SUBMISSION – MARIE WILLIAMS

ITEM 16 - REPORT OF THE EXECUTIVE POLICY COMMITTEE DATED NOVEMBER 14, 2023 - HOUSING ACCELERATOR FUND

Sent: Wednesday, November 22, 2023 11:59:52 AM

Personal information
Full name: Marie Williams
Email address:
Phone:
Job title:
Organization:
Address: South River Heights
City: Winnipeg
Province or territory: Manitoba
Postal code:

Delegation information
Committee: Council
Committee - council: Opposed to the recommendations
Committee - other: N/A
Agenda item (number and title): 16. Housing Accelerator Fund

Service inquiry: Submit Comments in writing
Participation preference: N/A
Comments in writing: I am opposed to this report as City planning should not be done on the whim as part of a funding application to the federal government, but should be done in a measured way, with sufficient planning and public consultations.

Specifically, I oppose of legalizing four dwelling units per residential lot be permitted as-of-right city-wide and legalizing up to four storeys as-of-right within 800 metres of high-frequency transit corridors as outlined in the City's HAF application and informed by the initial network changes in phase one of the Winnipeg Master Transit Plan.

I have been a resident of South River Heights for 40 years and am extremely concerned allowing four unit dwellings and potentially four storey dwellings in my area would significantly reduce my property value. The City has not done an adequate job in assessing the impact on residential property values and has not fully assessed the overall cost of implementing this type of radical zoning change that might also require significant investments in sewer capacity or other infrastructure to accommodate increased volumes of people living in my neighbourhood.

Not only could this change impact me personally with decreased property values, but as someone who pays a large amount of annual tax to the City, my tax base might have to increase substantively to cover the costs for new infrastructure in our area. Overall, I don't see what benefit adding four units dwellings in South River Heights will have on the overall infill development the City is trying to achieve. Why isn't the City focusing on identifying specific areas in the City where these type of dwellings could be built on a larger scale with minimal impact to residential property values.

There has not been enough homework done by the City on this matter and the lack of public consultation and lack of details to how this would be rolled out and what the overall costs would be is shocking.
File:
Public engagement preference: No