Minutes – Council – July 18, 2024

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

MOTIONS

Minute No. 428
Moved by Councillor Wyatt,
Seconded by Councillor Orlikow,

WHEREAS the Red Tape Commission of 2004 to 2007 called for and changed Council By-Laws requiring that Community Committees could only lay over a Public Hearing item twice, at any Community Committee meeting, and thus for a maximum of three (3) months or ninety (90) days;

AND WHEREAS the purpose of the said change was to 'streamline' the process and make the subdivision/rezoning process more efficient and effective for City of Winnipeg, for residents and for applicants in the process;

AND WHEREAS advertising for said hearing matters were also improved, with large four (4) foot by eight (8) foot signage required on a site, for better notice of a coming Public Hearing, making said advertising more readable and easily accessible for local residents and local communities;

AND WHEREAS since that time, the Public Service has not been held to the same three (3) month standard in terms of Customer Service Processes, that presently exists at all the Community Committee Public Hearing stage in the process, and therefore, today, we unfortunately see applicants experience up to one (1) year delays, from the point they file their application with the Planning Department, to the point of when the item appears on the agenda at a Public Hearing;

AND WHEREAS the 'back end' to the process for an applicant, has increased as well, with delays now as long as eighteen (18) months, or more, for applicants to receive their Executed Development Agreement, directly affecting the ability to supply much needed housing, jeopardizing projects needlessly in a changing housing market subject to outside challenges, such as labour supply, changing interest rates and changing material supply costs, causing some projects to actually die due to the City's inefficient and outrageous red tape;

AND WHEREAS if the actual decision making body, that is responsible for the actual approval/disapproval, along with detailed amendments to applications, can do so within three (3) months, there is absolutely no reason that the public service can be held to the same standard, namely a three month timeline to process an application in order to appear on a public hearing agenda, and another three months following the public hearing, to process said approved applications, therefore creating a process that is no more than nine (9) months in length.

Standing Policy Committee on Property and Development – Motions (continued):

THEREFORE BE IT RESOLVED

1. That Winnipeg City Council establish and direct the Department of Planning, Property and Development, a Subdivision, Rezoning, Variance, and Conditional Use Public Hearing Process, that requires, from the date that an application is deemed complete, ninety (90) days for the application to appear on a public hearing date, not including any prorogue periods set by Council;

2. That Winnipeg City Council establish and direct the Department of Planning, Property and Development, an Subdivision, Rezoning, Variance, and Conditional Use Public Hearing Process, that requires, from the date that an application approved, namely at a Council Meeting (or at delegated committee by Council) and first By-law reading, ninety (90) days for the application to be fully completed with an executed development agreement(s) delivered to the applicant, not including any prorogue periods set by Council;

3. That clear standards be set for filing an application, that does not require an applicant to make multiple copies of an application, and simplifies the system to ensure that it is open and transparent regarding the definition of a ‘deemed complete application’ by the City of Winnipeg Public Service, and;

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

Required to Stand as Notice of Motion in accordance with Rule 17.1 of the Procedure By-law