STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

QUESTION PERIOD

Minute No. 362
Councillor Smith requested the status of a report on the financial electronic billboards and questioned the delay.

Councillor Browaty advised that there was a lot of consultation being undertaken and advised that he believed the report would be coming out in the very near future.

Councillor Mayes requested further information on Item 8 of the Report of the Standing Policy Committee on Property and Development dated April 10, 2012 regarding the Strategic Economic Agreement for Transcona West.

Councillor Browaty advised that the terms of reference were agreed to between the City of Winnipeg and the various parties involved. He noted that it was the whole development scheme for Transcona West and people involved included Kildonan Place Shopping Centre and their parent company, Shindico, the City's Joint Venture with Genstar and Global Homes. He further noted that there were servicing issues with this particular parcel of land and that the Public Service could now proceed with the legal process.

Councillor Gerbasi questioned how much it would cost to service the development scheme for Transcona West, was there a ballpark figure and where was the money coming from.

Councillor Browaty noted that he didn't have the specifics in front of him on how the numbers broke down in terms of per acre or per buildable lot. He advised it was his understanding that compared to developments of the past, there was a greater onus on the developers to cover some of the costs.

Councillor Gerbasi stated it seemed unusual to her that Council would approve a rezoning and then not know the price at the time of the rezoning. She questioned if Councillor Browaty had any comments from a policy point of view.

Councillor Browaty advised they wanted to avoid a situation where an unpaved roadway with open ditches would be the primary transportation route into a new subdivision He stated that the Agreement would actually call for the paving of Reenders through to Peguis at the very beginning, before this development moved forward, and allowed for orderly development to occur.

Councillor Gerbasi noted it was obvious that something was being done without knowing the price ahead of time, and questioned if Councillor Browaty thought there was anything wrong with that kind of approach, or if a different approach should be taken in future developments.

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Councillor Browaty responded that while he didn't have the hard costs in front of him, he did know that the development was consistent with the Transcona West Area Structure Plan approved by Council.

Councillor Wyatt questioned if the Chairperson was aware that historically, four-lane roadways would be paid half by the developer(s) and half by the City. He noted that this proposal would actually set a positive precedent where developers would be paying for a total of three lanes instead of two, with the City holding the liability for only one lane instead of two.

Councillor Browaty advised he was aware that this was more generous that typical developments, but wasn't quite sure what the exact ramifications were.

Councillor Wyatt questioned if the Chairperson was also aware that the Joint Venture with Genstar was actually held back by the fact that the servicing in this area was not resolved, and that the revenues from the Joint Venture would more than make up any costs and add to the City's bottom line in terms of being able to develop now.

Councillor Browaty stated that he was not aware that there were servicing issues holding back the Joint Venture land, but that he was aware there had already been significant contributions to the Land Operating Reserve from the development of those lands in the Joint Venture with Genstar.

Councillor Wyatt further questioned if the Chairperson was aware that since the Joint Venture was struck, that the Joint Venture between the City of Winnipeg and Genstar has contributed nearly $10 million to the Land Operating Reserve, which would not have been achieved had it been sold simply as raw land rather than developed land.

Councillor Browaty responded that he was not aware that the number was $10 million but was quite impressed to hear that fact.

Councillor Gerbasi questioned if the Chairperson was aware that members of Council still don't know the cost of these improvements.

Councillor Browaty replied that he was aware the hard numbers were not there, but was quite comfortable that the new revenues being brought on-stream by both the Joint Venture as well as the tax roll were not insignificant. That said, Councillor Browaty stated that he would endeavor to get more hard costs for Councillor Gerbasi.