Agenda – Council – December 15, 2022

Report – Standing Policy Committee on Property and Development – November 30, 2022

Item No. 8 Delegation of Authority – Demolition Permits for Vacant and Derelict Residential Buildings

STANDING COMMITTEE RECOMMENDATION:

On December 7, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the Winnipeg Public Service be directed to report back within 90 days on the following:

    A. Amendments to the Development Procedures By-law No. 104/2020 to delegate authority to the Director of Planning, Property and Development, in consultation with the Ward Councillor, to approve demolition permits for residential buildings without requiring a public hearing.

    B. Options to streamline the process and shorten the timeframe between the initial application for a demolition or removal permit and the final removal of the building and debris.

    C. A review of all other processes that may help speed up the approval process, including identifying and working with external stakeholders, including other levels of government, who may be responsible for delays in demolition and removal.

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

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DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 7, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On November 30, 2022, the Standing Policy Committee on Property and Development considered the Council Motion of September 22, 2022 and recommended to the Executive Policy Committee and Council:

1. That the Winnipeg Public Service be directed to report back within 90 days on the following:

    A. Amendments to the Development Procedures By-law No. 104/2020 to delegate authority to the Director of Planning, Property and Development, in consultation with the Ward Councillor, to approve demolition permits for residential buildings without requiring a public hearing.

    B. Options to streamline the process and shorten the timeframe between the initial application for a demolition or removal permit and the final removal of the building and debris.

    C. A review of all other processes that may help speed up the approval process, including identifying and working with external stakeholders, including other levels of government, who may be responsible for delays in demolition and removal.

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

COUNCIL DECISION:

On September 22, 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 Gilroy,
Seconded by Councillor Lukes,

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DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

WHEREAS boarded vacant and delict buildings are a fire and safety risk;

AND WHEREAS neighborhoods that have higher percentages of vacant and derelict housing have seen a sharp increase in arson related activities resulting in safety risks to nearby houses;

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DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

AND WHEREAS insurance premiums increase for residents in these neighborhoods due to a higher risk of arson;

AND WHEREAS in accordance with the Development Procedures By-law No. 104/2020, a public hearing is required prior to the issuance of any demolition permit or removal permit where the applicant has not already obtained a building permit;

AND WHEREAS it would be more prudent to have a more flexible approach to the demolition of vacant and derelict residential buildings in housing improvement zones;

THEREFORE BE IT RESOLVED that Public Service be directed to draft an amendment to the Development Procedures By-law No. 104/2020 to delegate authority to the Director of Planning, Property and Development, in consultation with the Ward Councillor, to approve demolition permits for residential buildings without requiring a public hearing.