Minute No. 444
Report – Standing Policy Committee on Property and Development – April 15, 2014

Item No. 11 Complete Communities Checklist and Toolbox

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the report be received as information.

2. That the implementation of a pilot project(s) using the Complete Communities Checklist and Toolbox with a willing development proponent(s), be endorsed.

3. That the Winnipeg Public Service report back to Council on the results of the pilot project(s).

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

Report – Standing Policy Committee on Property and Development – April 15, 2014

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 23, 2014, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

David Sanders submitted a communication dated April 23, 2014, in opposition to the Complete Communities Checklist and Toolbox.

STANDING COMMITTEE RECOMMENDATION:

On April 15, 2014, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: **Complete Communities Checklist and Toolbox**

Critical Path: **Standing Policy Committee on Property and Development – Executive Policy Committee - Council**

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	B. Thorgrimson	N/A	D. Joshi A/CAO

RECOMMENDATIONS

That Council receives the report as information and endorses the implementation of a pilot project(s) using the Complete Communities Checklist and Toolbox with a willing development proponent(s), with the Winnipeg Public Service to report back to Council on the results of the pilot project(s).

REASON FOR THE REPORT

On July 22nd, 2011 City Council gave third reading to *OurWinnipeg* and the *Complete Communities Direction Strategy ("Complete Communities")*. The Complete Communities Checklist and Toolbox is identified as an Implementation tool under *Complete Communities* (page 140) to promote development that aligns with *Complete Communities* objectives.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the Winnipeg Public Service will implement the Complete Communities Checklist and Toolbox as a pilot project(s) with a willing development proponent(s) as a non-regulatory tool that presents a new and collaborative approach to the development application and approval process. The Public Service will then report back to Council on the results of the pilot project(s).

There are no immediate financial implications with respect to endorsement in principle of the Complete Communities Checklist and Toolbox. Specific reports and financial analyses regarding projects supported by the Checklist and Toolbox will be submitted for Council's consideration as they occur.

DISCUSSION

The Complete Communities Checklist and Toolbox is a non-regulatory tool that presents a new and collaborative approach to the development application and approval process. The intent of the Checklist and Toolbox project is to foster and focus dialogue with our development partners in order to see the physical development of our city align to mutually agreed-to objectives and to employ a full range of enabling tools in order to achieve those objectives. Ultimately, the Complete Communities Checklist will:

- Assist in assessing the extent to which proposed development aligns with the goals of *Complete Communities*.
- Allow for possible fast-tracking of development proposals that meet the objectives of the Complete Communities Checklist.
- Provide an objective basis for supporting development incentives.

The Complete Communities Checklist

The City of Winnipeg employed Dillon Consulting to create a "made in Winnipeg" Complete Community Checklist (see Attachment A) in collaboration with the development industry that provides a common and transparent framework for planners and other City officials to proactively discuss development opportunities in Winnipeg. The Checklist communicates the priorities for each Transformative Area of Winnipeg's urban structure in order to align development expectations with the overall city vision, as expressed in *OurWinnipeg* and *Complete Communities*.

The development of the Complete Communities Checklist was a collaborative process between the City of Winnipeg, Dillon Consulting and industry. The development of the Checklist included a series of three workshops in May and June of 2011, each of which focused on a specific area of the urban structure and included pertinent industry representatives.

The Complete Communities Toolbox

For the second phase of the project, Dillon Consulting was engaged to draft a comprehensive set of locally-applicable Complete Communities implementation tools, which can be employed to help promote development that aligns well with the Checklist.

The development of the Toolbox included a series of meetings with representatives from the development community, municipal finance, housing, the Province of Manitoba, the real estate industry, economic development, infrastructure, the environment, and community planning.

In June 2013, a stakeholder session was held with participants who had been involved in the Checklist and Toolbox project to review the final draft.

It is important to note that the Checklist and Toolbox are envisioned as optional and will not be used as a means to assess whether a development application will be supported by the Winnipeg Public Service or City Council.

Next Steps

It is recommended that the Checklist and Toolbox be operationalized for a pilot project(s) with a willing development proponent(s). The Public Service will then report back to Council on the results of the pilot project(s). It is also recommended that work commence on individual tools. Initially, energy will focus on tools that are not dependent on other projects/processes and do not require significant legislative or other changes. These tools include the following:

- Local Area Planning Handbook
- Planner at your Service (PAYS)

It is also recommended that background work commence on a number of other tools that require further exploration in advance of implementation. These tools include:

- Strategic Infrastructure Investments
- Land Assembly and Preparation
- Innovative Performance Opportunities
- Tax Increment Financing Areas
- Land and Infrastructure Information
- Enabling, Flexible and Inclusionary Zoning
- Planner Leads Engagement and Supports the Exchange (PLEASE)
- Interactive / Web-based Planning Tool

It should be noted that industry identified reduced growth development charges as another potential tool for development that aligns with the Checklist. The adoption of growth development charges in Winnipeg is currently being considered.

It should also be noted that industry identified their desire for Council to investigate the establishment of a Planning Commission to hold public hearings for certain types of development applications for Checklist participants.

FINANCIAL IMPACT

Financial Impact Statement **Date:** February 24, 2014

Project Name:

Complete Communities Checklist and Toolbox

COMMENTS:

There are no financial implications associated with this report.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

CONSULTATION

In preparing this report there was consultation with:

Internal Consultation:

External Consultation:
Industry Stakeholders

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Brett Shenback
Date:	March 25, 2014
File No.	O:\Reports Directive\Planning and Land Use\Long Range Planning\Complete Communities Checklist and Toolbox RIS (March 21, 2014).doc

Attachments:

Attachment A: Complete Communities Checklist and Toolbox



CHECKLIST AND TOOLBOX