year transition period, the Agency, in conjunction with the relevant civic departments, will monitor and review all costs and utilization rates, and upon completion of a business case analysis, the Agency will determine whether or not it will be entering into a service agreement with a City service provider or seek an external service provider based on best business case practices.

3.14 Delegation of Authority

Exemptions from City policies and delegations are listed in Appendix I.

Exemptions cover those administrative policies considered to impair business-like operations, not relevant to the Agency, or for which non-compliance has minor consequences.

Delegations allow the Agency to administer the existing policy. They are vested in the Agency COO, who may sub-delegate to facilitate day-to-day operations.

Appropriate policy directives are to be incorporated as amendments to the Charter at the earliest opportunity. The Agency is exempt from new policies and directives unless specifically directed to participate.

Section 4: Planning and Reporting Framework

4.1 Planning and Reporting Schedule

The planning and financial reporting schedule is determined by the CFO in consultation with the Agency COO to synchronize with the general planning, budgeting, and reporting requirements of The City of Winnipeg.

4.2 Operating Charter

The Operating Charter is the formal articulation of the function, mandate, terms, conditions and requirements governing the operation, and defining the function and mandate of the Agency. Any proposed amendments are presented to Council for approval. The Operating Charter is a public document.

4.3 Selection Report

A summary of the annual business plan, the Selection Report, is provided to Council each year. The Agency will participate in the broader planning process of the City of Winnipeg.

4.4 Annual Report

Within 120 days following the end of the fiscal year, the Agency will prepare an annual report for Council detailing its results for the year. The report includes an analysis of operational and financial results compared to business plan targets, as well as the audited financial statements of the Agency for that fiscal year.

The separate and distinct nature of the Agency's report does not preclude consolidation in the City or a departmental annual report and year-end financial statements nor does it preclude any form of public consultation.

4.5 Quarterly Reports

Interim reports on the Agency's financial position and progress against key objectives and performance targets are prepared quarterly. Reports are forwarded in summary form to Council as information.

Section 5: Financial Framework

5.1 Fiscal Year

The fiscal year of the Agency coincides with the fiscal year of The City of Winnipeg.

5.2 Implementation

At an administrative level, the CAO or designate, the Department Head and the Agency COO shall discuss and agree on the following as detailed in the business plan:

- Accounting principles to be applied
- Valuation of assets and liabilities (an opening balance sheet)
- Periodic reporting
- Information systems and technology
- Long and short-term financing
- Cash management and investing
- Budget requirements (if any), and
- Service provision agreements

As part of the management principles inherent in SOAs, the standard budgetary expenditure controls do not apply. Bottom-line financial results are the mechanism for measuring the success of the Agency.

5.3 Costing and Pricing

The Agency costs its services on a full-cost basis including direct costs, support costs and overhead costs.

Subject to any fee or charge established by Council, the Agency can set and adjust its prices in response to market forces, and the need to provide a competitive service.

5.4 "Public Good Allocation"

If the Agency is directed to contribute to City policy objectives that run counter to pure business principles (e.g., subsidizing the provision of a service), costs of these contributions may be adjusted against the bottom-line targets of the Agency and/or covered by way of tax-supported funding. These "public good" allocations are assessed annually as part of the Agency's business plan review.

5.5 Audit

The Agency will have an annual audit in compliance with legislation. Special audits and/or evaluations may also be conducted as the need arises.

Section 6: Human Resource Framework

6.1 Staff Levels

The Agency may adjust its staff complement within established financial parameters as business circumstances dictate.

The Agency can utilize term and casual staffing as necessary to meet short-term workload requirements.

6.2 Compensation and Classification

The Agency's staffing and classification activities are governed by collective agreements.

The Agency may, in consultation with Human Resource Services, alter existing classifications or develop its own classification categories and/or groups through letter(s) of understanding with CUPE.

6.3 Training and Development

The Agency will provide its employees with training and career development opportunities necessary to serve its customers and respond to changing market forces and civic policies.

6.4 Performance Management

The Agency will conduct performance appraisals annually at all levels.

The emphasis on bottom-line finances and results assists in formulating measurable objectives and in deciding whether objectives have been met. Performance measures attempt to capture results-based information.

This bottom-line focus and the promotion of an entrepreneurial style across the organization means increased use of the business plan as a framework for assessing individual performance. The performance of the COO is assessed based on achievement of annual targets presented in the selection report.

6.5 Recognition and Rewards

The Agency may devise and implement rewards which stem from the business successes of the organization. Appropriate incentive programs can be explored in consultation with Human Resource Services and presented on a business-case basis in the summary of the annual business plan.

6.6 Labour Relations

All terms of the collective agreement and union representation continue to apply subject to terms and conditions of any supplemental agreement(s) that may be negotiated between CUPE and the City.

Section 7: Implementation and Review

7.1 Effective Date

The effective date of Agency status for Winnipeg Golf Services is January 1, 2002.

7.2 Transition Period

A transition period of up to three years is required. This enables customers, stakeholders, and the Agency itself to adjust to the modified operating environment with minimal disruption to service delivery.

7.3 Evaluation

In support of its mission, the Agency is responsible for achieving performance targets set out in its annual selection report.

The Agency is evaluated against these targets and reports on its performance in the annual report.

A formal evaluation of the Agency's effectiveness is planned to take place three years from start-up.

7.4 Review and Revision of Charter

Review of the Agency's operating charter is carried out as required. Proposed revisions to the charter are tabled with the ASD Committee as part of the annual business plan approval process. Any revisions to the charter are subject to Council approval through a 2/3 majority of the total number of members of Council.

7.5 Termination of Charter

Council, by 2/3 majority, may revoke the Agency's charter at any time and reorganize, reassign, or dissolve the Agency as Council deems necessary. If the Agency is dissolved or reorganized such that a substantially different organization is constituted, a final report covering the period from commencement of the fiscal year to the date Agency operations ceased or were reorganized must be submitted to Council within 120 days of reorganization or cessation of operations.

Section 8: Accountability and Reporting Structure

COUNCIL

Agreement

This document represents the operating charter of the Winnipeg Golf Services Special Operating Agency as established by Council under ***The City of Winnipeg Act***.

The undersigned affirm the terms and conditions of this charter and agree to uphold its aims and objectives in support of a sustainable Agency.

Chairperson, ASD Committee	**Chief Operating Officer**
Chief Administrative Officer	**Department Head**

Dated this _____ day of _____, 2002.

APPENDIX I

DELEGATIONS AND EXEMPTIONS

In adhering to business-like practices, the Agency will require certain delegations and exemptions. The following delegations and exemptions are integral in meeting the financial and operational goals of the Agency:

1. Exemption from the City of Winnipeg Fees and Charges Policy. Fee increases and amendments will be set out in the annual selection report for Council consideration.

2. COO is designated as the Contract Administrator for the golf course portion of the concession contract with Sodexho Corporation of Canada Ltd.

3. At the conclusion of the concession contract with Sodexho Corporation (November 30, 2004 or earlier date as may be mutually agreed) the method of operation of golf course concessions which best serves the mandate of the SOA be evaluated by the COO, and further the COO is authorized to operate golf course concessions with City staff, or alternatively, award a contract for operation as may be appropriate.

4. The COO is delegated authority within the jurisdiction of the Agency consistent with that of the Director of Planning, Property and Development with a dollar limit not to exceed $250,000.

5. Within the broad guidelines of the City's Purchasing Policy, the Agency is granted authority to exercise choice in the purchase of goods and services provided that such decisions are made in the best interests of meeting the mandate and financial goals of the business plan.

6. The Agency is exempt from standard spending limitations for budgetary control purposes.

7. When the Agency is directed to undertake "public good" initiatives, the cost of such initiatives will be reimbursed in full to the Agency.

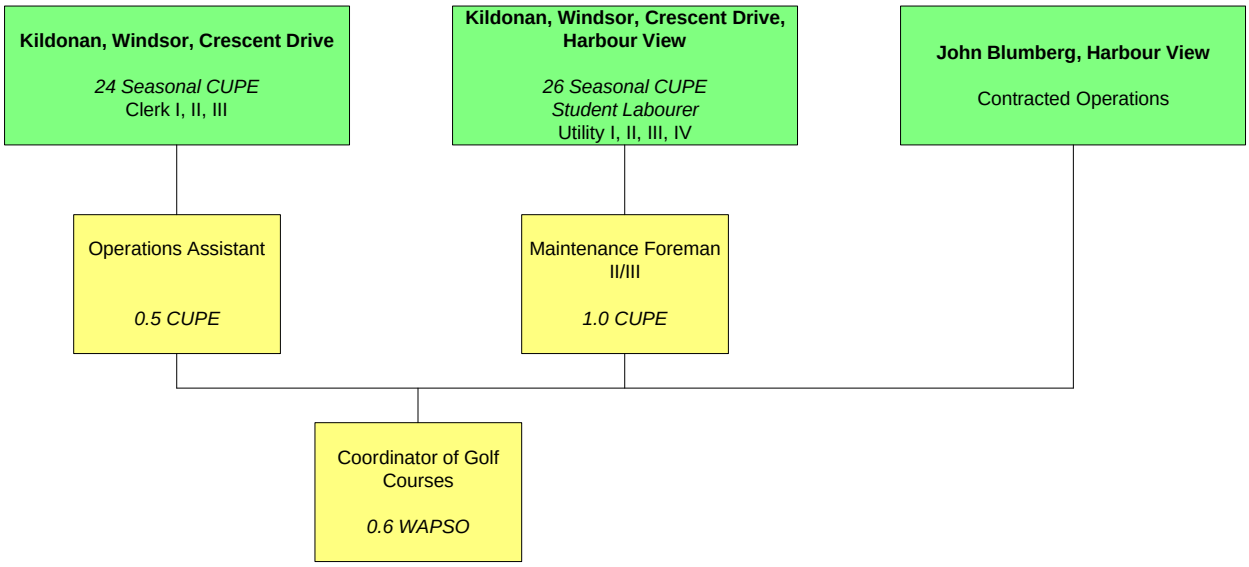
Appendix “B” referred to in Clause 2 of the Report of the Alternate Service Delivery Committee dated April 9, 2002

APPENDIX ‘B’

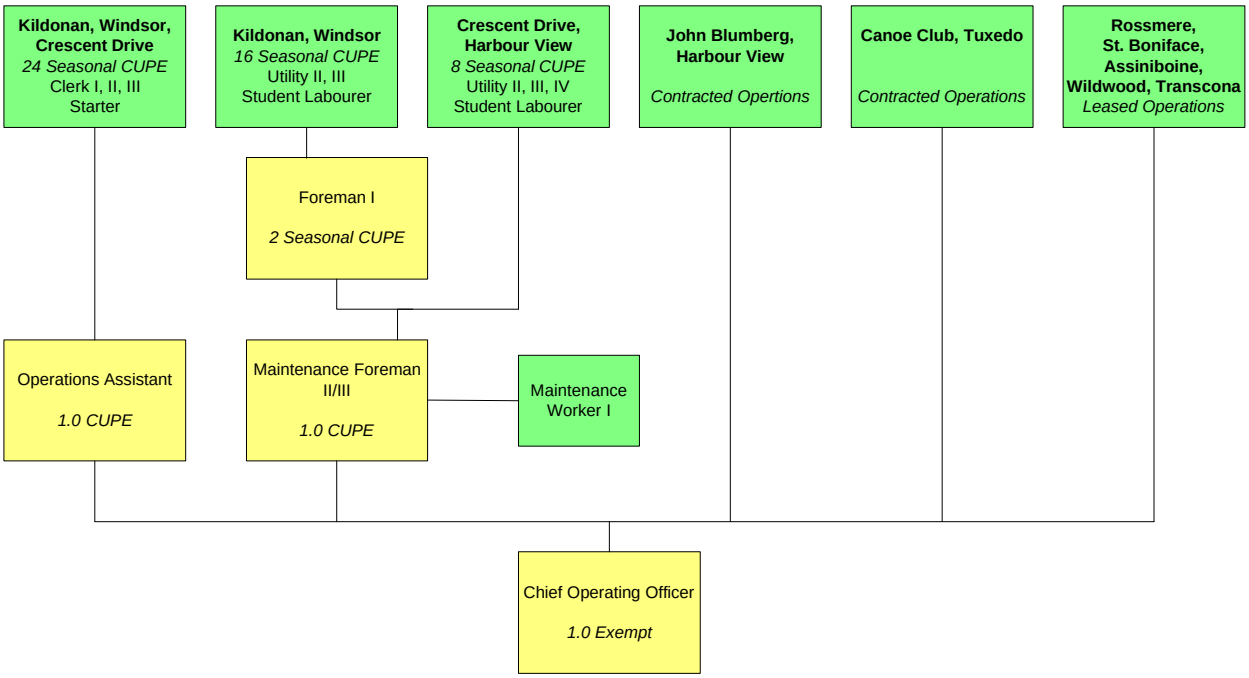
WINNIPEG GOLF SERVICES

ORGANIZATION CHARTS

Golf Courses Staff Complement
Traditional Model



Golf Courses Staff Complement
Proposed SOA Structure



Appendix “C” referred to in Clause 2 of the Report of the Alternate Service Delivery Committee dated April 9, 2002

APPENDIX ‘C’

WINNIPEG GOLF SERVICES

FINANCIAL PROJECTIONS

5 YEARS ENDING DECEMBER 31, 2006

Golf Services - Special Operating Agency
Projected Balance Sheet
December 31

	2002 $	2003 $	2004 $	2005 $	2006 $
ASSETS (Note 7)					
Current					
Cash on hand	2,700	2,700	2,700	2,700	2,700
Returnable Containers	50	50	50	50	50
Inventory (Note 2)	45,000	45,000	45,000	45,000	45,000
	47,750	47,750	47,750	47,750	47,750
Land, buildings and equipment: (Note 2)					
Land	20,376,565	20,376,565	20,376,565	20,376,565	20,376,565
Buildings	3,389,690	3,414,690	3,454,690	3,454,690	3,804,690
Golf Course Improvements	645,000	845,000	1,035,000	1,245,000	1,245,000
Furniture and Other Equipment	716,000	736,000	756,000	776,000	976,000
	25,127,255	25,372,255	25,622,255	25,852,255	26,402,255
Less: accumulated depreciation	218,313	467,750	733,738	1,012,526	1,314,563
	24,908,942	24,904,505	24,888,517	24,839,729	25,087,692
TOTAL ASSETS	24,956,692	24,952,255	24,936,267	24,887,479	25,135,442
LIABILITIES (Note 7)					
Current					
Accounts payable and accrued liabilities	-	-	-	-	-
Deferred revenue	-	-	-	-	-
Due to City of Winnipeg (Note 3c)	13,784	95,499	142,427	32,219	153,280
Current portion of long-term debt	-	52,728	55,891	59,245	62,800
	13,784	148,227	198,318	91,464	216,080
Long Term (Notes 3b and 7d)					
Retirement allowance and vacation liability	333,926	300,535	267,142	233,749	200,357
Long-term debt - Acquired Assets	3,975,690	3,975,690	3,975,690	3,975,690	3,975,690
Long-term debt - Required for Capital Plan	695,000	642,272	586,380	527,135	464,334
	5,004,616	4,918,497	4,829,212	4,736,574	4,640,381
EQUITY	19,938,292	19,885,531	19,908,737	20,059,441	20,278,981
TOTAL LIABILITIES AND EQUITY	24,956,692	24,952,255	24,936,267	24,887,479	25,135,442

Golf Services - Special Operating Agency
Statement of Projected Revenues and Expenses
For the Years Ended December 31

	1996-2000 AVERAGE	2002	2003	2004	2005	2006
	$	$	$	$	$	$
Revenues: (Note 4)						
Green Fees	2,130,148	2,496,514	2,654,230	2,809,055	2,949,381	3,111,998
Equipment Rentals	159,196	209,856	237,702	237,702	245,338	250,945
Merchandise Gross Profits	36,221	38,000	45,000	48,000	55,000	57,500
Concessions	193,357	175,100	178,602	182,174	200,391	204,400
Miniature Golf	-	-	25,935	25,935	25,935	30,257
Other	43,523	25,500	27,500	27,500	30,000	30,000
Net Revenue-Leasing Operations	-	(4,318)	11,054	10,394	41,467	66,918
Total Revenues	2,562,445	2,940,652	3,180,023	3,340,760	3,547,512	3,752,018
Expenses: (Note 5)						
Salaries & Employee Benefits	1,024,819	1,222,939	1,247,117	1,271,748	1,297,181	1,323,122
Services	575,523	682,482	706,177	721,108	734,903	749,528
Materials,Parts,Supplies	159,833	157,075	162,915	165,973	169,093	212,275
Debt & Finance Charges	54,436	-	-	-	-	-
Transfer to Golf Course Reserve	219,267	-	-	-	-	-
Interest on Short Term Debt	-	4,956	12,047	9,283	7,948	11,128
Interest on Long Term Debt - Capital Plan	-	41,700	41,700	41,700	38,536	35,183
Total Expenses	2,033,878	2,109,152	2,169,956	2,209,812	2,247,661	2,331,236
Net Revenue	528,567	831,500	1,010,067	1,130,948	1,299,851	1,420,782
Allocated to the City: (Note 6)						
Property Tax Equivalents	-	214,772	221,215	227,851	234,687	241,727
Departmental Support Costs	-	41,000	41,820	42,656	43,510	44,379
Office Accommodation Costs	-	14,800	14,800	14,800	14,800	14,800
Provision for Payroll Taxes	-	1,071	1,914	2,806	3,722	4,657
Provision for Business Taxes	-	25,100	25,100	25,100	25,100	25,100
Interest on Long Term Debt - Acquired Assets	-	238,541	238,541	238,541	238,541	238,541
City's Return on Investment	-	220,000	260,000	280,000	300,000	320,000
Total Costs allocated to the City	-	755,284	803,390	831,754	860,360	889,204
Other Costs:						
Depreciation, Fixed Assets	-	218,312	249,438	265,988	278,787	302,038
Annual Audit Fee	-	10,000	10,000	10,000	10,000	10,000
Total Other and Allocated Costs	-	983,596	1,062,828	1,107,742	1,149,147	1,201,242
Net Income	528,567	(152,096)	(52,761)	23,206	150,704	219,540

Golf Services - Special Operating Agency
Statement of Projected Changes in Financial Position
For the Years Ended December 31

	2002	2003	2004	2005	2006
	$	$	$	$	$
Net inflow (outflow) of cash related to the following activities:					
OPERATING					
Net earnings (loss) for the year	(152,096)	(52,761)	23,206	150,704	219,540
Depreciation, not affecting cash	218,312	249,438	265,988	278,787	302,038
	66,216	196,677	289,194	429,491	521,578
Changes in non-cash operating working capital items					
Returnable Containers	(50)	-	-	-	-
Inventory	(45,000)	-	-	-	-
Accounts payable and accrued liabilites	-	-	-	-	-
Retirement allowance and vacation liab	333,926	(33,391)	(33,393)	(33,393)	(33,392)
Deferred revenue	-	-	-	-	-
	355,092	163,286	255,801	396,098	488,186
FINANCING					
Increase in Long-term debt - Acquired Assets	3,975,690	-	-	-	-
Incr in Long-term debt - Required for Capital Plan	695,000	-	(52,729)	(55,891)	(59,246)
Contributed Surplus	20,090,388	-	-	-	-
	24,761,078	-	(52,729)	(55,891)	(59,246)
INVESTING					
Purchase of Land	(20,376,565)	-	-	-	-
Purchase of Buildings	(3,389,690)	(25,000)	(40,000)	-	(350,000)
Purchase of Golf Course Improvements	(645,000)	(200,000)	(190,000)	(210,000)	-
Purchase of Furniture and Other Equipment	(716,000)	(20,000)	(20,000)	(20,000)	(200,000)
Proceeds from disposal of equipment	-	-	-	-	-
	(25,127,255)	(245,000)	(250,000)	(230,000)	(550,000)
NET CASH INFLOW (OUTFLOW)	(11,085)	(81,714)	(46,928)	110,207	(121,060)
CASH POSITION, BEGINNING OF YEAR	-	(11,085)	(92,799)	(139,727)	(29,520)
CASH POSITION, END OF YEAR	(11,085)	(92,799)	(139,727)	(29,520)	(150,580)
COMPONENTS OF CASH ASSETS					
Petty Cash	2,700	2,700	2,700	2,700	2,700
Due to City of Winnipeg	(13,784)	(95,499)	(142,427)	(32,219)	(153,280)
CASH POSITION, END OF YEAR	(11,084)	(92,799)	(139,727)	(29,519)	(150,580)

Golf Services - Special Operating Agency
Projected Statement of Equity
December 31

	2002 $	2003 $	2004 $	2005 $	2006 $
Contributed Surplus	20,090,388	19,938,292	19,885,531	19,908,737	20,059,441
Net Income (Loss) for year	(152,096)	(52,761)	23,206	150,704	219,540
	19,938,292	19,885,531	19,908,737	20,059,441	20,278,981

For 2002 Contributed Surplus made up of:	
Cash on Hand	2,700
Returnable Containers	50
Inventory	45,000
Land Value as of Jan 1/2002	20,376,565
	20,424,315
Less: Retirement Allowance & Vacation Liability	(333,927)
	20,090,388

Golf Services - Special Operating Agency
Notes to the Financial Projection

1. DESCRIPTION OF BUSINESS

On March 20, 1997, Council adopted a document entitled "Reshaping Our City Government". The document identified the development of Special Operating Agencies (SOAs) as one of five strategic initiatives needed to create a more affordable and fundamentally better Civic Government.

On September 24, 1997, Council adopted the strategic direction with regard to SOAs identified in the report entitled "Special Operating Agencies Initiative". Pursuant to the foregoing, the Community Services Department prepared a feasibility study which recommended the establishment of a Special Operating Agency with the mandate to manage and be accountable for maximizing the return on City-owned golf course assets.

On February 23, 2000, Council directed that a Business Plan and Operating Charter for a Golf Services SOA be prepared and further that the municipal golf course operation be realigned under the purview of the Planning, Property and Development Department. The Golf Services SOA will take effect upon adoption of the business plan and operating charter and be established retroactively for budget purposes to January 1, 2002

The SOA will manage the golf courses operated by the City and administer the agreements for those courses under lease or contract to other parties. The intent of the Agency is to maximize the annual return to the City on golf operations and ensure the long-term sustainability of the City's golf course assets.

2. ACCOUNTING POLICIES

The projected financial statements are prepared on the basis of generally accepted accounting principles. The projections include the following significant accounting policies:

Inventory

Merchandise inventory is stated at the lower of cost and net realizable value.

Land

Land is recorded at values as determined by the City of Winnipeg Property Assessment Department as of January 1, 2002.

Buildings

Buildings are recorded at January 1, 2002 assessed values and projected additions are valued at estimated construction or acquisition cost. Buildings are depreciated on a straight-line basis at 4% annually.

Golf Course Improvements

All past golf course improvements are assumed to be fully depreciated. Projected additional improvements are recorded at estimated total cost of construction. Improvements are depreciated on a straight line basis at the rate of 5%.

Furniture and other Equipment

All furniture and equipment owned by the predecessor City golf course operation has been inventoried and is valued at estimated net realizable value at January 1, 2002. These assets are being depreciated on a straight line basis at the rate of 10%.

3. HYPOTHESES

The financial projections have been based on the following hypotheses:

(a) Assets and Liabilities

That the City will transfer the assets named in note 2 to the Golf Services Special Operating Agency. These include all assets being used at City-operated golf courses, courses being operated under management contract and properties being leased to third parties. Depreciable assets will be financed by long-term debt. All land assets will be acquired from the City in exchange for an equity position. The Special Operating Agency will assume all known liabilities of the City-operated facilities

(b) Long-Term Debt

The City will provide a long-term loan to the Special Operating Agency during 2002, in the amount of $695,000 using the Golf Course Reserve as the source of funding. Interest is scheduled at the rate of 6% and principle repayment will be scheduled over ten years commencing in 2004. This loan is required to finance golf course improvements. A long-term loan will be provided by the City to finance the depreciable assets. This loan, in the amount of $3,975,690 will generate interest at the rate of 6%, and will be repayable commencing in 2007.

(c) Short-Term Debt

The City will extend an operating line of credit through the General Revenue Due To/Due From account at prevailing rates of interest, and will pay interest to the Agency at prevailing rates at such times in which the City owes money on current account to the Agency. The limit of this line of credit will be $400,000.00.

4. ASSUMPTIONS - REVENUE

(a) Green Fees

Green fees will be increased by $1.00 in each of the years 2002, 2003, 2004, 2005 and 2006. The number of rounds is based on the 5 year average (1997 – 2001) and is projected to increase by 5.2% over the term of the business plan.

(b) Equipment Rentals

The auto cart fleet will be increased in 2002 from the present 38 units to 48 units. In addition, the current fleet that had been leased up to the end of the 2001 season has been purchased allowing for greater flexibility of use in the shoulder seasons. The number of auto cart rentals over the period is projected to increase from 7460 in 2002 to 8410 in 2006. The fee per use will increase from $23.00 to $25.00 over the period. Other rental equipment includes individual clubs, club sets and pull carts. Modest revenue increases are projected on these items. Allowance has been made for the leveling of pull cart revenue as the projected popularity of auto carts increases. Club set revenues will increase moderately as the courses are more actively marketed to beginner golfers.

(c) Merchandise Gross Profits

Golf Services will be aggressive in merchandise sales. Pro shops at the 18 hole facilities have been expanded and clothing lines have been introduced. Gross profits are projected to increase by 50% over the term of the business plan and the average profit margin will increase from 28.57% in 2002 to 33.33% in 2006. The focus will be on the beginner and recreational golfer market but high end sales will also be accommodated through selective purchasing and special orders.

(d) Concessions

Concession revenues will show modest growth (2% per year) until the end of the current contract with the concession operator in 2004. A 10% increase is projected in 2005 when a new contract is awarded or a new method of concession operation is implemented. Alcoholic beverages account for 58% of net revenue while food and non-alcoholic beverage sales account for 42%. It is expected that this split will remain constant over the term of the business plan.

(e) Miniature Golf

A miniature golf course will be developed at Crescent Drive Golf Course in 2002 for play starting in 2003. This site offers the advantage of not requiring additional staffing as it will be located in close proximity to the existing clubhouse and starter building. The current staff compliment can service the mini golf. Revenues are being conservatively estimated with the number of rounds remaining constant through the first 3 years and modest growth shown in year 4.

(f) Other

Other revenues include the City's share of sport activity sales at Harbour View complex and miscellaneous income from promotions and special events. Revenues in this category show modest growth over the term of the plan.

(g) Leasing Operations

Revenues from leased and privately contracted courses (net of property taxes and leasing support costs) is returned to the golf operation.

5. ASSUMPTIONS - EXPENSES

(a) Salaries and Employee Benefits

The SOA will operate with the following staff compliment over the 5 year period assuming that the mix of leased / contracted courses versus City operated courses does not change:

1 Chief Operating Officer (full time) WAPSO Exempt
1 Operations Assistant (full time) CUPE
1 Foreman II/III (full time) CUPE
51 Seasonal CUPE Utility, Maintenance and Clerk positions (may vary due to operational requirements)

Salaries are based on existing grades with provision for increments. The position of Operations Assistant is presently under review. No salary adjustment has been taken into account. Projections include a 2% inflation factor. Employee benefits are estimated at 17%.

(b) Professional & Consultative Services

The SOA is responsible for the Manager's retainer fee for Harbour View Golf Course and Recreation Complex. Allowance has been made for the acquisition of Marketing expertise.

(c) Special Services - Non-Professional

Provision for cash pick up and security services as well as miscellaneous service requirements.

(d) Allocated Departmental Costs

The SOA receives building maintenance services from the Public Works Department. Approximately $50,000 is budgeted for routine and preventative maintenance and approximately $105,000 is budgeted for equipment repairs and replacements. As well this account funds special projects that are required to maintain current code, health and occupancy regulations and standards.

The Agency will assess the cost of Public Works providing building maintenance service against that of alternative methods of service delivery and will make adjustments based on cost effectiveness and service quality over the five year period.

(e) Auto Allowance

Three employees are on auto allowance in accordance with City policy.

(f) Utilities

Heat, power and water charges are paid by Golf Services for all clubhouse and maintenance buildings.

(g) Telephone

Telephone, cellular phone and alarm system charges are expected to remain constant. An inflationary increase has been projected.

(h) Advertising

Costs in 2002 will increase by $16,500 over 2001 expenditures. They will increase by an additional $46,000 and remain at that level for the balance of the term of the plan. These increases are required to adequately fund promotion related to merchandise sales, special events, retention of current customers and attraction of new demographic groups.

(i) Rentals

Rental of mobile concession carts, portable toilets and various maintenance equipment is required in situations where it is not practical or cost effective to purchase the equipment.

(j) Equipment Rental - Internal

Equipment and Material Services provides major turf maintenance equipment and vehicles to golf courses. Through contributions to a replacement reserve, this equipment is replaced as required. Beginning in 2002 Golf Services will employ a seasonal mechanic to maintain the fleet thus reducing the overall cost of equipment maintenance.

(k) Training

Employees will be trained in pesticide application, turf maintenance, supervisory skills and other programs that contribute to a more effective operation.

(l) Other Parts and Accessories

Parts for aging equipment and irrigation systems will require an increase of 75% in this account over current funding. It is expected to remain at the increased level over the term of the plan.

(m)Transfers to Reserves

The expense line, "Transfer to Golf Course Reserve" has been provided for comparative purposes only. All improvements and asset acquisitions over the projection period are projected to be financed by earnings retained from operations in addition to loans to be obtained from the City of Winnipeg using the Golf Course Reserve as the funding source.

6) ASSUMPTIONS - AMOUNTS ALLOCATED TO CITY

(a) Property tax Equivalents and Departmental Support Costs

Property tax equivalents have been estimated based on existing assessments and mill rates that would apply to Golf Course operations. Support Costs from the Planning, Property and Development Department consist of estimated variable costs of providing Financial, Human Resources/Payroll and Information Technology Services.

(b) Office Accommodation Costs

The costs of $14,800 are as allocated by the Civic Accommodations Utility and apply to the premises at 65 Garry Street.

(c) Provisions for Payroll and Business Taxes

These imputed costs have been estimated based on the prevailing rates of taxation.

(d) City's Return on Investment

The amounts projected include general government charges of 2% of total expenses, and have been set at a level that (with respect to total allocated costs) will provide a reasonable return on investment to the City.

7) ASSUMPTIONS - ASSETS AND LIABILITIES

(a) Petty Cash

Petty cash of $2,700 will be available for incidental expenditures.

(b) Accounts Receivable

The Agency's year end normally occurs 1.5 to two months after the completion of the golf season, it is expected that there will be no trade receivables outstanding as at December 31.

(c) Accounts Payable and Accrued Liabilities

Normal trade accounts payable and accruals are projected to be nil based on the year end timing referred to in b) above.

(d) Retirement Allowance and Vacation Liability

The initial liability of $333,927 is based on the estimated monetary value of unused sick time and accrued vacation time at December 31, 2001. It is assumed that further vacation time will be taken as earned. An expense estimate of sick time payouts has been projected for that portion of possible payouts that have not been accrued as at December 31, 2001.

(e) Due to City of Winnipeg/Long Term Debt

Please see comments related to these items under 3) Hypotheses.

Moved by Councillor

That Council do now adjourn.

ROLL CALL

The motion to adjourn was put and carried and Council adjourned at pm.