Minutes – Council – July 18, 2024

Minute No. 384
Report – Executive Policy Committee – July 9, 2024

Item No. 13 Removal of Traffic Study Requirement for Development Applications

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the Public Service be directed to accept development applications without requiring the completion of a traffic study for the following development types:

    A. Multi-residential development with twenty or more units in a single structure

    B. Mixed-use development in which the predominate built form includes twenty or more residential units in a single structure or tower.

2. That Recommendation 1 apply to all in-progress applications.

3. 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:

Moved by His Worship Mayor Gillingham,

That the recommendation of the Executive Policy Committee be adopted.

Councillor Eadie called for the yeas and nays, which were as follows:

Yea: His Worship Mayor Gillingham, Councillors Allard, Browaty, Chambers, Dobson, Duncan, Lukes, Mayes, Orlikow, Rollins, Santos and Sharma. 12

Nay: Councillors Eadie, Gilroy, Schreyer and Wyatt 4

and the motion to adopt the item was declared carried.

The following persons submitted communications with respect to the matter:

- David Grant
- Nick Portengen

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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

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

AND WHEREAS the City of Vancouver is expediting development applications by removing the need to submit completed traffic studies as a condition for accepting a development application, through an administrative decision confirmed to City Council dated April 11, 2024;

AND WHEREAS offering greater flexibility in the number, timing and sequencing of requests for information for a development application can reduce housing approval times by allowing the City to accept applications for processing more quickly. in a manner that is consistent with recent (Bill 37) amendments to the *Planning Act* and *The City of Winnipeg Charter Act*,

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DECISION MAKING HISTORY (continued):

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

AND WHEREAS removing the completion of one or more traffic studies as a pre-condition for accepting development applications would not prevent City Council from requiring traffic studies as a mitigation measure as a condition of approval, nor would it prevent the Public Service from requesting traffic issues for mitigation or attention in the development approval process, nor would it limit development proponents from introducing traffic studies on their own timelines as part of an approval or consultation process, nor would it limit Council from requiring traffic mitigation steps as a future condition for major as-of-right developments;

THEREFORE BE IT RESOLVED:

1. That the Public Service be directed to accept development applications without requiring the completion of a traffic study for the following development types:

    A. Multi-residential development with twenty or more units in a single structure

    B. Mixed-use development in which the predominate built form includes twenty or more residential units in a single structure or tower.

2. That Recommendation 1 apply to all in-progress applications.

3. 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.