Minutes – Executive Policy Committee – December 6, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 27, 2017

Item No. 7 Compliance with Approved Site Plans and Development Agreements

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the Standing Committee direction of September 19, 2017, to report back within 120 days with options aimed at improving the ability of the Winnipeg Public Service to ensure compliance with approved plans for new developments, be expanded to include approved developer agreements and any approved plans, site plans and elevations required for new developments, plan development overlays (PDO's), subdivisions, rezoning's, conditional uses, and variances.

2. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Minutes – Executive Policy Committee – December 6, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 27, 2017

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On November 27, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development considered the Council Motion of November 15, 2017, and recommended that the Standing Committee direction of September 19, 2017, to report back within 120 days with options aimed at improving the ability of the Winnipeg Public Service to ensure compliance with approved plans for new developments, be expanded to include approved developer agreements and any approved plans, site plans and elevations required for new developments, plan development overlays (PDO's), subdivisions, rezoning's, conditional uses, and variances, and forwarded the matter to the Executive Policy Committee and Council.

COUNCIL DECISION:

On November 15, 2017, Council ruled automatic referral of the following motion to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

Moved by Councillor Wyatt,
Seconded by Councillor Browaty,

WHEREAS in the past the City has conducted routine inspections of each new development for compliance with approved site plans, landscaping plans, and building elevations prior to final occupancy permits being issued;

AND WHEREAS the City also approves development agreements and developer obligations that also require the need for inspections and enforcement to ensure developer agreement compliance;

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 27, 2017

DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

AND WHEREAS the City no longer conducts these inspections unless they receive a complaint;

AND WHEREAS every year there are many developments throughout the City that are not built in accordance with approved site plans, landscaping plans, and/or building elevations;

AND WHEREAS Council has an expectation that developers and property owners will comply with all approved plans;

AND WHEREAS the Winnipeg Public Service has limited tools to ensure that developers and property owners comply with approved plans;

AND WHEREAS many other Canadian cities have a broader range of tools available to staff to ensure compliance;

THEREFORE BE IT RESOLVED that the Winnipeg Public Service be directed to report back to Council in 60 days on options aimed at improving the ability of the Winnipeg Public Service to ensure compliance with approved developer agreements and any approved plans, site plans and elevations required for new developments, plan development overlays (PDO's), subdivisions, rezoning's, conditional uses, and variances.