REPORT OF THE

EXECUTIVE POLICY COMMITTEE

DATED JUNE 26, 2002

On motion of His Worship Mayor Murray, the Report of the Executive Policy Committee dated June 26, 2002, was considered clause by clause.

Moved by His Worship Mayor Murray,
That the Consent Agenda, Clauses 1,2,3,4,5 and 6 be adopted.

Carried.

Proposed Amendment to Plan Winnipeg By-law No. 7630/2000 by Re-designating Lands Located North of Portage Avenue, West of Camp Manitou from a Rural Policy Area to a Neighbourhood Policy Area
File EP-1.1 (PW)(Vol. 15)

574 - 1. On May 22, 2002, Council adopted Clause 4 of the Report of the Executive Policy Committee dated May 8, 2002, approving a petition to amend Plan Winnipeg By-law No. 7630/2000 by re-designating lands located north of Portage Avenue, west of Camp Manitou from a “Rural” policy area to a “Neighbourhood” policy area in accordance with Schedule “A”.

At the Public Hearing held on June 26, 2002, Councillor De Smedt, St. Charles Ward, appeared in support of the application.

Valinda Morris and Elizabeth Fleming, The Provincial Council of Women of Manitoba Inc. appeared in opposition to the application and filed a written submission.

After considering all aspects of the Plan Winnipeg Amending By-law No. 8030/2002, and after holding the Public Hearing and considering the representations and evidence, the Executive Policy Committee recommends:

I. That Council give second reading to By-law No. 8030/2002, being a by-law of the City of Winnipeg to amend Plan Winnipeg By-law No. 7630/2000, by re-designating lands located on the North side of Portage Avenue to a depth of approximately 103.5 metres (340 feet) bounded by the Winnipeg City limits to the West, and the existing Plan Winnipeg Neighbourhood Policy Area to the East from a Rural Policy Area to a Neighbourhood Policy Area.

II. That Council direct the City Clerk to forward five certified copies of the by-law, as approved on second reading, together with a copy of the report and recommendation of the Executive Policy Committee respecting said by-law, to the Minister of Intergovernmental Affairs for approval in accordance with Section 580(1) of The City of Winnipeg Act.

III. That Council direct the City Clerk to serve the required written notice under Section 580(2) of The City of Winnipeg Act, to any person who made representation at the public hearing.

IV. That subject to provincial approval and third reading of Plan Winnipeg Amending By-law No. 8030/2002 by Council, a plan be prepared for re-designating lands located on the North side of Portage Avenue to a depth of approximately 103.5 metres (340 feet) bounded by the Winnipeg City limits to the West, and the existing Plan Winnipeg Neighbourhood Policy Area to the East from a Rural Policy Area to a Neighbourhood Policy Area; and that the Chief Administrative Officer be required to coordinate and do all things necessary in connection with the formulation of said plan such that it may be considered by Council.

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

Adopted by consent.

Report of the Executive Policy Committee dated June 26, 2002

Expenditure from the Land Dedication Reserve Fund - Whyte Ridge Community Centre - Assiniboia Community
File EP-2 (Vol. 29)

575 - 2. The Executive Policy Committee has been advised that on June 11, 2002, the Assiniboia Community Committee concurred in a request from the Project Management Coordinator, Planning, Property and Development Department, requesting funding from the Assiniboia Land Dedication Reserve Fund for the initial site grading of the Phase 2 Development, including engineering fees and preparatory site works, of the Whyte Ridge Community Centre.

The Executive Policy Committee concurs with the above and recommends that funds in the amount of $20,000.00 be approved from the Assiniboia Land Dedication Reserve Fund for the project.

Adopted by consent..

Expenditure from the Land Dedication Reserve Fund - Proposed Skateboard Park - North East Corner of Dakota Street and Bishop Grandin Boulevard
Files ST-7.2 (Vol. 14) and EP-2 (Vol. 29)

576 - 3. The Executive Policy Committee has been advised that on June 11, 2002, the Riel Community Committee passed a motion requesting funding from the Riel Land Dedication Reserve Fund for the development of the proposed St. Vital Skateboard Park.

The Executive Policy Committee concurs with the above and recommends that funds in the amount of $150,000.00 be approved from the Riel Land Dedication Reserve Fund for the project.

Adopted by consent.

Expenditure from the Land Dedication Reserve Fund - North Taché Riverbank Park
File EP-2 (Vol. 29)

577 - 4. The Executive Policy Committee has been advised that on June 11, 2002, the Riel Community Committee passed a motion requesting funding from the Riel Land Dedication Reserve Fund for the development of the North Taché Riverbank Park.

The Executive Policy Committee concurs with the above and recommends that funds in the amount of $50,000.00 be approved from the Riel Land Dedication Reserve Fund for the project.

Adopted by consent.

Expenditure from the Land Dedication Reserve Fund - Winakwa Community Centre
File EP-2 (Vol. 29)

578 - 5. The Executive Policy Committee has been advised that on June 11, 2002, the Riel Community Committee passed a motion requesting funding from the Riel Land Dedication Reserve Fund for the Winakwa Community Centre to help defray the costs associated with the Winakwa Redevelopment Project.

Report of the Executive Policy Committee dated June 26, 2002

The Executive Policy Committee concurs with the above and recommends that funds in the amount of $45,000.00 be approved from the Riel Land Dedication Reserve Fund for the project.

Adopted by consent.

Expenditure from the Land Dedication Reserve Fund - Gauvin Park Residents' Group

File EP-2 (Vol. 29)

579 - 6. The Executive Policy Committee has been advised that on June 11, 2002, the Riel Community Committee passed a motion requesting funding from the Riel Land Dedication Reserve Fund for the Gauvin Park Resident’s Group to help defray the costs associated with the construction of a play structure.

The Executive Policy Committee concurs with the above and recommends that funds in the amount of $5,000.00 be approved from the Riel Land Dedication Reserve Fund for the project.

Adopted by consent.

REPORT OF THE

EXECUTIVE POLICY COMMITTEE

DATED JULY 10, 2002

On motion of His Worship Mayor Murray, the Report of the Executive Policy Committee, dated July 10, 2002, was considered clause by clause.

Moved by His Worship Mayor Murray,
That the Consent Agenda, Clauses 1,2,3,4,5,6,7,8 and 9 be adopted.

Councillor Steek requested that Clauses 6 and 8 be pulled from the Consent Agenda.

Councillor Timm-Rudolph requested that Clause 7 be pulled from the Consent Agenda.

580 - Councillor Clement asked to be recorded as having voted against Clause 4 in accordance with Rule 50.7 of the Procedure By-law.

The motion to adopt the Consent Agenda, Clauses 1,2,3,4,5 and 9 was put and declared carried.

Proposed Lane Corner Widening - East Side of Donald Street between Cumberland and Notre Dame Avenues
File DAO 7/2002

581 - 1. The Executive Policy Committee has been advised that a request has been received from Thomas Peake, Xhale Corporation Inc. to open the land identified on Attachment "A" as a public lane. Mr. Peake has advised that the lane widening is required to facilitate the ingress and egress of large delivery vehicles in the lane between Ellice Avenue and Donald Street.

All affected City departments and public utilities have been consulted. There are no objections to the proposal.

The Transportation Division of the Public Works Department has reviewed and approved the project. The construction of the lane will be to the satisfaction of the Director of Public Works.

All costs associated with this proposal are the responsibility of the applicant.

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.

Report of the Executive Policy Committee dated July 10, 2002

The Executive Policy Committee recommends:

I. That the proposed opening be approved.

II. That the City Solicitor/Manager of Legal Services 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. 11560.

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

Copy of attachment referred to in the above clause is on file in the office of the City Clerk.

Adopted by consent.

Streetscaping - Red River College Downtown Campus

File SC-2 (Vol. 8)

582 - 2. On July 10, 2002, the Executive Policy Committee passed the following motion, namely:

WHEREAS on January 31, 2001, City Council approved the terms and conditions for an agreement with The Province of Manitoba for the development of the Red River College Downtown Campus, as well as incentives to ensure that the location of the College provided the maximum benefit to the City of Winnipeg;

AND WHEREAS the Red River College Downtown Campus will achieve significant policy goals including encouraging and supporting adaptive re-use of heritage buildings, promoting a safer downtown, building the workforce, investing in information technology, as well as celebrating the special features of the Exchange District National Historic Site;

AND WHEREAS the Red River College Downtown Campus is expected to be one of the most environmentally and technologically advanced buildings in the world;

AND WHEREAS the Province's budget for the Red River College Downtown Campus includes a cash allowance of $165,000.00 for Streetscaping;

AND WHEREAS all of the pedestrian areas adjacent to the Red River College Downtown Campus will be disturbed as a result of the site construction and the City wishes the streetscaping to be compatible with the standards for the Exchange District National Historic Site;

AND WHEREAS the Red River Downtown Campus will be substantially complete by August of 2003;

AND WHEREAS the City's Capital Program for Streetscaping currently does not have any funding identified within the Five-Year Capital Forecast until 2006 ($242,000.00) and 2007 ($400,000.00) respectively;

THEREFORE BE IT RESOLVED that $400,000.00 be allocated within the 2003 Capital Program Estimates of the City of Winnipeg, for the streetscaping in the proximity of the Red River College Downtown Campus, and that the Capital Program Estimates be adjusted accordingly.

Adopted by consent.

Proposed Amendment to By-law No. 8060/2002 - The Multiple Family Dwelling Grant By-law

File EX (Vol. 14)

583 - 3. The Executive Policy Committee has been advised that Section 138.4 of The City of Winnipeg Act provides that Council may by by-law establish a program of grants, property tax credits or refunds to encourage and assist in the construction, renovation or preservation of buildings within an area designated by Council.

Report of the Executive Policy Committee dated July 10, 2002

On May 22, 2002, City Council passed By-law No. 8060/2002 to establish a program of grants to encourage and assist in the construction and renovation of multiple family dwellings in designated areas in the City of Winnipeg. The Multiple Family Dwelling Grant Program was developed in order to provide incentives for neighbourhood revitalization through multiple family re-development and the renovation of vacant and boarded sites in Winnipeg's Major Improvement Areas, Rehabilitation Areas and the Downtown.

Since adoption of the Multiple Family Dwelling Grant (MFDG) By-law, the Housing Unit has received numerous inquiries from prospective applicants/developers.

During discussions with several potential developers, it became clear that the full financial benefits of the MFDG program would not accrue to some projects. While the projects would qualify for maximum grants under the By-law, several private financial institutions would not recognize the value of the grant due to the three (3) to five (5) year payout.

A number of these projects have considerable merit, since they contemplate redevelopment of particularly unsightly derelict sites in the City. These projects are not viable without the full benefits of the MFDG program, which can only be secured through provision annual grant payments.

In order to ensure that the Program is fully accessible, that its objectives are achieved and that it can be used effectively to promote development, it is recommended that By-law No. 8060/2002 be amended to permit annual grant payments. The proposed amendment would provide for annual interim grant payments in special circumstances, where it is demonstrated that this is necessary for a project to proceed.

All eligibility requirements prescribed under By-law No. 8060/2002 would still apply. In addition, all property taxes, utility charges or rates of any nature, which are due to the City, must be paid out in full.

Costs associated with the Multiple Family Dwelling Grant Program would still be funded by the incremental municipal tax produced by the project. Annual grant payments would be paid to the developer in the year following the year the project is added to the tax roll. This funding would be sourced from the projects' incremental taxes added to the Multiple Family Dwelling Tax Investment Reserve Fund.

The Executive Policy Committee recommends:

I. That Council be requested to approve the following amendments to the Multiple Family Dwelling Grant By-law, as outlined in Attachment "A":

A) That Section 12 of By-law No. 8060/2002 be amended by renumbering the present Subsections 12(a) and 12(b) as Clauses 12(1)(a) and 12(1)(b) and adding Subsection 12(2) as follows:

12(1) The grant shall only be released to the applicant:

(a) when the total value of the accumulated incremental municipal taxes for the project equals at least 10% of the eligible construction costs; or

(b) at the end of five years from the date of approval of the project where the total value of the accumulated incremental municipal taxes is less than 10% of the eligible construction costs;

and all conditions set out in section 8 have been complied with.

12(2) Notwithstanding subsection (1), the grant may be released to the applicant in the form of interim annual payments in the year following the year in which the incremental municipal taxes were paid and in an amount equal to the incremental municipal taxes paid in the previous year, where the applicant provides evidence to the satisfaction of the Director that:

(a) the project cannot proceed without the release of the grant to the applicant in the form of interim annual payments; and

(b) the project will provide a significant long-term benefit;

and all conditions set out in section 8 have been complied with.

Report of the Executive Policy Committee dated July 10, 2002

B) That Section 17 be amended by adding the words “section 12”, or as noted below:

17. Any applicant who is aggrieved by a decision of the Director made under Section 12 or Section 16 may, within 15 days of the date of the decision, appeal from that decision to the Standing Policy Committee on Property and Development by filing a written notice of appeal with the City Clerk or the Director, which states the grounds for the appeal.

II. That the City Solicitor/Manager of Legal Services be instructed to prepare the amendment to By-law No. 8060/2002 - The Multiple Family Dwelling Grant By-law, for consideration by Council.

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

Adopted by consent.

Approval of Funding from the Heritage Investment Reserve Fund for the Preservation of the T. Eaton Building Tyndall Stone Storefront Display Window Bays

File F-5.1 (Vol. 6)

584 - 4. On July 10, 2002, the Executive Policy Committee passed the following motion, namely:

WHEREAS the T. Eaton building on Portage Avenue, first opened in 1905, has been recognized as a significant landmark and meeting place for generations of Winnipeg residents;

AND WHEREAS the once great store closed its doors on October 19, 1999 and the current ownership announced in March, 2000, that the building would be demolished;

AND WHEREAS on May 22, 2001, the True North Project Group established a Heritage Advisory Task Group to recommend ways that the history of the Eaton’s store could be appropriately recognized, interpreted, preserved and incorporated to enhance and enrich the new Sports and Entertainment Centre facility planned for the site;

AND WHEREAS True North is acting upon the recommendations of the Heritage Advisory Task Group;

AND WHEREAS the Advisory Group recommended that True North reclaim only a portion of the distinctive Tyndall stone storefront display window bays for incorporation into the True North Facility;

AND WHEREAS City policy requires the promotion of high standards of urban design by encouraging the integration of public art and aesthetics into the downtown landscape;

AND WHEREAS the City has undertaken a Feasibility Study on the technical possibilities and cost of preserving a more extensive portion of the Eaton’s storefront display window bays as a public art piece;

AND WHEREAS the City has received an estimate of $90,000.00 for the salvage, stockpiling on pallets, delivery, and storage of the storefront display window bays for future adaptive reuse;

AND WHEREAS the Heritage Investment Reserve Fund has the financial capacity to provide the funding for this worthwhile endeavour;

THEREFORE BE IT RESOLVED that the City of Winnipeg approve $90,000.00 from the Heritage Investment Reserve Fund for the preservation of portions of the Eaton’s Tyndall Stone façade and that the Planning, Property, and Development Department actively pursue potential sites, concepts, strategic partnerships, and funding sponsorship for the adaptive re-use of the façade as a component of a public space or as it may be incorporated into a future significant project.

Adopted by consent.

(See Minute No. 580 for opposition recorded by Councillor Clement)

Report of the Executive Policy Committee dated July 10, 2002

Proposed 2002 Development Agreement Parameters

File EP-2 (Vol. 29)

585 - 5. Council, on June 21, 1989, considered a report from Executive Policy Committee dated June 14, 1989, and adopted a number of recommended amendments to the existing Development Agreement Parameters.

The existing Development Agreement Parameters, as approved by Council on June 21, 1989, have been utilized by the Administration to form the basis for all development agreements that have been executed between the City and land developers since 1989.

After ten years of utilizing the 1989 Development Agreement Parameters, it was apparent to both the City and representatives of the land development industry that amendments were necessary. Accordingly, on January 12, 2000, Executive Policy Committee approved the establishment of an Ad Hoc Committee, comprised of the Chairpersons of the Standing Committees on Fiscal Issues, Public Works and Property and Development, to Review Development Standards. The objectives of the Committee were as follows:

1. To re-examine the standards that affect Development Agreements;
2. To consult with the private sector thereon; and
3. To work with the Administration to update the standards.

On February 10, 2000, at Meeting No. 1, the terms of reference for a Clause by Clause Review of the existing Development Agreement Parameters were determined. On June 11, 2002, at Meeting No. 16, the Ad Hoc Committee considered a document entitled "Proposed 2002 Development Agreement Parameters" and recommended as follows:

> "That the Administration be requested to submit to the next meeting of the Ad Hoc Committee a report presenting the proposed 2002 Development Agreement Parameters, including therein reference to the specific sections of the Parameters that are still under review."

Between February 10, 2000, and June 11, 2002, the Ad Hoc Committee to Review Development Standards held sixteen meetings with representatives of the Urban Development Institute-Manitoba Division (UDI) and Administration to address the aforementioned three objectives.

One of the major projects undertaken by the Ad Hoc Committee, in conjunction with the UDI and Administration, was a "clause by clause" review of the existing 1989 Development Agreement Parameters.

Attachment “A” outlines the "Proposed 2002 Development Agreement Parameters" which are being submitted by the Administration and the UDI for consideration by Council.
The Parameters have been discussed at length and for the majority of the clauses there is consensus between the Administration and the UDI as to the proposed revised wording. However, there are a number of Parameters that require further discussion over the next year. In order to complete this document, it was agreed that for those clauses still under review that the current Parameters from the 1989 version would be used. Therefore, those clauses were only modified slightly to reflect format and organizational changes. As a cross reference to the existing Parameters, at the end of each proposed Parameter in Attachment "A", there is a reference to its related 1989 Parameter.

In conducting the clause by clause review project, it was apparent that a number of the 1989 Parameters were either obsolete or not applicable for inclusion in the Parameters. Attachment "B" entitled "1989 Development Agreement Parameters: To Be Deleted" outlines all the various existing Parameters that are recommended for deletion with accompanying rationale.

Attachment "A" represents the culmination of many meetings involving members of the Ad Hoc Committee, Urban Development Institute and the Administration. Although there are still issues that must be discussed further, these revised Parameters are a significant improvement to the current 1989 version in that they have been re-organized in a more logical format as well as updated to reflect the reality of today's economic climate. It is anticipated that adoption of the 2002 Development Agreement Parameters will improve relations between the City and representatives of the land development industry and, as well, will ensure that land developers will continue to contribute their fair share of the costs of City services and infrastructure.

It cannot be determined whether there will be any long-term financial implications to the City resulting from changes to development agreement parameters.

Report of the Executive Policy Committee dated July 10, 2002

The Executive Policy Committee recommends:

I. That the "Proposed 2002 Development Agreement Parameters", as outlined in Attachment "A", be adopted by Council.

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

Copy of attachments referred to in the above clause are on file in the office of the City Clerk.

Adopted by consent.

Proposed Strategic Economic Development Grant - 345 (347/355 Donald Street) - The Northwest Company
Files FI-1.2 (Vol. 1) and EP.1.2.3 (Vol. 4)

586 - 6. The Executive Policy Committee has been advised that Council approval is required to use the Economic Development Investment Reserve to fund strategic economic development incentive and investment projects.

On May 7, 2002, the President and Chief Executive Officer of CentreVenture Development Corporation wrote to the Planning, Property, and Development Department providing details with regard to a proposed development at 345 (347 / 255) Donald Street. CentreVenture was advised that timely approval of some civic economic incentive was necessary in order to satisfy all of the conditions on the purchase of the building and to finalize a lease with The Northwest Company.

CentreVenture has been recruiting The Northwest Company for over one year. The building at the corner of Donald and Ellice is approximately 70 years old and is in very poor condition. The property, formerly known as the Horseshoe Cabaret, is currently vacant and has been recently used as a site for “raves”.

The Northwest Company is proposing to locate a Giant Tiger Family Discount Store at this location. The Northwest Company currently operates a Giant Tiger Store on McPhillips Street in Winnipeg. Giant Tiger Stores offer recognizable basic family / household products at low everyday prices.

The Northwest Company are proposing to completely renovate the building with a new roof, a new storefront / building façade, improved parking lot, an upgraded HVAC system, as well as significant leasehold improvements. The estimated cost of these improvements is approximately $750,000.00, not including the cost of purchasing the land and building, and leasing and development fees. However, Giant Tiger is only able to pay a certain rent given their Business Case, the condition of the building and the cost of the renovations and, therefore, asked CentreVenture about the feasibility of a property tax credit in order to assist them in bringing the project to reality.

There are several positive attributes that would be achieved by this project. Plan Winnipeg 2020 Vision proposes a Downtown First Policy whereby:

> “the City shall promote downtown development to stimulate revitalization and capitalize on existing infrastructure by, among other things, encouraging the retention, recruitment, development, and incubation of unique and important business in the downtown…”

The Giant Tiger Family Discount Store will provide a welcome addition to the existing residential neighbourhood. Located near the A & B Sound store and the new Mountain Equipment Co-op, it will support and strengthen the retail activity in the area. With two new residential projects and the Red River Downtown Campus project scheduled to open shortly, the Giant Tiger Store will provide a local source for food, family, and household products.

The request for a Strategic Economic Incentive Grant is relatively modest. Based upon estimates of future assessed values and realty taxes as provided by the Downtown Improvement Team, CentreVenture has negotiated an incentive package that would be based upon the incremental municipal portion of taxes attributed to the property as a result of redevelopment. The property owner will pay all taxes accruing to the property, including business taxes and Business Improvement Zone levies, but would receive an annual grant for five years that would be equal to the incremental value of the municipal portion of realty taxes.

Report of the Executive Policy Committee dated July 10, 2002

The financial details of the Grant are as follows:

The property is currently assessed at $421,000. 00	
Existing municipal portion of realty tax (2002)	$ 8,123.57
Existing business tax (2002)	$ 6,550.23
Total existing municipal and business tax (2002)	$14,673.80
Following redevelopment, the property will be assessed at $750,000.00	
Estimated municipal portion of realty tax following redevelopment	$14,471.93
Estimated business tax following redevelopment	$14,031.50
Total estimated municipal and business tax following redevelopment	$28,503.43

The estimated increase in municipal revenues would therefore be $13,829.63 (say $13,800.00) per year.

The Northwest Company has requested a Strategic Economic Incentive Grant based upon the incremental value of the municipal portion of the realty tax that the Giant Tiger Store would pay every year for a five-year period. The estimated annual grant payment would therefore be $14,471.93 - $8,123.57= $6,348.36 (say $6,400.00). The total estimated Strategic Economic Incentive Grant (over the five-year period) would therefore be $32,000.00.

Even with the payment of an annual Grant estimated at $6,400.00 per year for five years, as a result of this redevelopment, the City would accrue additional civic revenues from the property than are currently realized. The net estimated new municipal revenue over five years would be $7,400.00 per year. These net new municipal revenues are likely understated as the existing business (the Horseshoe Cabaret) has not been operating and would therefore not be paying any business taxes.

It is recommended that the entire estimated Strategic Economic Incentive Grant of $32,000.00 be sourced from the Economic Development Investment Reserve. It is further recommended that the Chief Administrative Officer be delegated the authority to finalize all necessary agreements with The Northwest Company in order to effect Council direction.

The Executive Policy Committee recommends:

I. That Council approve a total estimated $32,000.00 Strategic Economic Incentive Grant to be dispensed over the years 2003 to 2007, to The Northwest Company for the development of a Giant Tiger Family Discount Store to be located at 345 (347 / 355) Donald Street with details as follows:

   A. The Grant represents the incremental difference between the existing (2002) municipal portion of the realty tax, and the municipal portion of the realty tax following re-development for the stated years.

   B. The Grant, estimated at $6,400.00 per year, shall be paid to The Northwest Company annually for a period of five years.

   C. The Grant funds be sourced from the Economic Development Investment Reserve.

II. That the Chief Administrative Officer be delegated the authority to approve the final terms and conditions of all agreements necessary to facilitate the Strategic Economic Development Grant.

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

Moved by His Worship Mayor Murray,
Adoption of the clause.

Carried.

Report of the Executive Policy Committee dated July 10, 2002

Re-Naming of the Bridges between the south end of Norwood Bridge and north end of the Main Street Bridge
File SB-11 (Vol. 6)

587 - 7. On July 10, 2002, the Executive Policy Committee passed the following motion, namely:

WHEREAS Her Royal Majesty Queen Elizabeth II will be visiting Winnipeg on October 8 and 9, 2002, as part of her Jubilee Celebration and her Coronation 50 years ago;

AND WHEREAS the Monarchist League has made a number of requests to commemorate this occasion, one of which is to name a bridge after the Queen;

AND WHEREAS the Main Street and Norwood Bridges are the most significant bridge structures in the City and the bridges between the south end of the Norwood Bridge and the North end of the Main Street Bridge could be renamed "Queen Elizabeth II Bridges" to commemorate this occasion;

THEREFORE BE IT RESOLVED that, in commemoration of Queen Elizabeth II's Jubilee Celebration, the bridges between the south end of the Norwood Bridge and the north end of the Main Street Bridge be renamed "Queen Elizabeth II Bridges".

Moved by His Worship Mayor Murray,
Adoption of the clause.

Carried.

Winnipeg Police Pension Plan
File GU-3.10 (Vol. 7)

588 - 8. The Executive Policy Committee has been advised that on November 3, 2000, the Winnipeg Police Association wrote to the City stating that they would be prepared to agree to having the City take a contribution holiday effective January 1, 2001, if the City agreed to the allocation of the same amount, at the same time, to the Supplementary Pension Benefits Account (SPBA) to assist in funding the cost of living adjustments.

On December 18, 2000, the former City Treasurer, R. Keith Dowdall, replied concurring in the position subject to a number of conditions in addition to the approval of City Council. On February 13, 2001, the Winnipeg Police Association proposed an "interim agreement" to the pension surplus matter. On March 21, 2001, Council adopted the recommendation of the Executive Policy Committee to cease contributions to the Winnipeg Police Pension Fund for the first ten pay periods of 2001.

In January, 2002, the City and the Winnipeg Police Association agreed to recommend that the interim agreement be extended to 2002. Based on this, the City's budget was adjusted for the appropriate amount. Subsequently the Winnipeg Police Association communicated that they wished to withdraw their agreement.

The matter of the disposition of actuarial surpluses was determined by by-law up until January 1, 1995, when the subsection that governed the sharing of surplus expired. Under Subsection 5(5) of By-law No. 6253/93, the surplus emerging before that date was to be divided into two portions, one part allocated to the plan members through the SPBA and the other to the City to be used to lower its contribution requirement to a matching level for the following three year period, with the balance allocated to a contingency reserve which could also be used by the City at its discretion for contribution support, at least to a matching level. Therefore, when the City matches employee contributions the surplus would normally be divided 50/50 under the previous formula. Due to the expiry of subsection 5(5) there is no formula at the present time for surplus allocation and a by-law amendment is required.

Since the expiry of the subsection, the Police Pension Board has obtained a legal opinion, subsequently disputed by the WPA and WPSOA, that all emerging surplus is available to the City to take contribution holidays. It is the City's view that such a use of the surplus by the City could be considered fair, given the City is fully responsible to cover unfunded liabilities that emerge under the plan.

The recommendation to cease contributions for ten pay periods is consistent with what would be required under the Income Tax Act. In addition, the recommendation is consistent with the expected 2002 budgetary savings for reduced contribution holidays to the Police Pension Plan, which results in a savings of approximately $2 million.

Report of the Executive Policy Committee dated July 10, 2002

The proposed interim agreement does not put either party at a disadvantage during current negotiations. The Winnipeg Police Association, while they had agreed to the holiday, subsequently indicated they wished to withdraw agreement. As the holiday was agreed to, and formed part of the 2002 budget and disadvantages neither party, it is being recommended the holiday be taken and an equivalent amount be transferred to the Supplementary Pension Benefits Account.

In order to implement the foregoing By-law No. 6253/93 requires amendment.

The Executive Policy Committee recommends:

I. That the City cease contributions to the Winnipeg Police Pension Fund for ten pay periods in 2002 commencing as soon as possible after Council's approval.

II. That the City Solicitor/Manager of Legal Services, be requested to prepare the necessary by-law to amend By-law No. 6253/93 so that an equal benefit be provided to the Plan Members through a transfer from the Regular Account to the Supplementary Pension Benefits Account (SPBA), an account established to fund cost-of-living adjustments for 2001 and 2002.

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

Moved by His Worship Mayor Murray,
Adoption of the clause.

Carried.

Councillors De Smedt, Smith and Steek asked to be recorded as having voted against Clause 8 in accordance with Rule 50.7 of the Procedure By-law.

Potential Redevelopment of Lands North of the High-Line, North St. Boniface File EP-1.2 (Vol. 6)

589 - 9. The Executive Policy Committee has been advised that in February of 2001, the Land Enhancement Program, within the Real Estate Division of the Planning, Property and Development Department, was asked to re-examine the redevelopment potential for the lands bounded by rue Darveau on the south, the Red River to the west and north, and Whittier Park to the east and specifically those lands north of the C.N.R. highline located in North St. Boniface. Guided by both the objectives of the North St. Boniface Action Area Plan and Plan Winnipeg policy, which have identified the subject area to be both an appropriate and suitable area for residential redevelopment, that evaluation is now complete.

Since the mid-1970's the lands north of the C.N.R Mainline surrounded by the Red River and Whittier Park have been included alternately in plans for park purposes and in plans as a residential neighbourhood. On September 17, 1975, Council instructed that the Administration take the necessary steps to acquire all the property in the area north of the C.N.R Mainline between Tache Avenue and St. Joseph Street North, proposed as a park under the North St. Boniface District Plan.

In January, 1976, Council adopted a plan prepared by the City entitled the North Saint Boniface District Plan. The residents of North Saint Boniface were upset by certain policies inherent in the Plan, one of which was the designation of all lands north of the High Line to a park category. That designation, in effect, meant that because the City was instructed to acquire the subject properties for public park purposes, no building or upgrading permits for homes could be obtained. A building freeze was authorized and the area was also excluded from the then new Neighbourhood Improvement Program.

The City subsequently acquired a number of properties in the entire North St. Boniface area (i.e. north of Provencher Boulevard) at a sum of $3.88 Million, comprised of 82.51 acres (purchase prices only, not including statutory interest, legal fees, demolition costs or finance/administration charges, etc.). In the subject area, a total of $929,900.00 plus land exchanges was spent in property acquisitions.

In 1980, the North St. Boniface Residents Association and La Societe-Franco-Manitobaine drafted a list of recommended changes to the District Plan, the most significant of which was as follows:

Report of the Executive Policy Committee dated July 10, 2002

> "That the North St. Boniface Action Area Plan be amended to redesignate lands located north of rue Darveau, East of Tache Avenue, south of rue Messager and west of rue St. Joseph from a proposed Park and Riverbank land use designation to a 'Residential' land use designation."

Those recommendations were submitted to the former St. Boniface-St. Vital Community Committee and the amendment process was initiated.

On October 6, 1982, Council approved a recommendation to amend the Action Area Plan from a proposed park and riverbank land use designation to a residential land use designation (with the exception of a northerly 100 foot strip from the centre of rue Darveau, rue St. Joseph to Tache Avenue for the protection of a possible transit corridor). On March 16, 1983, Council adopted By-law 3336/82 amending the designation of the subject area to a future residential land use designation, and to make available for sale the City-owned lots in this area.

On October 20, 1993, Council adopted a recommendation contained within a report dated October 4, 1993, from the former Committee on Protection, Parks and Culture that thirteen City-owned properties in the subject area be declared surplus to Parks and Recreation needs and disposed of accordingly. Between 1983 and 1992 there were various Council approved amendments to the Action Area Plan which "fine-tuned" the City's policy concerning future development in this area.

On January 26, 1995, Council rescinded its previous decision authorizing disposal of the thirteen properties, and authorized the Planning Department to amend the Action Area Plan to a future park use, and that the City acquire privately-owned properties in the area as they become available for sale. This decision was based on a report from the former Committee on Protection, Parks and Culture dated January 9, 1995, which report outlined:

- that the Committee on Finance on January 31, 1994, had recommended that the sale of all houses owned by the City in the area be put on hold until the Action Plan was reviewed and that in the interim the City acquire property in the area at fair market value, as property may become available.

- that at the time there were three properties available for sale.

- that at the time the City owned approximately 66 per cent of the lands (exclusive of streets and lanes) and that there were 26 residential and four non-residential privately owned holdings left in the area.

On February 5, 1996, the former Committee on Protection, Parks and Culture established a Sub-Committee, chaired by Councillor Vandal, to examine the feasibility and ramifications of implementing the current Area Action Plan including an outline of the full costs to the City relative to the subject property. On March 20, 1996 Council rescinded its decision of January 26, 1995.

In March, 1996, in response to the Sub-Committee's mandate, the administration and citizen members representing the local community, met to begin the process of identifying issues and development options for the area in question.

The Sub-Committee was also asked to assess the state of the existing infrastructure (roads and underground servicing) and establish what, if any, servicing costs would be assessed as a result of significant residential redevelopment of the area as defined. A follow-up questionnaire distributed to the property owners of the subject area generally confirmed that the preferred development option for the area in question would be either single-family housing, or a combination of single-family and low-density multiple-family housing whichever would prove to be the most economically viable.

On February 23, 1998, the Sub-Committee on High Line North Redevelopment Options completed its report containing the following recommendations:

> "1. That combined sewer relief works proposed for the subject area be completed as expeditiously as possible, subject to funding approval by Council and subject to the priority rating with other combined sewer relief projects.
>
> 2a) That, in advance of the above-mentioned land drainage improvements, the Director of the Property and Development Services Department be instructed to immediately sub-divide, rezone, market, and offer for sale, the City-owned lands on the south side of Rue Messager generally in accordance with Development Option V, and,
>
> 2b) That the net revenue form the sales of the resulting lots be retained in an investment fund for infrastructure improvements, i.e., street pavement, to coincide with the combined sewer relief works.

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3. That the City begin the process of initiating the necessary amendments to Plan Winnipeg in order to facilitate future residential development of the frontage lands along portions of the west side of Tache Avenue."

On March 2, 1998, the Standing Policy Committee on Property and Development referred the Report from the Sub-Committee on Lands North of the C.N.R. High Line to the Administration for review and comment back. On May 4, 1998, the Standing Policy Committee on Property and Development requested that the Administration conduct a servicing analysis study and report back to the meeting scheduled for June 1, 1998.

On June 22, 1998, the Property and Development Services Department prepared a new report, which involved a detailed servicing cost estimate. The report concluded the subject area could not produce enough revenue from the sale of the City land within the internal area to offset the servicing cost to upgrade the internal area to an urban standard.

In 2001, a revised redevelopment study concluded that a mix of new, single-family (predominantly) and low-density, multiple-family housing could be achieved in the subject area if the existing infrastructure could be economically upgraded to acceptable modern standards. This area would then be able to undergo a self-sufficient cycle of transformation and regrowth This area would then be able to undergo a self-sufficient cycle of transformation and regrowth with new housing and the reconstruction of older residences driven by the normal forces of the private marketplace.

The subject area, while seemingly on the periphery of North St. Boniface and physically separated by an elevated railway crossing, has for twenty-five years been the object of intense focus by the residents of North St. Boniface. At the urging of local resident committees in 1982, the Action Area Plan (By-law 965/75) was amended to reclassify the area north of the High Line (between rue Tache and rue St. Joseph, and rue Messager and rue Darveau) from a proposed "future park" area to a "future residential" area.

The Plan Winnipeg 2020 Vision further reinforced the neighbourhood position by identifying the subject enclave as a "neighbourhood" policy area". In accordance with Plan Winnipeg policy and its expressed objectives of maintaining a compact urban form, the area qualifies as a classic example of potential new/future infill housing. However, twenty years after the 1982 initiative by the residents of St. Boniface, little in the way of tangible new development has occurred north of the High Line in the designated residential area.

Progress has been significant with respect to riverbank property acquisition and subsequent rezoning to a "PR-1" Public Reserve category, but little has transpired in the area of new housing. A major impediment to new development has been the fact that in spite of studies having been completed which outline viable redevelopment options, the area is still serviced by a combined sewer system and waterlines of 1958 vintage. The upgrading of the underground infrastructure has to be deemed a priority prior to any actual redevelopment or marketing of land taking place.

It should be noted that the City's Water and Waste Department has confirmed that it is in the process of evaluating the cost/ benefit priority of separating the combined sewers of the entire North St. Boniface community, that is, north of Provencher Boulevard as a result of the construction of the Provencher Bridge. Wardrop Engineering has been hired to prepare the aforementioned cost/ benefit study by October 1, 2002. Their findings could influence the potential separation of combined sewer services in the North St. Boniface area, including the enclave north of the High Line, as early as the spring of 2003. Funding for this separation would come from Water and Waste's reconstruction fund.

Similarly given the advantages of either marketing or developing larger (non-fragmented) parcels of land in the future, consideration has to be given to providing the Planning, Property ad Development Department with the authority to proceed with an ongoing land assembly program, if not for all of the properties in the mandated area, then at least in response to those properties which periodically become available on the open market.

The Executive Policy Committee recommends:

I. That the City of Winnipeg , in accordance with Plan Winnipeg Policy and the stated objectives of the North St. Boniface Action Area Plan, issue a proposal call for the redevelopment of the City-owned lands north of the highline in North St. Boniface for mixed use residential development, subject to the following principles:

   A. That the densities be limited to principally single-family with the possibility of some low to medium density multiple-family along the north side of rue Darveau and on the west side of Tache Avenue, if necessary, subject to obtaining the required Plan Winnipeg amendments.

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B. That the riverbank areas, by-and-large, be preserved for public, open park space in accordance with Plan Winnipeg Policy guidelines.

C. That the City of Winnipeg establish and maintain urban design controls over development as it occurs.

II. That the City of Winnipeg commit to do the following:

A. complete the combined sewer relief works to coincide with redevelopment.

B. relocate the Public Works Yard on the west side of Tache Avenue making it available for potential future housing, subject to obtaining the required Plan Winnipeg amendments. The relocation of this operations facility to the proposed new twenty acre Public Works Yard on Dawson Road has been contemplated for several years.

C. agree in principle to invest the revenue from the sales of City-owned land in the subject area back into infrastructure improvements to coincide with sewer relief works.

D. agree to allocate up to $500,000.00 from the Building Communities program for seed money to facilitate the aforementioned development subject to the Advisory Committee concurrence.

E. prepare a detailed conceptual plan which:

i) clearly identifies the location and dimensions of the proposed future Transit Corridor which is destined to parallel the north side of the Highline eventually linking The Downtown with Transcona, and

ii) which also demonstrates how the aforementioned new regional service can be effectively integrated into the existing/ future residential community with minimal adverse effect.

III. That the Chief Administrative Officer be authorized to acquire properties within this enclave as these properties become available subject to an appropriate funding source being identified for this purpose.

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.

Adopted by consent.

EXECUTIVE POLICY COMMITTEE

MOTIONS

Moved by Councillor Eadie,
Seconded by His Worship Mayor Murray,
590 - WHEREAS the 2002 Schedule of Council and Committee meetings, adopted by Council on October 24, 2001 provides for two meetings of Council to be held in the month of September (September 4 and 25, 2002);

AND WHEREAS Council usually recognizes that August is a period of limited activity due to varying holiday schedules;

AND WHEREAS it is not deemed necessary to convene two meetings of Council in September;

THEREFORE BE IT RESOLVED that the September 4, 2002 meeting of Council be cancelled;

AND THEREFORE BE IT FURTHER RESOLVED that the Standing Committee meetings be convened or cancelled at the discretion of the respective Standing Committee Chairpersons in accordance with Section 6.5 of the Procedure By-law.

Carried.

Executive Policy Committee – Motions (continued)

Moved by Councillor Gerbasi,
Seconded by His Worship Mayor Murray,

591 - WHEREAS the International Panel on Climate Change (IPCC) has observed that global average surface temperature has increased over the 20th Century by about 0.6 degrees Celsius, that snow cover and ice extent have decreased, that global average sea level has risen and ocean heat content has increased;

AND WHEREAS the IPCC concludes in its 2001 Third Scientific Assessment that "there is new and stronger evidence that most of the warming observed over the last 50 years is attributable to human activities";

AND WHEREAS the IPCC projects that temperatures will increase between 1.4 to 5.8 degrees Celsius by 2100 if current trends in greenhouse gas emissions continue;

AND WHEREAS federal and provincial costs related to extreme weather events in Canada increased from $500 million in 1980-1984 to $5.3 billion in 1995 – 1999, exclusive of enormous municipal costs not yet measured on a national basis. Federal drought-related crop insurance costs now regularly exceed $1 billion annually;

AND WHEREAS economic activity in rural and northern communities relying on fisheries, tourism, forestry and agriculture will be disrupted by climate change;

AND WHEREAS municipal investments in building retrofits, community energy systems, water conservation, renewable energy technologies, waste reduction, landfill gas capture, fleet management and public transit reduce operating costs, help maintain community services and protect public health while cutting greenhouse gas emissions contributing to climate change;

AND WHEREAS forestry and agriculture sectors can expand business opportunities by increasing the capacity of trees and soils to absorb carbon dioxide and by developing renewable fuels like ethanol, bringing new economic activity to rural and remote communities;

AND WHEREAS fossil fuel producers are increasing investments in renewable energy like wind power, wood burning power plants and alternative fossil fuel technologies that store carbon dioxide in aquifers or depleted oil and gas fields to reduce the amount of carbon dioxide going into the air; and

AND WHEREAS 78 per cent of Canadians (according to poll results from Decima Research Inc., March 2002) want the Kyoto Protocol ratified;

BE IT RESOLVED THAT the City of Winnipeg endorses the Federation of Canadian Municipalities (FCM) resolution for the ratification of the Kyoto Protocol by the Government of Canada if the following conditions are met:

- No region of the country bears an unreasonable cost related to reducing greenhouse gas emissions;
- Greenhouse gas emissions related to producing oil and gas and electricity are allocated to consuming jurisdictions and sectors, rather than producing jurisdictions;
- Sinks in the forest and agriculture sectors, particularly Western Canada, are pursued as part of a national strategy to diversify rural economies through development of a bio-economy;
- Investment in research and development, pilots and commercialization of technologies and processes that remove carbon dioxide from waste streams (i.e., coal gasification, injection into reservoirs); and that
- Canada's action plan to meet the Kyoto target maximize improvements in productivity and competitiveness.

AND BE IT FURTHER RESOLVED THAT this resolution be communicated to our Member of Parliament, provincial environment and energy Ministers, federal and provincial opposition leaders, community media and the Federation of Canadian Municipalities.

Moved by Councillor Gerbasi,

That the motion be referred to the Civic Environmental Committee.

Carried.

EXECUTIVE POLICY COMMITTEE

CONSIDERATION OF BY-LAWS

592 - On motion of His Worship Mayor Murray, By-law No. 8030/2002, a by-law of The City of Winnipeg to amend By-law No. 7630/2000, a by-law establishing Plan Winnipeg, being a statement of the City's policy and general proposals in respect of development or use of land in the City, was read a second time.

His Worship Mayor Murray moved that this constitute the second reading of By-law No. 8030/2002, which motion was carried. File EP-1.1(PW) (Vol. 16)

Note: By virtue of Council adopting Clause 4 of the Report of the Executive Policy Committee dated May 8, 2002 at its meeting held on May 22, 2002, it is deemed that Council gave first reading to By-law No. 8030/2002.

On motion of His Worship Mayor Murray, By-law No. 8089/2002, a by-law of The City of Winnipeg to amend the Multiple Family Dwelling Grant By-law No. 8060/2002, was read a first, second and third time, the rule being suspended for the third reading, and was passed and ordered to be signed and sealed.
File EX (Vol. 14)

The Speaker called the Deputy Speaker to the Chair and left the Chamber.

EXECUTIVE POLICY COMMITTEE

QUESTION PERIOD

593 - Councillor Steeves made reference to the Provincial order to fog for mosquitoes beyond the buffer zones and asked what the process was that lead to the order.

His Worship Mayor Murray advised that the Minister of Health reviewed the situation when the West Nile Virus was discovered in the City and judged that this was a serious health concern and that City wide fogging was required.

Councillor Steeves questioned what could be done, if hypothetically, the City did have a concern about something that it was mandated and ordered to do by the Province.

His Worship responded that the City did not have any discretion in this case and that there was a delineation of authority and responsibility here, the City responsible for carrying out the orders laid out by the Province, based on the findings of Provincial health experts.

Councillor Steek noted that the Municipal Board had recently rendered its decision relative to the Fort Garry Hotel's assessment, reducing it to $7.5 million from $15 million. He noted that the business tax on the initial assessment of $15 million still has to be appealed at the Board of Revision to be reduced and questioned why this needs to be done. He noted that there were additional costs being incurred by the Fort Garry Hotel and other hotels in the same set of circumstances.

His Worship responded that he was aware that this issue has been a source of great frustration. He stated that the issue has been raised with the Province on a number of occasions. He noted that commercial properties, where the real property tax has been reduced, do not automatically have their annual rental values reduced, which inevitably impacts on the business tax set. His Worship also noted that a report would be forthcoming from the Assessment Task Force Committee, which has been appointed to address the foibles and failings of the Assessment Act and would provide recommendations on how to move towards a current year assessment model.

Councillor Steek questioned if the Mayor was aware of the legal action being taken on behalf of the hotel association by Mr. Scurfield, who is authoring the revisitation of the Assessment Department.

His Worship stated that he was aware of the legal action being considered. The Mayor stated that a Council Seminar would be held, when the Assessment Task Force report is complete, to help deal with some of the issues surrounding the Assessment system.

Councillor Steek questioned what would transpire if there were a myriad of cases reviewed, such as the Fort Garry Hotel, and they all come in with an assessment reduced by half.

Executive Policy Committee – Question Period (continued)

Councillor O'Shaughnessy, responding on behalf of His Worship, advised that the forthcoming report contemplates the possibility of that happening and that it is addressed.

Councillor Timm-Rudolph referred to a recent accident in Transcona whereby a gas explosion had entirely destroyed a home and damaged a neighbouring house. She questioned if on compassionate grounds for both families, the City would assist with having the building portion of the tax bill pro-rated.

His Worship suggested that the matter be raised with the Chairperson of the Standing Committee on Fiscal Issues to determine from a policy perspective how it may be handled.

Councillor Lazarenko questioned when the report on the sex trade in the City of Winnipeg would be made available to all members of Council. He noted that the report had been given to the Province and requested His Worship to find out when the report would be coming back to Council.

His Worship advised that he would take it up with the Province and find out where they were at with the consideration of the report.

Councillor De Smedt questioned if His Worship was aware of Council's frustration at getting a notice to rush into a special Executive Policy Committee meeting on the morning of a scheduled Council meeting and finding there several reports that they have had no chance to consult on and be aware of, all under the guise of how it is important that Council consider these reports that same day.

His Worship replied that while he understood Council's frustration over this matter, in this election year, there are simply very few Council meetings at which to consider these very important matters and given the choice between dealing with urgent priorities quickly or not at all, the obvious choice was to deal with them in this manner.

Councillor De Smedt reiterated that while he understood the Mayor's rationale, he did not feel that certain items brought forward at the special meeting of the Executive Policy Committee were truly urgent and should have been considered at a future meeting to allow all Councillors to comment on them, to which Mayor Murray replied that he was empathetic to the Councillor's concerns and offered to sit down with the Councillor after the meeting to discuss the process further.