Agenda - Council – May 25, 2011

Report - Standing Policy Committee on Property and Development – May 10, 2011

Item No. 2 Apartment to Condominium Conversions

STANDING COMMITTEE RECOMMENDATION:

On May 18, 2011, 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 additional extension of time of 30 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:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 18, 2011, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 10, 2011, the Standing Policy Committee on Property and Development recommended that an additional extension of time of 30 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 March 23, 2011, Council granted an additional extension of time of 60 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.

On December 15, 2010, Council granted 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.

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

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;

Report - Standing Policy Committee on Property and Development – May 10, 2011

DECISION MAKING HISTORY: (continued)

COUNCIL DECISION: (continued)

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

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.