Minute No. 312
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2022

Item No. 8 CentrePort Development

COUNCIL DECISION:

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

1. That the Winnipeg Public Service be directed to:

    A. Report back in 240 days with recommendations on how best to align development processes, costs and timelines in CentrePort South with those in CentrePort North in an effort to achieve economic competitiveness for development in CentrePort South.

    B. Draft a Developer's Handbook to provide information and answers to questions about land use planning in CentrePort South.

    C. Consult with landowners in CentrePort South in the development of the above.

2. That the City of Winnipeg immediately nominate a representative to the Inland Port Special Planning Authority.

3. 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, Heritage and Downtown Development – March 7, 2022

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 16, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On March 7, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development recommended to the Executive Policy Committee and Council:

1. That the Winnipeg Public Service be directed to:

    A. Report back in 240 days with recommendations on how best to align development processes, costs and timelines in CentrePort South with those in CentrePort North in an effort to achieve economic competitiveness for development in CentrePort South.

    B. Draft a Developer's Handbook to provide information and answers to questions about land use planning in CentrePort South.

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2. That the City of Winnipeg immediately nominate a representative to the Inland Port Special Planning Authority.

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Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2022

DECISION MAKING HISTORY (continued):

COUNCIL DECISION:

On February 24, 2022, Council ruled automatic referral of the following motion to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

Moved by Councillor Gillingham,
Seconded by Councillor Browaty,

WHEREAS CentrePort Canada Inc. was established in 2008 by provincial legislation known as the CentrePort Canada Act and is the largest inland port in North America;

AND WHEREAS the approximately 20,000 acres land area known as "CentrePort Canada" includes property located adjacent to the Winnipeg James Armstrong Richardson International Airport, with CentrePort North within the Rural Municipality of Rosser and CentrePort South within the City of Winnipeg;

AND WHEREAS CentrePort North is experiencing consistent development due to the availability of water and sewer services, while CentrePort South is not presently serviced;

AND WHEREAS updates to the Airport Area West (aka CentrePort South) industrial and residential secondary plans were recently adopted by Winnipeg City Council;

AND WHEREAS the City of Winnipeg budget includes $20 million toward the first phase of providing water and sewer services to CentrePort South subject to matching funding from each of the Provincial and Federal governments;

AND WHEREAS formal requests for matching funding have been sent to both the provincial and federal governments;

AND WHEREAS servicing CentrePort South will make the land available for development;

AND WHEREAS the development processes in CentrePort North differ from those in CentrePort South;

AND WHEREAS CentrePort North is a designated special planning area under The Planning Act, with an Inland Port Special Planning Authority and a streamlined land-development approval process;

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DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

AND WHEREAS the Inland Port Special Planning Area is guided and regulated by the Inland Port Special Planning Area Regulation (MR 48/2016), and a clear Developer's Handbook provides information and answers to questions about land use planning in CentrePort North;

AND WHEREAS the City of Winnipeg has a representative position on the Inland Port Special Planning Authority and the seat is currently vacant;

AND WHEREAS development processes, costs and timelines in CentrePort South should align with and be comparable to those in CentrePort North to ensure Winnipeg's side remains economically competitive.

THEREFORE BE IT RESOLVED:

1. That the Public Service be directed to:

    A. Report back in 180 days with recommendations on how best to align development processes, costs and timelines in CentrePort South with those in CentrePort North in an effort to achieve economic competitiveness for development in CentrePort South.

    B. Draft a Developer's Handbook to provide information and answers to questions about land use planning in CentrePort South.

    C. Consult with landowners in CentrePort South in the development of the above.

2. That the City of Winnipeg immediately nominate a representative to the Inland Port Special Planning Authority.

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