Agenda – Council – July 18, 2024

Report – Executive Policy Committee – July 9, 2024

Item No. 12 Development Pre-Application Process

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 9, 2024, the Executive Policy Committee submitted the following to Council:

1. That the Public Service to be directed to:

    A. End the formal Pre-Application Process for development applications, and phase-out any voluntary uses of the process by no later than December 31, 2024.

    B. Work with applicants to complete any Pre-Applications currently underway, including offering an option to terminate a Pre-Application if an applicant wishes to do so.

    C. Ensure that all informal inquiries regarding development application details are addressed in a constructive and timely manner.

    D. Take steps wherever possible to accelerate completion of Phases 1 and 2 of the Wastewater Capacity Studies, as directed by Council on December 15, 2021 as part of the 2022 Operating and Capital Budget, in order to create a rapid response process for applicant inquiries related to available water and wastewater servicing capacity for potential development sites and to have this process approved by Council no later than its December 2024 meeting.

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

Report – Executive Policy Committee – July 9, 2024

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 9, 2024, the Executive Policy Committee passed the following motion:

WHEREAS Winnipeg's rapid population growth in the mid-2020s, our declining vacancy rate, our Housing Accelerator Fund commitments and the challenges of the national housing crisis all make it urgent to deliver rapid approval of qualified new housing proposals whenever possible;

THEREFORE BE IT RESOLVED that the Public Service to be directed to:

1. End the formal Pre-Application Process for development applications, and phase-out any voluntary uses of the process by no later than December 31, 2024.

2. Work with applicants to complete any Pre-Applications currently underway, including offering an option to terminate a Pre-Application if an applicant wishes to do so.

3. Ensure that all informal inquiries regarding development application details are addressed in a constructive and timely manner.

4. Take steps wherever possible to accelerate completion of Phases 1 and 2 of the Wastewater Capacity Studies, as directed by Council on December 15, 2021 as part of the 2022 Operating and Capital Budget, in order to create a rapid response process for applicant inquiries related to available water and wastewater servicing capacity for potential development sites and to have this process approved by Council no later than its December 2024 meeting.

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

and submitted the matter to Council.