EXECUTIVE POLICY COMMITTEE

MOTIONS

Minute No. 43
Moved by Councillor Wyatt,
Seconded by Councillor Gerbasi,

WHEREAS the Conference Board of Canada is forecasting Winnipeg's population to grow by over 200,000 people over the next 23 years;

AND WHEREAS these additional 200,000 people will trigger the need for an additional 100,000 dwellings resulting in the development of new subdivisions as well as redevelopment of land;

AND WHEREAS these additional 200,000 people will be the labour supply for a growing economy which will need to be supported by increased land and infrastructure requirements for commercial, industrial and institutional sectors;

AND WHEREAS this combined growth in housing and commercial land requirements will result in needed growth related infrastructure such as Regional Streets, Rapid Transit and other services (recreations / parks etc.);

AND WHEREAS Winnipeg's Transportation Master Plan outlines the need for increased growth related infrastructure spending with cost estimates approaching $3 billion;

AND WHEREAS the infrastructure deficit study presented to Council indicated that the infrastructure deficit will grow to $7.4 billion by 2019 and that growth related infrastructure makes up about half of the total amount;

AND WHEREAS currently, Development Agreements do not cover growth related infrastructure needs that are "off-site" or downstream from the new subdivisions, such as regional street work, bridge work, as well as increased demand for public services such as Rapid Transit and recreation centres;

THEREFORE BE IT RESOLVED:

1. That Council request the Province of Manitoba to amend The City of Winnipeg Charter to provide legal authority to permit the City to impose growth development charges by by-law on development/building permit and subdivision applicants for various types of growth related capital infrastructure, such as but not limited to, regional streets, bridges, rapid transit and recreation and leisure facilities;

Executive Policy Committee – Motions (continued):

2. That Council request the Province of Manitoba to amend the City of Winnipeg Charter to permit the City to require an owner to enter into a development agreement as a condition of approval of any of the following:

   a variance,
   ii. a conditional use,
   iii. a development permit, and
   iv. a building permit,

   to provide the same authority to the City of Winnipeg as other Manitoba municipalities have under the Planning Act (i and ii) and additional authorities (iii and iv). (Note: presently the City can require a developer to enter into a development agreement as a condition of approval of a subdivision or re-zoning only. The City would like the ability to require a development agreement at other points in the development approval process, in order to have the developer install / pay / partially pay for needed infrastructure relating to the developer's proposal.);

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

The Speaker ruled that the motion was required to stand as Notice of Motion in accordance with Rule 17.1 of the Procedure By-law.

Moved by Councillor Wyatt,

That the rule be suspended to allow consideration of the motion at this time.

The motion for suspension of the rules was declared carried.

Councillors Havixbeck and Swandel asked to be recorded as having voted against the suspension of the rules in accordance with Rule 47(7) of the Procedure By-law 50/2007.

In amendment,

Moved by Councillor Wyatt,
Seconded by Councillor Gerbasi,

THAT Motion No. 5 Moved by Councillor Wyatt and Seconded by Councillor Gerbasi be amended by adding a further resolve which reads:

Executive Policy Committee – Motions (continued):

"3. That the Proper Officers of the City of Winnipeg consult with the industry on this matter."

and that the existing resolve 3 be renumbered accordingly.

The motion for adoption of the amendment was put.

Councillor Swandel called for the yeas and nays which were as follows:

Yea: His Worship Mayor Katz, Councillors Eadie, Gerbasi, Nordman, Orlikow, Pagtakhan, Smith, Steen, Wyatt and Sharma. 10

Nay: Councillors Browaty, Fielding, Havixbeck, Mayes and Swandel. 5

and the motion for adoption of the amendment was declared carried.

The motion for adoption of the item, as amended, was put.

Councillor Swandel called for the yeas and nays which were as follows:

Yea: His Worship Mayor Katz, Councillors Eadie, Gerbasi, Nordman, Orlikow, Pagtakhan, Smith, Steen, Wyatt and Sharma. 10

Nay: Councillors Browaty, Fielding, Havixbeck, Mayes and Swandel. 5

The motion moved by Councillors Wyatt and Gerbasi, as amended, and as noted below, was put and declared carried.

WHEREAS the Conference Board of Canada is forecasting Winnipeg's population to grow by over 200,000 people over the next 23 years;

AND WHEREAS these additional 200,000 people will trigger the need for an additional 100,000 dwellings resulting in the development of new subdivisions as well as redevelopment of land;

AND WHEREAS these additional 200,000 people will be the labour supply for a growing economy which will need to be supported by increased land and infrastructure requirements for commercial, industrial and institutional sectors;

Executive Policy Committee – Motions (continued):

AND WHEREAS this combined growth in housing and commercial land requirements will result in needed growth related infrastructure such as Regional Streets, Rapid Transit and other services (recreations / parks etc.);

AND WHEREAS Winnipeg's Transportation Master Plan outlines the need for increased growth related infrastructure spending with cost estimates approaching $3 billion;

AND WHEREAS the infrastructure deficit study presented to Council indicated that the infrastructure deficit will grow to $7.4 billion by 2019 and that growth related infrastructure makes up about half of the total amount;

AND WHEREAS currently, Development Agreements do not cover growth related infrastructure needs that are "off-site" or downstream from the new subdivisions, such as regional street work, bridge work, as well as increased demand for public services such as Rapid Transit and recreation centres;

THEREFORE BE IT RESOLVED:

1. That Council request the Province of Manitoba to amend The City of Winnipeg Charter to provide legal authority to permit the City to impose growth development charges by by-law on development/building permit and subdivision applicants for various types of growth related capital infrastructure, such as but not limited to, regional streets, bridges, rapid transit and recreation and leisure facilities;

2. That Council request the Province of Manitoba to amend the City of Winnipeg Charter to permit the City to require an owner to enter into a development agreement as a condition of approval of any of the following:

   a variance,
   ii. a conditional use,
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   iv. a building permit,

   to provide the same authority to the City of Winnipeg as other Manitoba municipalities have under the Planning Act (i and ii) and additional authorities (iii and iv). (Note: Presently the City can require a developer to enter into a development agreement as a condition of approval of a subdivision or re-zoning only. The City would like the ability to require a development agreement at other points in the development approval process, in order to have the developer install / pay / partially pay for needed infrastructure relating to the developer's proposal.);

Executive Policy Committee – Motions (continued):

3. That the Proper Officers of the City of Winnipeg consult with the industry on this matter.

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