Minutes – Executive Policy Committee – May 22 2020

REPORTS

Item No. 4 Regulations for Net Area of Public Park Space in New Developments

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 referred the following decision to the Standing Policy Committee on Protection, Community Services and Parks for information:

1. That the Winnipeg Public Service to report back in 12 months on the following:

    A. Amendments to the Subdivision Standards By-law No. 7500/99 and Development Agreement Parameters to provide specific regulations for net area of public park space per development.

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DECISION MAKING HISTORY:

Moved by Councillor Mayes,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 28, 2020, the Executive Policy Committee laid over the matter for 30 days.

STANDING COMMITTEE RECOMMENDATION:

On April 20, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee, with the following amendment:

- Add the words “in 12 months” immediately after “report back”

Further, the Standing Policy Committee on Property and Development, Heritage and Downtown Development recommended to the Executive Policy Committee that the matter be referred to the Standing Policy Committee on Protection, Community Services and Parks for information.

COMMUNITY COMMITTEE RECOMMENDATION:

On March 3, 2020, the Assiniboia Community Committee passed the following motion:

WHEREAS section 259(1)(b) of the City of Winnipeg Charter, states that at least 10% of the land be conveyed to the city for purposes of the city other than streets, without consideration or for nominal consideration;

AND WHEREAS section 18 of the Subdivision Standards By-law No. 7500/99 requires that the Development Agreement shall include a condition requiring the Developer to dedicate lands to the City, or provide an equivalent cash payment as determined by the applicable Director, for parks and recreation purposes in accordance with The City of Winnipeg Charter and the Development Agreement Parameters;

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

AND WHEREAS Section 24 of the Developer Agreement Parameters states:

(a) That the Developer shall dedicate a minimum of 8% of the net area* for public park purposes and pay the remaining 2% in cash.

(b) If land is not dedicated for public purposes, the Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City and prior to the release of subdivision mylars by the City.

AND WHEREAS the World Health Organization has suggested that every city should have a minimum of 9 square metres of green space per person;

AND WHEREAS within the next five years, the City of Winnipeg's population is forecasted to increase by over 56,000 people, thereby increasing residential density in all new and established developments;

THEREFORE BE IT RESOLVED that the Standing Policy Committee on Property and Development, Heritage and Downtown Development be requested to direct the Winnipeg Public Service to report back on the following:

1. Amendments to the Subdivision Standards By-law No. 7500/99 and Development Agreement Parameters to provide specific regulations for net area of public park space per development.