Minutes – Executive Policy Committee – December 8, 2010

Minute No. 39
Report – Standing Policy Committee on Property and Development – December 6, 2010

Item No. 1 Apartment to Condominium Conversions

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That an extension of time of 90 days be granted to enable the Winnipeg Public Service to report back to Council on the issue of apartment to Condominium Conversions, including a range of strategies to address the shortage of affordable rental accommodations in the City and consultation with stakeholders including the Province of Manitoba.

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

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DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than 96 hours preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Browaty,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On December 6, 2010, the Standing Policy Committee on Property and Development recommended that an extension of time of 90 days be granted to enable the Winnipeg Public Service to report back to Council on the issue of apartment to Condominium Conversions, including a range of strategies to address the shortage of affordable rental accommodations in the City and consultation with stakeholders including the Province of Manitoba, and submitted the matter to the Executive Policy Committee and Council.

COUNCIL DECISION:

On May 19, 2010, Council passed the following motion:

WHEREAS the City of Winnipeg is committed to affordable housing;

AND WHEREAS the City of Winnipeg has an extremely low vacancy rate that makes it difficult for many Winnipeggers to find affordable housing;

AND WHEREAS the City of Winnipeg currently does not address apartment to condominium conversions and its impact on vacancy rates;

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DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

AND WHEREAS the cities of Edmonton, Regina and Saskatoon have condominium conversion policies which regulate the creation of condominium properties;

AND WHEREAS the cities of Regina and Saskatoon have condominium conversion policies which protect minimum vacancy rates;

AND WHEREAS the City of Toronto gives opportunity for tenants to address the conversion of their buildings to condominiums through the Ontario Municipal Board and Tenant Support Grants Program;

THEREFORE BE IT RESOLVED THAT the City of Winnipeg Public Service be requested to report back to Council in 120 days with a report on the issue including:

(i) consideration of a range of strategies to address the shortage of affordable rental accommodations in the City and consultation with stakeholders including the Province of Manitoba.