

The City of Winnipeg

DOWNTOWN RESIDENTIAL DEVELOPMENT ACTION PLAN

Housing Development Division
Planning, Property and Development Department

2011-2013

TABLE OF CONTENTS

Introduction: 4

The Downtown Residential Development Strategy 4
- Vision 4
- Goals 4
- Measures of Success 4
- Strategies 5
- How to read the Downtown Residential Development Action Plan 5

Strategy 1: Enhance the quality of Downtown residential life 7
- Item 1: Enhance and Strengthen Unique Advantages of Downtown Living 8
- Item 2: Improved 'Essential' Retail to Support Downtown Living 9
- Item 3: Safety 10
- Item 4: Maintain and Support Downtown Affordable Housing 11
- Item 5: Skywalks 13
- Item 6: Parks and Green Spaces 14

Strategy 2: Improve transportation options to, from, and within the Downtown 15
- Item 1: Priority Snow Clearing in the Downtown 16
- Item 2: Public Transit links to the Downtown 16
- Item 3: Public Transit links within the Downtown 17
- Item 4: Automobile Parking 17
- Item 5: Bicycle Parking 18
- Item 6: Active Living 18

Strategy 3: Develop a strong planning framework for downtown residential development 20
- Item 1: Transportation Planning 21
- Item 2: Downtown Planning 21
- Item 3: Pedestrian Facilities Design Guidelines 23
- Item 4: Increase Accessibility 24

Strategy 4: Create responsive and integrated City services related to Downtown residential development 25
- Item 1: Permit and Inspection Processes 26
- Item 2: Building Code Equivalencies 26
- Item 3: Developers' Tool Kit 27
- Item 4: Monitoring and Tracking 27

Strategy 5: Adapt and develop key financial tools to create incentives for desired development 28
- Item 1: Residential Development Tax-Related Incentive Programs 29
- Item 2: Fees for Downtown Development 29
- Item 3: Surface Parking in the Downtown 30

Strategy 6: Promote downtown living with developers and potential residents 31
Item 1: Development Information on City Website 32
Item 2: Downtown Living Tour & Exhibition 32
Item 3: Promotional Downtown Living Package 32
Item 4: Marketing Downtown Living 33
Item 5: Downtown as Entertainment Hub 33
Item 6: Promote Active Transportation 33
Item 7: Promote Safety 34
Item 8: Market Downtown Opportunities 34

Introduction:

The Downtown Residential Development Action Plan is a document created to accompany the Downtown Residential Development Strategy. The Strategy represents the vision, goals, measures of success and six specific strategies for continued downtown renewal and increased residential population. It is summarized as follows:

The Downtown Residential Development Strategy

Vision

The Downtown Residential Development Strategy envisions a Downtown that

- is vibrant;
- has neighbourhoods with distinct character;
- is walkable,
- is a source of civic pride.

Goals

1. To increase the population of the Downtown
2. To create dense residential clusters.
3. To promote residential buildings and neighbourhoods in order to develop a Downtown that reflects the income diversity of the whole of the city of Winnipeg.
4. To continue to support existing downtown neighbourhoods.

Measures of Success

1. A net increase in total downtown population
   Data: Estimated based on ratio of people per unit for new development (City of Winnipeg; annually); Census data (Statistics Canada; every five years)
2. An increase in the municipal property tax base (prior to calculation of tax-related financial incentives)
3. Decreasing or elimination of the need for financial incentives to meet the forecasted number of new units

Strategies

The Downtown Residential Development Strategy has six core strategy areas. These are intended to promote residential development and to create an environment in the Downtown that will encourage demand for residential development.

1. Enhance the quality of downtown residential life;
2. Improve access to and from, and mobility within the Downtown;
3. Develop a strong planning framework for downtown residential development;
4. Enhance and ensure responsive and integrated City services related to downtown residential development;
5. Adapt and develop key tools to encourage desired development; and
6. Promote downtown living with developers and potential residents.

These six strategies are in turn supported by almost 50 action items that form the Action Plan. A number of these action items are already in place or are presently being completed. A second category represents actions that have been previously announced or are being implemented as part of other operational plans. A third category represents new initiatives. It was seen as important to include all three categories of actions in this document to reflect the broad set of initiatives that are currently underway within the Downtown.

How to read the Downtown Residential Development Action Plan

Each action item with the Plan is grouped within the strategy area it supports. While there are numerous other initiatives and actions planned for the Downtown, an item was not included in this Action Plan unless it was felt that it specifically contributed to creating an environment that supported increased residential development. Items are not listed in order of priority within each strategy area.

Many of these action items reflect one or more of the themes that run through the recently Council-endorsed OurWinnipeg and Complete Communities documents, including accessibility, connectivity, active living, safety, and ecological sustainability. These themes are identified on relevant action items using the symbols noted below.

Accessibility _____ 

Connectivity _____ 

Active Living _____ 

Safety _____ 

Ecological Sustainability ___ 

STRATEGY 1:

Enhance the quality of Downtown residential life

This strategy is intended to ensure that the Downtown maintains and improves the provision of amenities that contribute to viable and sought-after residential neighbourhoods. These include the character of the area, retail options, safety, accessibility and parks. It also includes maintaining the quality of existing housing in the Downtown.

STRATEGY 1:

Enhance the quality of Downtown residential life

ITEM 1:
Enhance and Strengthen Unique Advantages of Downtown Living

Continue to promote the re-use of heritage buildings to increase housing stock in the Downtown and to provide community amenities that will create more liveable neighbourhoods. (✳)

Lead:	Senior Planner, Heritage, Planning Property and Development Department
Key Partners:	
City:	City of Winnipeg Historical Buildings Committee
External:	CentreVenture
Timeframe:	Ongoing
City Budget:	Within existing budgets

See also:
Strategy 5, Item 1: Residential Development Incentive Programs

Continue to promote arts and culture within the Downtown through the use of the City's Public Art program.

Lead:	Winnipeg Arts Council
Key Partners:	
City:	Director, Planning and Property Development
External:	Other arts and cultural organizations
Timeframe:	Ongoing
City Budget:	Within existing budgets

LEGEND
- Accessibility
- Connectivity
- Active Living
- Safety
- Ecological Sustainability

ITEM 2:
Improved 'Essential' Retail to Support Downtown Living

Promote the success and expansion of existing retail businesses providing goods such as groceries which serve the downtown population.

Lead:	Manager, Economic Development, Planning Property and Development Department
Key Partners: External:	CentreVenture; Downtown Winnipeg BIZ; Exchange District BIZ; Downtown Neighbourhood Associations
Timeframe:	Immediate and ongoing
City Budget:	Within existing budgets

Assist in and encourage the establishment of new retail options throughout the Downtown to serve the existing, predicted, and desired population mix in each of the residential zones.

Lead:	Manager, Economic Development, Planning Property and Development Department
Key Partners: External:	CentreVenture; Downtown Winnipeg BIZ; Exchange District BIZ; Downtown Neighbourhood Associations
Timeframe:	Immediate and ongoing
City Budget:	Within existing budgets

STRATEGY 1:

Enhance the quality of Downtown residential life

LEGEND
- Accessibility
- Connectivity
- Active Living
- Safety
- Ecological Sustainability

STRATEGY 1:

Enhance the quality of Downtown residential life

ITEM 3:
Safety

See also:
Strategy 1, Item 4: Maintain and Support Downtown Affordable Housing
Strategy 3, Item 2: Downtown Planning
Strategy 3, Item 3: Pedestrian Facilities Design Guidelines
Strategy 6, Item 7: Promote Safety

Building on existing safety initiatives[1], develop and implement additional safety strategies for the Downtown.[2] (●)

Lead:	Winnipeg Police Service
Key Partners:	
City:	Planning & Land Use Division, Planning, Property and Development; Community Services Department; Winnipeg Committee for Safety
External:	CentreVenture; Exchange District BIZ; Downtown Winnipeg BIZ; Forks North Portage
Timeframe:	Ongoing
City Budget:	TBD

Implement new downtown safety initiatives such as the Winnipeg Police Cadets.[3] (●)

Lead:	Winnipeg Police Service
Key Partners:	TBD
Timeframe:	Completed and ongoing
City Budget:	Within existing budgets

LEGEND
- Accessibility
- Connectivity
- Active Living
- Safety
- Ecological Sustainability

1. Current examples include the Outreach program, Downtown Safety Network, and Watch Ambassadors.
2. This may take the form of a downtown section of a larger strategy or safety plan.
3. Thirty full-time cadets began field training in November, 2010 to enhance the visual presence of the WPS. In January, 2011, 20 additional cadets will begin training.

Continue to take an active role in those public services areas within the mandate of the LiveSAFE[4] Interconnected Crime Prevention Strategy that relate to crime prevention through social development such as recreation, library services, and the Winnipeg Police Service (🛡)

Lead:	Chief of Police, Winnipeg Police Service; Director, Community Services Department
Key Partners: External:	Province of Manitoba; Government of Canada; Business; Not for profit organizations; Community groups; Citizens
Timeframe:	2010-2014
City Budget:	Within existing budgets

Review the pilot study of CCTV cameras to determine the ongoing cost-benefit of using CCTV cameras in the Downtown.[5] (🛡)

Lead:	Winnipeg Police Service
Key Partners:	TBD
Timeframe:	Completed
City Budget:	Within existing budgets

ITEM 4:
Maintain and Support Downtown Affordable Housing

Continue to work with the Province to deliver programs such as the Residential Rehabilitation Assistance Program (RRAP). Prioritize key neighbourhoods in the Downtown for funding through the RRAP program. (♿, ✳)

Leads:	Manager, Housing Development, Planning, Property and Development Department; Manitoba Housing and Community Development
Key Partners: External:	Canadian Mortgage and Housing Corporation
Timeframe:	Immediate and ongoing
City Budget:	Within existing budgets

4. The LiveSAFE Interconnected Crime Prevention Strategy is an inter-sectoral approach to crime prevention in partnership with other levels of government, business, not-for profit, community organisations, and citizens.
5. Call to Action, 2010, page 43.

STRATEGY 1:

Enhance the quality of Downtown residential life

LEGEND
- ♿ Accessibility
- 🔄 Connectivity
- 🚶 Active Living
- 🛡 Safety
- ✳ Ecological Sustainability

STRATEGY 1:

Enhance the quality of Downtown residential life

ITEM 4: *(cont'd)*

Provide, through Neighbourhood Integrated Service Teams (NISTs), a community-based service delivery model with a dedicated focus on the assessment of community needs and priorities utilizing recreation, library services, and neighbourhood by-law enforcement as primary community development tools in building healthy communities.[6]

Lead:	Director, Community Services Department
Key Partners: External:	Other levels of government, community based organizations, not-for profit sector, local area neighbourhood networks, and private sector organizations
Timeframe:	The Community Services Department has initiated transition into this integrated neighbourhood service delivery model and will continue this integration going forward.
City Budget:	Wthin existing budgets Identify funding available from partners

Ensure that property standards covered by the Livability and Vacant and Derelict Buildings Bylaws are enforced and that the Downtown is considered a priority area by bylaw officers.[7]

Leads:	Housing and Existing Buildings Administrator; Manager, Housing Development; Planning, Property and Development Department Manager, By-law Enforcement Services Division; Community Services Department
Key Partners: External:	CentreVenture; Downtown Winnipeg BIZ; Exchange District BIZ; Central Neighbourhoods Development Corporation
Timeframe:	Immediate and ongoing
City Budget:	Within existing budgets

LEGEND
- Accessibility
- Connectivity
- Active Living
- Safety
- Ecological Sustainability

6. Call to Action, 2010, page 58
7. A 9-Point Vacant and Derelict Buildings Strategy was adopted by Council on July 21, 2010. http://winnipeg.ca/CLKDMIS/ViewDoc.asp?DocId=10420&SectionId=&InitUrl=

Actively engage and partner with private and non-profit initiatives to increase the quantity of both market-oriented and affordable housing, encompassing both rental and owner-occupied units.

Lead:	CentreVenture
Key Partners:	
City:	Housing Development and Economic Development Divisions, Planning, Property and Development Department
External:	The Forks North Portage Partnership; Downtown Winnipeg BIZ; Exchange District BIZ; Central Neighbourhoods Development Corporation; Government of Canada; Province of Manitoba
Timeframe:	Immediate and ongoing
City Budget:	Within existing budgets and programs

ITEM 5: Skywalks

See also:
Strategy 2, Item 6: Active Living

Complete the 'Skywalks' (the weather protected walkway system) connecting buildings throughout the downtown. (♿, 🔄, 🚶)

Lead:	Supervisor of Property Management, Real Estate Division, Planning, Property and Development Department
Key Partners:	
External:	Province of Manitoba; Government of Canada; Building Owners
Timeframe:	Ongoing
City Budget:	New capital as required

STRATEGY 1:

Enhance the quality of Downtown residential life

LEGEND
- Accessibility
- Connectivity
- Active Living
- Safety
- Ecological Sustainability

STRATEGY 1:

Enhance the quality of Downtown residential life

ITEM 6:
Parks and Green Spaces

Continue to improve the quality of existing park spaces including Millennium Library, Old Market Square, and Central Park as key public spaces in the Downtown; and support programming opportunities to animate the spaces as community destinations.[8] ( ).

Leads:	Coordinator, Parks, Riverbanks and Community Initiatives, Planning, Property and Development Department; Manager, Community Development and Recreation Services, Community Services Department
Key Partners: External:	Province of Manitoba; Downtown Winnipeg BIZ; Exchange District BIZ; Winnipeg Foundation; Forks North Portage; Downtown Neighbourhoods Associations; Private Donors
Timeframe:	Old Market Square and Central Park completed. Millennium Library: 2011, Programming: Ongoing
City Budget:	Within existing budgets

Explore and promote non traditional use of space in key downtown parks and plazas including the use of wireless technology applications in Millennium Library Park, Old Market Square, Stephen Juba Park, or Bonneycastle Park.[9]

Lead:	Coordinator, Parks, Riverbanks and Community Initiatives, Planning, Property and Development Department;
Key Partners: External:	TBD, Downtown Winnipeg BIZ, Exchange District Biz, Downtown Neighbourhood Associations
Timeframe:	Q3, 2011
Budget:	Within existing budgets

LEGEND
- Accessibility
- Connectivity
- Active Living
- Safety
- Ecological Sustainability

8. Call to Action, 2010, page 18.
9. Call to Action, 2010, pages 18, 46.

STRATEGY 2:

Improve transportation options to, from, and within the Downtown

This strategy addresses transportation and connectivity of the Downtown to other parts of Winnipeg, as well as within the Downtown. A variety of transportation types are included, from public transit to active and human powered options to automobiles. This strategy will be guided by OurWinnipeg's Sustainable Transportation Strategy and the Transportation Master Plan.

See also:

Strategy 3, Item 1: Transportation Planning
Strategy 3, Item 3: Pedestrian Facilities Design Guidelines
Strategy 3, Item 4: Increase Accessibility

STRATEGY 2:

Improve transportation options to, from, and within the Downtown

ITEM 1:
Priority Snow Clearing in the Downtown

Continue to provide enhanced snow clearing service on streets, sidewalks, the Riverwalk and strategic park spaces in the Downtown to increase mobility and transportation.[10] (♿, 🔄)

Leads:	Manager of Streets Maintenance; Manager of Parks and Open Spaces, Public Works Department
Key Partners: External:	Downtown Winnipeg BIZ; Exchange District BIZ
Timeframe:	Ongoing
City Budget:	Within existing budgets

ITEM 2:
Public Transit Links to the Downtown

Complete construction of Stage 1 of the Southwest Rapid Transit Corridor from the University of Winnipeg to Pembina & Jubilee, including a new terminal at the University of Winnipeg in order to better connect the Downtown to other parts of the city. (♿, 🔄, ✳)

Lead:	Manager, Service Development, Transit Department
Key Partners: External:	Province of Manitoba; Government of Canada
Timeframe:	Completed
City Budget:	Within existing budgets

Invest in future transit initiatives that provide improved links to Downtown. (♿, 🔄, ✳)

Lead:	Manager, Service Development, Transit Department
Key Partners: External:	Province of Manitoba; Private developers
Timeframe:	Ongoing
City Budget:	Future capital budgets

10. Call to Action, 2010, page 46.

LEGEND
- ♿ Accessibility
- 🔄 Connectivity
- Active Living
- Safety
- ✳ Ecological Sustainability

ITEM 3:
Public Transit Links within the Downtown

Ensure that the supply of public transportation options within the Downtown, including the service frequencies, service hours and operating days on the Downtown 'Spirit' shuttle routes, provides convenient mobility throughout the week for Downtown residents, workers, and visitors. (♿, 🔄, ✳)

Lead:	Manager, Service Development, Transit Department
Key Partners:	
External:	Province of Manitoba; Downtown Winnipeg BIZ, The Forks North Portage, CentreVenture, Downtown Residents Associations
Timeframe:	Ongoing
City Budget:	TBD

ITEM 4:
Automobile Parking

See also:
Strategy 5, Item 3: Surface Parking in the Downtown

Develop a new strategic plan with a particular focus on Downtown parking issues, which will include consideration of the development of structured parking in the Downtown to support residential/mixed-use development.[11] (🔄)

Lead:	Director, Planning, Property and Development Department
Key Partners:	
City:	Winnipeg Parking Authority; Manager, Economic Development, Planning, Property and Development Department
External:	CentreVenture; Downtown Winnipeg BIZ; Exchange District BIZ; West End BIZ; Forks North Portage; Downtown Residents Associations
Timeframe:	2011
City Budget:	N/A

11. Call to Action, 2010, page 46.

STRATEGY 2:

Improve transportation options to, from, and within the Downtown

LEGEND
- Accessibility
- Connectivity
- Active Living
- Safety
- Ecological Sustainability

STRATEGY 2:

Improve transportation options to, from, and within the Downtown

ITEM 5:
Bicycle Parking

See also:
Strategy 2, Item 6: Active Living
Strategy 3, Item 1: Transportation Planning

Ensure that public bicycle storage/parking facilities (e.g. lockers, corrals, racks, etc.) meet demand.[12] (, ,)

Leads:	COO, Winnipeg Parking Authority; Active Transportation Coordinator; Public Works Department
Key Partners:	
City:	Planning, Property and Development
External:	Downtown Winnipeg BIZ; Exchange District BIZ; Downtown Residents Associations; CentreVenture; Chamber of Commerce; The Forks North Portage Partnership; Destination Winnipeg; Bike to the Future
Timeframe:	Completed and ongoing
City Budget:	Within existing budgets

ITEM 6:
Active Living

Continue to implement the active transportation plan which provides walking, jogging and cycling trails and connectivity from The Forks and Downtown to other active living zones outside the Downtown. (, , ,)

Lead:	Active Transportation Coordinator, Public Works Department
Key Partners:	
City:	COO, Winnipeg Parking Authority; Recreation Coordinator, Active Living, Community Services;
External:	Downtown Residents Associations; CentreVenture; Downtown Winnipeg BIZ; Exchange District BIZ; Chamber of Commerce; The Forks North Portage Partnership; Destination Winnipeg; Active Transportation Advisory Committee
Timeframe:	Plan completed (http://winnipeg.ca/publicworks/MajorProjects/ActiveTransportation/AT-Network2009.pdf) Implementation ongoing.
City Budget:	Within existing budgets

LEGEND
- Accessibility
- Connectivity
- Active Living
- Safety
- Ecological Sustainability

12. See also Call to Action, 2010, page 49.

Market the completed 'skywalks' (the weather protected walkway system) loop as an active pedestrian transportation route. (,)

Lead:	Active Transportation Coordinator, Public Works
Key Partners:	
City:	Recreation Coordinator, Active Living, Community Services;
External:	Downtown Winnipeg BIZ; Downtown Residents Associations
Timeframe:	Ongoing
City Budget:	TBD

STRATEGY 2:

Improve transportation options to, from, and within the Downtown



STRATEGY 3:

Develop a strong planning framework for downtown residential development

This strategy focuses on developing guidelines that will proactively support and encourage residential development to create a vibrant and cohesive Downtown with residential, commercial, and mixed-use neighbourhoods.

STRATEGY 3:

Develop a strong planning framework for downtown residential development

ITEM 1:
Transportation Planning

See also:

Strategy 2: Improve transportation options to, from, and within the Downtown

Strategy 5, Item 3: Surface Parking in the Downtown

Ensure that the Transportation Master Plan (being developed as part of the Our Winnipeg process) includes transportation infrastructure and services essential for a dense, mixed-use area like the Downtown. (♿, 🔄)

Lead:	Manager, Transportation, Public Works Department
Key Partners:	
City:	Senior Transportation Planner, Planning, Property and Development; Manager, Service Development, Transit Department; Active Transportation Coordinator, Public Works; Taxicab companies
Timeframe:	Summer, 2011
City Budget:	Within existing budgets

ITEM 2:
Downtown Planning

Incorporate Crime Prevention through Environmental Design (CPTED) principles into downtown planning and design. (🛡)

Lead:	Manager, Parks, Riverbanks and Community Initiatives, Planning and Land Use, Planning, Property and Development Department
Key Partners:	
City:	Manager, Transportation, Publics Works Department;
External:	CentreVenture; Forks North Portage; Downtown Winnipeg BIZ; Exchange District BIZ; Winnipeg Committee for Safety
Timeframe:	Ongoing
City Budget:	Within existing budgets

LEGEND

- ♿ Accessibility
- 🔄 Connectivity
- 🚶 Active Living
- 🛡 Safety
- ✳ Ecological Sustainability

STRATEGY 3:

Develop a strong planning framework for downtown residential development

ITEM 2: *(cont'd)*

Review and amend the Downtown Zoning By-law to reflect current and future development requirements that support appropriate residential development.

Lead:	Manager, Planning and Land Use, Manager, Development and Inspections, Planning, Property and Development Department
Key Partners:	
City:	Historic Buildings Committee;
External:	CentreVenture; Forks North Portage; Downtown Winnipeg BIZ; Exchange District BIZ; Winnipeg Committee for Safety; Neighbourhood Associations;
Timeframe:	Ongoing
City Budget:	TBD

Create a plan for continued development extending along the northern portion of Waterfront Drive.

Lead:	Manager, Planning and Land Use
Key Partners:	
External:	Groups associated with stakeholder and community consultation;
Timeframe:	December, 2011
City Budget:	Within existing budgets

Ensure that the South Point Douglas Secondary Plan incorporates continuity and integration with the adjacent downtown neighbourhoods.[13]

Lead:	Manager, Planning and Land Use
Key Partners:	
External:	Province of Manitoba
Timeframe:	December, 2011
City Budget:	TBD

LEGEND
- Accessibility
- Connectivity
- Active Living
- Safety
- Ecological Sustainability

13. The majority of the South Point Douglas (SPD) neighbourhood falls outside of the Downtown boundaries. However, a section of this neighbourhood is part of the Downtown. While much potential residential development in SPD is not part of this strategy and action plan, a seamless integration of its development will significantly impact residential growth in the Downtown.

Undertake mid-level development plans as appropriate.

Lead:	Manager, Planning and Land Use, Planning, Property and Development Department
Key Partners:	
City:	Historic Buildings Committee;
External:	Downtown Winnipeg BIZ; Exchange District BIZ; Winnipeg Chinese Cultural and Community Centre; Winnipeg Arts Council; Parks Canada, Government of Canada; CentreVenture; Residents of the Exchange District (R:ED);
Timeframe:	Ongoing
City Budget:	Within existing budgets

ITEM 3: Pedestrian Facilities Design Guidelines

Finalize Exchange District Pedestrian Facilities Design Guidelines. (♿, 🚶)

Leads:	Senior Transportation Planner, Planning, Property and Development Department; Active Transportation Coordinator, Public Works Department
Key Partners:	
City:	Transportation, Engineering, and Streets Maintenance Divisions, Public Works Department;
External:	Exchange District BIZ
Timeframe:	Q2, 2011
City Budget:	Within existing budgets

Consider expanding or developing additional Pedestrian Facilities Design Guidelines for other appropriate Downtown areas (♿, 🚶)

Leads:	Senior Transportation Planner, Planning, Property and Development Department; Active Transportation Coordinator, Public Works Department
Key Partners:	
City:	Transportation, Engineering, and Streets Maintenance Divisions, Public Works Department;
External:	Downtown Winnipeg BIZ
Timeframe:	TBD
City Budget:	TBD

STRATEGY 3:

Develop a strong planning framework for downtown residential development

LEGEND
- Accessibility
- Connectivity
- Active Living
- Safety
- Ecological Sustainability

STRATEGY 3:

Develop a strong planning framework for downtown residential development

ITEM 4:
Increase Accessibility

Encourage multi family residential to include at least 5% visitable units to encourage community living and to accommodate the growing senior population (level access entrance, wider main entrance and entrance to washroom).[14] (♿)

Lead:	Manager, Housing Development Division
Key Partners:	
External:	CentreVenture, Private-sector developers
Timeframe:	Ongoing
City Budget:	Within existing budgets

LEGEND
- Accessibility
- Connectivity
- Active Living
- Safety
- Ecological Sustainability

14. One of the Provincial commitments as part of their participation in the recently established Downtown Residential Development Grant Program is to have 5% visitable or accessible new units as part of those funded under the Program. Efforts will be made to encourage developers to include these standards in their project designs.

STRATEGY 4:

Create responsive and integrated City services related to Downtown residential development

This strategy describes ways in which the City can continue to develop good relationships with its partners and can be proactive in providing services that encourage residential development. It intends to make processes and communication with the City clearer and easier to navigate for developers.

STRATEGY 4:

Create responsive and integrated City services related to Downtown residential development

ITEM 1:
Permit and Inspection Processes

Continue to ensure that all Downtown permit applications for residential and mixed-use development are given priority processing.

Lead:	Manager, Development & Inspections
Key Partners:	
City:	Manager, Planning & Land Use; Development Liaison Coordinator, Development and Inspections, Planning, Property & Development Department
External:	CentreVenture;
Timeframe:	Ongoing
City Budget:	Within existing budgets

ITEM 2:
Building Code Equivalencies

Develop a document on building code equivalencies or adaptive re-use of older buildings.

Lead:	Manager, Development & Inspections
Key Partners:	
City:	Fire Commissioner
External:	Province of Manitoba; Manitoba Association of Architects; Association of Professional Engineers and Geoscientists of the Province of Manitoba
Timeframe:	Completed; available at http://winnipeg.ca/ppd/pdf_files/Rehab_guidelines.pdf
City Budget:	Within existing budgets

Continue to respond to proposals for building code equivalences which meet building code objectives for adaptive re-use of existing buildings.

Lead:	Manager, Development & Inspections
Key Partners:	
City:	Fire Commissioner
External:	Province of Manitoba; Manitoba Association of Architects; Association of Professional Engineers and Geoscientists of the Province of Manitoba
Timeframe:	Ongoing
City Budget:	Within existing budgets

LEGEND
- Accessibility
- Connectivity
- Active Living
- Safety
- Ecological Sustainability

Develop and implement training and communication regarding building code equivalencies for adaptive re-use of older buildings.

Lead:	Manager, Development & Inspections
Key Partners:	
City:	Fire Commissioner
External:	Province of Manitoba; Manitoba Association of Architects; Association of Professional Engineers and Geoscientists of the Province of Manitoba
Timeframe:	TBD
City Budget:	Within existing budgets

ITEM 3:
Developers' Tool Kit

Create a simple, but comprehensive document outlining zoning and building permit processes related to the Downtown, including process descriptions, accessibility guidelines, building code equivalencies, financial programs, contact information, and issues relating to heritage buildings

Lead:	Manager, Planning and Land Use
Key Partners:	
City:	Manager, Development & Inspections; Manager, Housing Development, Planning, Property and Development Department
External:	CentreVenture; Developers of downtown properties; Urban Development Institute
Timeframe:	Q3, 2011
City Budget:	Within existing budgets

ITEM 4:
Monitoring and Tracking

Monitor the number of new residential units developed Downtown.

Lead:	Manager, Housing Development
Key Partners:	
External:	CentreVenture
Timeframe:	Ongoing
City Budget:	Within existing budgets

STRATEGY 4:

Create responsive and integrated City services related to Downtown residential development

LEGEND

- Accessibility
- Connectivity
- Active Living
- Safety
- Ecological Sustainability

STRATEGY 5:

Adapt and develop key financial tools to create incentives for desired development

The financial tools described in this strategy are intended to encourage particular types of development in the Downtown and to address the economic constraints currently faced by developers. These will be phased out as market demand increases and the need for subsidies is reduced.

STRATEGY 5:

Adapt and develop key financial tools to create incentives for desired development

ITEM 1:
Residential Development Tax-related Incentive Programs

Implement the new Downtown Residential Development Grant Program which includes Provincial participation with education-related property taxes and a full grant after project completion.

Lead:	Manager, Housing Development, Planning, Property and Development
Key Partners:	
City:	Manager, Economic Development, Planning, Property and Development
External:	Local Government; Housing & Community Development Departments, Province of Manitoba; CentreVenture
Timeframe:	Completed
City Budget:	Tax related financial incentives are financed through incremental property taxes generated by new development.

Work with partners to review and update rehabilitation incentives to promote a variety of housing opportunities in heritage buildings in the Downtown.

Lead:	Senior Planner, Heritage, Planning, Property and Development
Key Partners:	
City:	City of Winnipeg Historical Buildings Committee
External:	CentreVenture; Province of Manitoba; Downtown heritage property owners
Timeframe:	Fall, 2011
City Budget:	Tax related financial incentives are financed through incremental property taxes generated by new development.

ITEM 2:
Fees for Downtown Development

Continue the 10% reduction of development and permit fees within the Downtown.

Lead:	Director, Planning, Property and Development
Key Partners:	
City:	Manager, Development & Inspections, Planning, Property & Development Department
Timeframe:	Ongoing
City Budget:	Reduction in budgeted revenues



STRATEGY 5:

Adapt and develop key financial tools to create incentives for desired development

ITEM 3:
Surface Parking in the Downtown

Research and analyse opportunities to create simultaneous financial incentives for non-surface lot parking and disincentives for surface lot parking, with a goal of minimizing, mitigating and controlling the amount of surface parking in the Downtown

Lead:	Director, Planning, Property and Development
Key Partners:	
City:	Winnipeg Parking Authority; Assessment and Taxation Department
External:	Downtown Council organizations; CentreVenture, Parking facility owners and operators
Timeframe:	Q3, 2011
City Budget:	Within existing budgets

LEGEND
- Accessibility
- Connectivity
- Active Living
- Safety
- Ecological Sustainability

STRATEGY 6:

Promote downtown living with developers and potential residents

This strategy focuses on communicating with both developers and Winnipeggers about the benefits of downtown living.

See also:

Strategy 4, Item 3: Developers' Tool Kit

STRATEGY 6:

Promote downtown living with developers and potential residents

ITEM 1:
Development Information on City Website

Ensure that a clearly defined list of programs, City services, and contact information related to downtown residential development is available on the City of Winnipeg website.

Lead:	Manager, Housing Development
Key Partners:	
City:	Manager, Planning & Land Use, Planning, Property & Development; COO, Winnipeg Parking Authority
External:	CentreVenture
Timeframe:	Q3, 2011
City Budget:	Within existing budgets

ITEM 2:
Downtown Living Tour & Exhibition

Continue to promote downtown living through the Downtown Living Tour and Exhibition.

Lead:	Downtown Winnipeg BIZ
Key Partners:	
City:	Manager, Housing Development; Manager, Planning & Land Use, Planning, Property & Development Department
External:	Downtown residential property owners / developers; Downtown Residents Associations; CentreVenture; WinnipegREALTORS
Timeframe:	Annually
City Budget:	Within existing budgets

ITEM 3:
Promotional Downtown Living Package

Create a package of information for distribution to existing and prospective downtown residents to promote the advantages of, and opportunities for living in, Downtown Winnipeg.

Leads:	Downtown Winnipeg BIZ, Exchange District BIZ
Key Partners:	
External:	Downtown residents associations; Residential property owners / developers; WinnipegREALTORS
Timeframe:	Ongoing
City Budget:	Within existing budgets



ITEM 4:
Market Downtown Living

Develop marketing plans to promote downtown living through existing local and non-local media.

Leads:	Downtown Winnipeg BIZ, Exchange District BIZ
Key Partners: External:	Downtown Residents Associations; Residential property owners / developers; WinnipegREALTORS
Timeframe:	Ongoing
City Budget:	Within existing budgets

ITEM 5:
Downtown as an Entertainment Hub

Promote and enhance the Downtown as an entertainment hub.

Lead:	Manager, Economic Development, Planning, Property & Development Department
Key Partners: External:	CentreVenture; Destination Winnipeg; The Forks-North Portage Partnership; Downtown Winnipeg BIZ; Exchange District BIZ; Province of Manitoba
Timeframe:	December, 2011 & ongoing
City Budget:	TBD

ITEM 6:
Promote Active Transportation

Promote Downtown active transportation options. (,)

Lead:	Active Transportation Coordinator, Public Works Department
Key Partners: External:	Active Transportation Advisory Committee
Timeframe:	Ongoing
City Budget:	Within existing budgets

STRATEGY 6:

Promote downtown living with developers and potential residents

LEGEND

- Accessibility
- Connectivity
- Active Living
- Safety
- Ecological Sustainability

STRATEGY 6:

Promote downtown living with developers and potential residents

ITEM 7:
Promote Safety

Develop a media and education strategy to inform Winnipeggers about safety and safety initiatives in the Downtown and to improve the image of the Downtown.

Lead:	Winnipeg Police Services, Director, Community Services Department
Key Partners:	
External:	CentreVenture; Downtown Winnipeg BIZ; Exchange District BIZ; Downtown Residents Associations, Winnipeg Committee for Safety
Timeframe:	Ongoing
City Budget:	TBD

ITEM 8:
Market Downtown Opportunities

Promote the Exchange District and Historic Buildings in the Downtown.

Lead:	Manager, Planning & Land Use Planning, Property & Development Department
Key Partners:	
City:	Manager, Economic Development, Planning, Property & Development Department
External:	CentreVenture; Downtown Winnipeg BIZ; Exchange District BIZ; The Forks North Portage Partnership; WinnipegREALTORS
Timeframe:	Ongoing
City Budget:	Within existing budgets

LEGEND
- Accessibility
- Connectivity
- Active Living
- Safety
- Ecological Sustainability



Housing Development Division
Planning, Property and Development Department
361 Hargrave Street
Winnipeg. Manitoba
R3B 2K2