COUNCIL OF THE CITY OF WINNIPEG

Tuesday June 3, 2025 (Un-audited)

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GOOD MORNING. MR. CLERK, DO WE HAVE A QUORUM?

CLERK: YES, MADAM SPEAKER WE HAVE A QUORUM.

MADAM SPEAKER: I CALL THE MEETING FOR JUNE 2025 TO ORDER. WE ARE ON TREATY TERRITORY. OUR DRINKING WATER COMES FROM SHOLE LAKE 40, FIRST NATION AND TREATY THREE TERRITORY. ROLL CALL, MADAM CLERK.

CLERK: MADAM SPEAKER, HIS WORSHIP GILLINGHAM. ALLARD, BROWATY, CHAMBERS, DOBSON, DUNCAN, EADIE, GILROY, LUKES, MAYES, ORLIKOW, ROLLINS, WYATT, SHARMA, SCHREYER, SANTOS.

MADAM SPEAKER: THIS IS A SPECIAL MEETING OF THE HEARING THAT COMMENCED YESTERDAY. YESTERDAY WE HEARD FROM THE APPLICANT, PUBLIC REPRESENTATIONS IN SUPPORT OF THE APPLICATION AND BEGAN HEARING FROM THOSE WHO REGISTERED IN OPPOSITION TO THE APPLICATIONS. TODAY WE WILL CONTINUE TO HEAR FROM THOSE REGISTERED IN OPPOSITION AND THOSE REGISTERED FOR INFORMATION. AFTER THAT, WE WILL HEAR FROM THE APPLICANT IN REBUTTAL. SPEAKING TIME FOR ALL PUBLIC REPRESENTATIONS WILL BE LIMITED TO FIVE MINUTES AS ESTABLISHED BY THE PROCEDURE BY-LAW. IF YOU HAVE ANY QUESTIONS OF THE REPRESENTATIONS OR OF THE PUBLIC SERVICE, PLEASE RAISE YOUR HAND AND I WILL RECOGNIZE YOU. I WOULD LIKE TO REMIND ALL MEMBERS OF COUNCIL YOU MUST BE PRESENT FOR THE DURATION OF THE HEARING. WE WILL BE BREAKING FROM 12:00 TO 1:30 AND WE WILL ENSURE THERE ARE OTHER APPROPRIATE BREAKS THROUGHOUT THE DAY. AN UPDATED LIST OF REGISTERED SPEAKERS HAS BEEN PUBLISHED WITH TODAY'S AGENDA. IT IS AVAILABLE ON THE DECISION MAKING INFORMATION SYSTEM. THIS LIST IS INTENDED TO BE A GUIDE SO SPEAKERS MAY HAVE A BETTER INDICATION OF WHEN IT IS THEIR TURN TO PRESENT. IT IS SUBJECT TO CHANGE DEPENDING ON THE AMOUNT OF PEOPLE THAT REGISTER AT THE HEARING. ARE THERE ANY QUESTIONS BEFORE WE BEGIN? THANK YOU, MADAM CLERK. MR. CLERK, INTRODUCE THE ITEM.

CLERK: IN ACCORDANCE WITH THE CHARTER AND DEVELOPMENT PROCEDURES BY-LAW, THE HEARING WILL FOLLOW FOR TODAY'S PUBLIC HEARING IN COUNCIL WILL CONTINUE TO HEAR FROM THOSE WHO REGISTERED IN OPPOSITION TO THE APPLICATIONS. THEN THOSE WHO REGISTERED FOR INFORMATION. THE APPLICANT MAY THEN RETURN TO SPEAK IN REBUTTAL TO COMMENTS MADE. HOWEVER, NO NEW INFORMATION IS PERMITTED, AT THAT TIME. NOTE WHEN YOUR NAME IS

CALLED IT IS YOUR OPPORTUNITY TO SPEAK. HOWEVER YOU ARE NOT OBLIGATED TO DO SO. FOR MORE IN DEPTH OVERVIEW OF THE PUBLIC HEARING PROCESS AND OTHER INFORMATION PERTAINING TO WHAT HAPPENS BEFORE, DURING, AND AFTER THE PUBLIC HEARING, PLEASE CONSULT THE CITY CLERK'S DEPARTMENT WEBSITE AND NOTE THAT ALL PUBLIC HEARINGS ARE RECORDED AND ARE PART OF THE PUBLIC RECORD. SHOULD YOU HAVE ANY QUESTIONS AFTER THE HEARINGS HAS CONCLUDED CONTACT THE CITY CLERK'S DEPARTMENT. ITEM ONE IS TEXT AMENDMENT TO WINNIPEG ZONING BY-LAW 200/2006 TO ALLOW AS-OF-RIGHT RESIDENTIAL DEVELOPMENT OF TWO-UNIT, THREE-UNIT AND FOUR-UNIT DWELLINGS OF D.A.Z. 209/2025. IN ACCORDANCE WITH THE CITY OF WINNIPEG CHARTER AND DEVELOPMENT PROCEDURES BY-LAW, THIS IS A COMBINED HEARINGS AND THE FOLLOWING ITEMS WILL BE HEARD AT THE SAME TIME. ITEM TWO, THE CONVERSION OF THE DAWSON TRAIL PRECINCT J PLAN TO BY-LAW FILE SP2 OF 2005. ITEM THREE THE CONVERSION TO HAVE NORTH POINT VILLAGE PRECINCT F PLAN UNDER FILE SP3 OF 2025. ITEM FOUR CONVERSION OF THE WATERFORD GREEN PRECINCT C PLAN TO SECONDARY PLAN BY-LAW UNDER FILE SP 4 OF 2025. AND ITEM FIVE IS SECONDARY PLAN AMENDMENT TO COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0 AND 21 ADDITIONAL SECONDARY PLANS UNDER FILE SPA3 OF 2025. PLEASE NOTE ALL SUBMISSIONS RECEIVED HAVE BEEN DISTRIBUTED TO MEMBERS OF THE HEARING BODY. AS NOTED BY THE SPEAKER, IF ANY MEMBER OF THE HEARING BODY HAS QUESTIONS RAISE YOUR HAND AND THE SPEAKER WILL PLACE YOU ON THE LIST.

MADAM SPEAKER: WITH THAT MADAM CLERK CALL THE NEXT PRESENTER.

CLERK: OUR FIRST REGISTERED SPEAKER IN OPPOSITION IS PAM LUCENKIW JOINING US VIA ZOOM. IF YOU WANT TO UNMUTE YOURSELF YOU HAVE FIVE MINUTES.

MADAM SPEAKER: PAM UNMUTE YOURSELF FIRST. I HAVE A POWERPOINT. I WOULD LIKE TO KNOW A BIT --

MADAM SPEAKER: THANK YOU, PAM. I'LL CLICK ON IT. I HOPE IT SHOWS. HOW DO I SHARE MY SCREEN? IS IT SHARING?

MADAM SPEAKER: NOT YET. COULD YOU GIVE ME GUIDANCE?

MADAM SPEAKER: WE DO SEE YOU. I'M NOT SURE OF YOUR SETUP SO I DON'T KNOW WHERE IT IS ON YOUR SCREEN. WE CAN COME BACK IF YOU WANT TO FIGURE THAT OUT. I HAVE MY -- I CAN SEE MY PRESENTATION.

CLERK: A COPY OF YOUR PRESENTATION HAS BEEN SUBMITTED TO THE HEARING BODY SO IF IT HASN'T CHANGED THEY HAVE A COPY OF IT. IT HAS CHANGED. COME BACK TO ME.

MADAM SPEAKER: OKAY. WE'LL COME BACK TO YOU MOMENTARILY.

CLERK: OUR NEXT REGISTERED SPEAKER IS KEN, JOINING US IN PERSON. IF YOU

WANT TO COME TO THE PODIUM.

MADAM SPEAKER: FOLLOWING THIS WE'LL HEAR FROM TWO VIRTUAL PRESENTERS. GOOD MORNING. GOOD MORNING, MAYOR GILLING HAMM AND CITY COUNCIL. THANK YOU FOR PROVIDING ME WITH THE OPPORTUNITY TO PROVIDE MY VIEWS ON A PROPOSED ZONING OF MUCH OF THE CITY OF WINNIPEG. WHAT IS CALLED THE RIGHT TO DEVELOP POLICY BY-LAW. FIRST AND FOREMOST, I DO WANT TO STATE THAT I UNEQUIVOCALLY AM OPPOSED TO THE CHANGE. OVER THE PAST SEVERAL WEEKS, I HAVE SPOKEN TO MORE THAN 50 RESIDENTS OF WINNIPEG ABOUT THE PROPOSAL AND I'VE YET TO MEET ANYONE IN FAVOUR OF IT EXCEPT YESTERDAY. THOSE ARE THE PEOPLE THAT WERE SPEAKING IN FAVOUR OF IT. MANY OF THE PEOPLE I TALKED TO BEFORE HAD NO KNOWLEDGE OF THE PROPOSED CHANGES, UNFORTUNATELY, UNTIL I INFORMED THEM. OTHERS HAD HEARD ABOUT IT BUT MISTAKENLY BELIEVED THAT IT WAS ONLY IMPACT THE DIFFERENT PART OF THE CITY, NOT THEIR OWN. ACROSS THE BOARD, PEOPLE WERE DEEPLY UPSET ONCE THEY LEARNED ABOUT THE DETAIL AS AND REALIZE THE POTENTIAL CONSEQUENCES FOR THEIR HOMES AND NEIGHBOURHOODS. THEY WERE ALSO FRUSTRATED BY THE LACK OF ADEQUATE CONSULTATION WITH FEWER THAN TEN OPEN HOUSES AND, I BELIEVE, THERE WERE PROBABLY 5 OR 6. MOST WERE HELD AT TIMES THAT WERE INCONVENIENT FOR WORKING PEOPLE. MOST ALSO FELT, THESE ARE THE PEOPLE I TALKED TO, THAT A CHANGE OF THIS MAGNITUDE THAT AFFECTS THE DEVELOPMENT ZONING OF MOST OF THE CITY SHOULD BE DECIDED BY A SPECIAL PLEBISCITE OR A NEXT CITY ELECTION. I'M SPEAKING TODAY, NOT ONLY FOR MYSELF, BUT APPROXIMATELY 30 HOMEOWNERS, FRIENDS, FAMILY MEMBERS AND CLOSE NEIGHBOURS WHO SHARE CONCERNS I'LL BRING FORWARD TODAY. THEIR VOICES MUST BE HEARD AS THIS ISSUE AFFECTS ENTIRE COMMUNITIES NOT JUST INDIVIDUALS. SOME OF THE KEY SIGNIFICANT NEGATIVE IMPACTS WITH THIS REZONING -- I'M JUST BRING UP FOUR BUT THERE ARE OTHERS WHICH ARE ALSO -- HAVE BEEN BROUGHT UP BY OTHER PEOPLE BUT UNFORTUNATELY BECAUSE OF TIME RESTRAINTS I'LL STICK TO THE FOUR IMPORTANT ONES. FIRST AND FOREMOST, A PERMANENT REDUCTION IN HOME VALUES. TWO REAL ESTATE AGENTS I TALKED TO HAVE CONFIRMED AFFECTED HOMES WILL SUFFER PERMANENT LOSS IN VALUE AND THAT WAS FOR HOMES ADJACENT TO SOME OF THE DEVELOPMENTS RIGHT NEXT TO IT. 20%-30% DECREASE IN NEIGHBOURING PROPERTIES. AT LEAST A 5% DECREASE IN HOME VALUES FARTHER AWAY, AS FAR AWAY AS FOUR DOORS DOWN FROM THE IMMEDIATE DEVELOPMENT. THERE'S ALSO LOSS OF VALUE FOR HOMES ACROSS THE STREET, AS WELL AS, ACROSS THE BACK LANE. THIS FINANCIAL LOSS IS UNACCEPTABLE FOR HOMEOWNERS WHOSE LARGEST INVESTMENT IS IN THEIR PROPERTIES. A SECOND IMPORTANT ISSUE IS ALSO INCREASED STRAIN ON PARKING. THE REZONING REQUIRES, AS I READ IT, ONLY ONE PARKING STALL PER UNIT DESPITE THE REALITY THAT MOST HOUSEHOLDS HAVE SOMEWHERE BETWEEN ONE AND A HALF AND TWO VEHICLES. I LOOKED LAST NIGHT AND THE AVERAGE WINNIPEG PERSON, I THINK IT WAS MANITOBAN, OWNS 1.5 VEHICLES. THAT ALSO INCLUDES PEOPLE WITHIN OLD FOLKS HOMES. THE AVERAGE FAMILY IS PROBABLY ABOVE 1.5 VEHICLES PER HOUSEHOLD. A FOUR-UNIT DEVELOPMENT WOULD INTRODUCE, THEREFORE, AN ADDITIONAL FOUR VEHICLES COMPETING FOR STREET PARKING CREATING SIGNIFICANT CONGESTION IN MANY NEIGHBOURHOODS.

PARDON? YES, I DO.

MADAM SPEAKER: YOU HAVE TO MAKE THAT REQUEST TO COUNCIL. I'LL NEED TWO MORE MINUTES.

MADAM SPEAKER: COUNCILLOR WYATT MOVES FOR EXTENSION OF TWO MINUTES. ALL IN FAVOUR? CONTRARY? COUNCILLOR LUKES. I'M NOT SURE THE VOTE THERE. ALL IN FAVOUR OF A TWO-MINUTE EXTENSION PLEASE RISE.

CLERK: COUNCILLORS LUKES, ORLIKOW, ROLLINS, WYATT. MADAM SPEAKER, COUNCILLOR SHARMA.

MADAM SPEAKER: THOSE OPPOSED PLEASE RISE. YEAHS FIVE, NAYS 10. ANY COUNCILLOR CAN ASK QUESTIONS AFTER A DELEGATION. THE FIVE MINUTES OF THE PRESENTATION --

MADAM SPEAKER: THANK YOU, COUNCILLOR ALLARD. COUNCILLORS CAN ASK FOR EXTENSION OF TIME. COUNCILLOR ALLARD: IT'S MORE FOR THE PEOPLE THAT MAY BE WATCHING. CAN I ASK A QUESTION?

MADAM SPEAKER: NO. WAS IT FIVE MINUTES?

MADAM SPEAKER: YES. WE ARE GOING TO GET INTO QUESTIONS, KEN. I SEE HANDS UP. COUNCILLOR DUNCAN.

COUNCILLOR DUNCAN: THANK YOU FOR YOUR PRESENTATION. CAN YOU PROVIDE ME A SPECIFIC EXAMPLE OF DECREASED IN PROPERTY VALUE AND NOT PERCEIVED DECREASE REGARDING THEIR ASSESSMENT. WHEN IT DECREASES DUE TO INFILL? WHAT YOU'RE SAYING TODAY IS THAT IT -- IT WAS A COUPLE OF REAL ESTATE AGENTS THAT HAVE EXPERIENCE WITH SELLING --

MADAM SPEAKER: THE QUESTIONS WILL COME THROUGH THE CHAIR. IF I COULD ASK THE OTHER COUNCILLORS NOT BADGER ME WHILE ASKING QUESTIONS. THAT WOULD BE APPRECIATED.

MADAM SPEAKER: I THINK HE WAS TRYING TO LISTEN TO THE RESPONSE. I DON'T KNOW THE PROCESS.

MADAM SPEAKER: THE QUESTION, COUNCILLOR DUNCAN.

COUNCILLOR DUNCAN: THANK YOU FOR THE PRESENTATION. DO YOU HAVE A SPECIFIC DEVALUE WHERE AN INFILL TOOK PLACE? I DON'T HAVE A SPECIFIC. BUT I HAVE AN EXAMPLE OF WHERE ADJACENT HOMEOWNERS WERE NOT PLEASED WITH THE DEVELOPMENT. MY EXAMPLE THAT I SAID WITH THE 20%-30% DECREASE IN PROPERTY VALUE WERE BELIEVED BY REAL ESTATE AGENTS. DEFINITELY ADJACENT PROPERTIES WILL DECREASE IN VALUE AND THAT VALUE THAT DECREASE WILL BE PERMANENT.

MADAM SPEAKER: THANK YOU. COUNCILLOR WYATT.

COUNCILLOR WYATT: I DIDN'T GET YOUR NAME. KEN, REBIZANT.

COUNCILLOR WYATT: HOW LONG HAVE YOU LIVED IN WINNIPEG? 35 YEARS.

COUNCILLOR WYATT: HAVE YOU SPOKEN IN CHAMBERS BEFORE? NO.

COUNCILLOR WYATT: THANK YOU FOR YOUR TIME. SORRY WE DIDN'T GIVE YOU AN EXTRA TWO MINUTES AFTER PAYING TAXES. I'LL ASK A COUPLE OF QUESTIONS. FIRST OF ALL, ARE YOU AWARE THAT YOUR REALTORS MAY BE CORRECT IN THE EVENT THAT LET'S SAY WE AS A MUNICIPALITY DEVELOP THE BALL AND ALLOW FOR DEVELOPMENT OF A FOUR-PLEX BESIDE YOU, LET'S SAY, THAT DOES NOT HAVE PROPER ELEVATIONS. ELEVATIONS ARE THE LOOK OF THE FRONT OF THE HOUSE, THE SIZE OF THE HOUSE, THE BACK. OR IF SAY WE DON'T REQUIRE PROPER SETBACKS EITHER TO THE FRONT OF THE STREET OR SIDE YARDS. IF THAT OCCURS ARE YOU AWARE, YES, YOUR REALTORS MIGHT BE QUITE CORRECT THAT IT COULD HAVE AN IMPACT ON PROPERTY VALUE? ARE YOU AWARE OF THAT? I'M AWARE, YES. SOME OF THE, NOT RESTRICTIONS, BUT SOME OF THE REQUIREMENTS OF DEVELOPERS. BUT IN SPITE OF THOSE, THERE STILL WILL BE DECREASES IN PROPERTY VALUE AND I THINK THAT THIS IS THE ONE THING THAT, IF YOU WILL, UPSETS ME MOST IN THE SENSE THAT PEOPLE WITHIN THOSE NEIGHBOURHOODS BOUGHT THEIR HOMES WITH -- UNDER EXISTING RULES. THEN ALL OF A SUDDEN MIDWAY THROUGH, THOSE RULES ARE GOING TO BE CHANGED AND THOSE RULES COULD, IN FACT, SIGNIFICANTLY DECREASE THEIR PROPERTY VALUE PERMANENTLY. I DON'T THINK THAT'S RIGHT. THAT'S ONE OF THE REASONS WHY, IF I MAY. I'VE BEEN THROUGH ALL OF YESTERDAY'S HEARINGS. I HEARD THE OPPORTUNITY AND THE ALSO QUESTIONS THAT WERE ASKED TO THE PEOPLE WHO -- THE DEVELOPERS. THEY WERE GIVEN, IN MY OPINION, QUITE A BIT OF LATITUDE TO RESPOND TO QUESTIONS. I WOULD LIKE TO HAVE THE SAME BIT OF LATITUDE MYSELF. ANYWAY, THAT'S THE THING THAT -- AND SURE. THE PROBABILITY OF IT HAPPENING TO AN INDIVIDUAL HOMEOWNER IS PROBABLY NOT VERY GREAT BUT THE CONSEQUENCES ARE HUGE. THEREFORE, RISK IS TWO EQUATIONS. ONE IS CONSEQUENCE. ONE IS THE RISK AND THE OTHER IS CONSEQUENCES. SO THERE ARE GOING TO BE HUGE IMPACTS TO INDIVIDUALS. WHO THEY ARE, WE DON'T KNOW.

MADAM SPEAKER: COUNCILLOR WYATT YOUR QUESTIONS THROUGH THE CHAIR.

COUNCILLOR WYATT: THROUGH THE CHAIR. I HAVE NO DISRESPECT FOR CHALLENGING YOUR ASSUMPTIONS. THANK YOU FOR COMING HERE TODAY. I HAVE TO PUT IT IN THE FORM OF A QUESTION. ARE YOU AWARE WE AS A CITY, HAVE NOT OTHER THAN CORRIDORS LAST YEAR, WE AS A CITY HAVE NEVER DONE A BLANKET REZONING IN RECENT MEMORY, THAT I KNOW OF OR IN THE DECADES PAST, AND THEREFORE THAT IS A COMPLETELY DIFFERENT SCENARIO, POTENTIALLY, THAN WHAT YOUR REALTORS ARE FAMILIAR WITH WHERE YOU HAVE SPOT ZONING

HAPPENING. THIS WILL HAPPEN ACROSS THE BOARD. YOU ARE AWARE THIS IS A COMPLETELY DIFFERENT SCENARIO? I'M AWARE.

COUNCILLOR WYATT: ARE YOU AWARE THE ONLY THING WE CAN POSSIBLE COMPARE TO IS WE AS A CITY DONE MASSIVE REZONING LIKE WAVERLEY WEST, ON THE ASSUMPTION THAT IF WE FLOODED THE CITY MARKET WITH REZONED LAND THAT PRICES FOR LOTS AND HOMEOWNERSHIP WOULD STABILIZE. THAT SUPPLY WOULD MEET DEMAND. ARE YOU AWARE THE OPPOSITE OCCURRED? IN THE LAST 20 YEARS IT CREATED A FEEDING FRENZY. NOT ONLY THIS CITY BUT OTHER CITIES IN THE COUNTRY CAUSING VALUES TO RISE EXPONENTIALLY BEYOND THE RATE OF INFLATION. ARE YOU AWARE OF THAT? I'M AWARE OF THE INCREASE IN PROPERTIES.

COUNCILLOR WYATT: IF WE TAKE THAT ASSUMPTION AND APPLY TO THIS, WHICH I THINK IS FAIR TO DO, THE OPPOSITE WILL OCCUR. INDEED THAT THERE WILL BE SPECULATION IN TERMS OF LAND VALUES AND THAT LAND VALUES WILL GO UP EXPONENTIALLY, MAKING IT HARDER FOR YOUNG COUPLES AND YOUNG PEOPLE TO BUY THEIR STARTER HOME IN A LOT OF THE NEIGHBOURHOODS WE'RE TARGETING. ARE YOU AWARE OF THAT? YES, I AM. YES.

COUNCILLOR WYATT: ARE YOU ALSO AWARE THAT OVER TWO YEARS AGO THE LARGEST DEVELOPER IN THE CITY, WHICH BASICALLY HAS THE CONTROL OF WHAT'S CALLED THE URBAN DEVELOPMENT INSTITUTE, U.D.I., SET UP A SUBCOMMITTEE FOR IN FILL AND IS SERIOUSLY LOOKING AT THE AVAILABILITY NOW OF LAND ACROSS THE CITY WHEN THIS PASSES. ARE YOU AWARE OF THAT? THAT LARGE DEVELOPER IS PREPARED TO DO THAT? I'M NOT AWARE OF THAT AND PROBABLY NOT MANY CITIZENS OF THE CITY. IF THEY WERE THEY WOULD NOT BE HAPPY.

COUNCILLOR WYATT: ARE YOU AWARE THAT IN AND OF ITSELF, WHETHER IT'S TRUE OR NOT, THE FACT THAT THERE IS A COMMITTEE SET UP BY THE MAIN INDUSTRY AGENCY, THEIR OWN GROUP, AND THE INTERESTS EXPRESSED. WE HEARD ONE OF THE REPRESENTATIVES SPEAK IN DELEGATION YES AND I QUESTION IT. THAT IN AND OF ITSELF IS AN INDICATION THAT THIS COULD -- WE COULD SEE LAND VALUES GOING UP DRAMATICALLY MAKING IT HARDER FOR PEOPLE TO GET INTO THE HOMEOWNERSHIP BUSINESS. ARE YOU AWARE OF THAT? NOW, YES.

MADAM SPEAKER: COUNCILLOR WYATT I WOULD LIKE YOU TO SIT DOWN IN BETWEEN YOUR QUESTIONS. YOUR LAST QUESTION THEN I'M GOING TO GO TO SOMEONE ELSE.

COUNCILLOR WYATT: ARE YOU AWARE THAT MOST OF THE FOURPLEXES WE SEE GOING UP IN THE CITY, BY IN LARGE, ARE NOT OWNERSHIP OCCUPIED. THE MAJORITY ARE BUILT BY INVESTORS WHO WANT TO HAVE INCOME TO RENTAL PROPERTIES. THE CHANCE OF HAVING A SINGLE-FAMILY HOME REPLACED BY FOUR HOMES THAT ONE COULD BUY EACH LIKE A TOWNHOUSE IS RELATIVELY LOW. ARE YOU AWARE OF THAT? I'M AWARE OF SOME OF IT AND THANK YOU VERY MUCH FOR ADDING TO MY KNOWLEDGE OF IT. I WISH THE CITIZENS OF WINNIPEG WOULD ALSO

UNDERSTAND THOSE COMPLEXITIES ON THIS ISSUE.

COUNCILLOR WYATT: ARE YOU AWARE IN 2014, THE AVERAGE AGE FOR SOMEBODY TO COME INTO THE MARKET AND BUY A HOUSE WAS 36 IN 2014. IN 2024, THAT INCREASED TO 40. IN OTHER WORDS, ARE YOU AWARE THAT THE AVERAGE PERSON WHO CAN NOW AFFORD TO BUY A HOUSE IN THIS COUNTRY IS, BASICALLY, 40 YEARS OLD BEFORE THEY CAN ACTUALLY START PUTTING EQUITY AND FINDING WHAT WE CALL -- USED TO CALL THE CANADIAN DREAM. ARE YOU AWARE OF THAT? I'M AWARE THAT IT'S DEFINITELY OLDER, YES. I DIDN'T KNOW THAT IT WAS 40 YEARS OLD. THAT'S A SAD SCENARIO.

MADAM SPEAKER: MR. WYATT, I CAN COME BACK TO YOU. ONE LAST QUESTION.

COUNCILLOR WYATT: ARE YOU AWARE WE HAVE SOME OF THE LOWEST DENSITY PER CAPITA OF ANY WESTERN DEMOCRACY AND SINGLE HANDEDLY, WORKING WITH THE IS INDUSTRY, THE SAME FEDERAL LIBERALS WORKING WITH NOW, THE HOME INDUSTRY OUT THERE ACROSS THE COUNTRY HAVE DRIVEN UP THE PRICE OF LAND TO MAKE IT UNAFFORDABLE FOR AVERAGE PEOPLE TO BUY A PIECE OF GRASS TO RAISE FAMILIES ON. ARE YOU AWARE OF THAT? I'M AWARE OF SOME OF THAT AND UNFORTUNATELY THAT'S THE CASE.

MADAM SPEAKER: THANK YOU. NEXT QUESTION. COUNCILLOR CHAMBERS FOLLOWED BY COUNCILLOR DOBSON.

COUNCILLOR CHAMBERS: I RISE THROUGH YOU TO THE DELEGATION. YOU MENTION POTENTIAL FOR REDUCED PROPERTY VALUE, CORRECT? YOU HAVE TO SPEAK INTO THE MIC. I CAN'T HEAR YOU.

COUNCILLOR CHAMBERS: YOU MENTION THE POTENTIAL FOR REDUCED PROPERTY VALUES. YES.

COUNCILLOR CHAMBERS: YOU'VE LIKELY HEARD OF BIDDING WARS ON EXISTING HOUSING STOCK? NEXT TO A FOUR-UNIT DEVELOPMENT?

COUNCILLOR CHAMBERS: YOU'VE HEARD CURRENTLY THERE ARE BIDDING WARS WHEN PEOPLE GO TO SELL THEIR PROPERTIES, CORRECT? YES.

COUNCILLOR CHAMBERS: YOU'VE MENTIONED SUPPLY AND DEMAND. A POINT OF CLARIFICATION. IS THAT NEXT TO -- LET'S TALK APPLES AND APPLES.

COUNCILLOR CHAMBERS: YOU'RE NOT ASKING QUESTION. I'M ASKING QUESTIONS THROUGH THE CHAIR TO YOU. YOU'VE MENTIONED SUPPLY AND DEMAND THIS MORNING IN TERMS OF YOUR PRESENTATION. SAY THAT AGAIN.

COUNCILLOR CHAMBERS: YOU MENTIONED SUPPLY AND DEMAND WITH RESPECT TO YOUR PRESENTATION THIS MORNING? I DON'T THINK I DID. NO.

COUNCILLOR CHAMBERS: YOU TALKED ABOUT SUPPLY AND DEMAND AND THE HOUSING STOCK. WHAT I DID SAY WAS A DECREASE IN VALUE OF PROPERTIES NEXT TO DEVELOPMENTS. MULTIUNIT DEVELOPMENTS. THAT'S ONE OF THE MAIN POINTS. I DID NOT MENTION SUPPLY AND DEMAND ANYWHERE. HANG ON. LET ME FINISH.

COUNCILLOR CHAMBERS: THROUGH THE CHAIR TO YOU.

MADAM SPEAKER: LET'S LET THE DELEGATE RESPOND. LET'S TAKE A RESPOND AFTER ONE SPEAKING SO WE CAN DIGEST WHAT IS BEING SAID. KEN, RESPOND, PLEASE. YOU WERE TRYING TO FINISH. I WAS TRYING TO FINISH AND I WAS TRYING TO SAY THAT NOWHERE IN MY TALK DID I SAY ANYTHING ABOUT SUPPLY AND DEMAND. MY POINT IS DO NOT PUT WORDS IF MY MOUTH. I DID NOT SAY THAT. REPHRASE YOUR QUESTION, PLEASE.

COUNCILLOR CHAMBERS: IN THE WORK WE'RE DOING HERE TODAY, WE'RE TALKING ABOUT SUPPLY AND DEMAND. THE FACT THAT THE ADDITION OF THE HOUSING STOCK WILL, IN FACT, REDUCE THE AMOUNT OF BIDDING WARRING WARS BASED ON THE FACT THERE'S AMPLE SUPPLY. YES, THERE IS CONCERN ABOUT REDUCED PROPERTY VALUES BUT I WOULD CONTEND THAT IT'S MORE BASED ON THE FACT THAT THE BIDDING WARS WOULD NOT BE AS COMMON BECAUSE THE SUPPLY WOULD BE THERE. THE WORK WE'RE DOING --

MADAM SPEAKER: QUESTION FOR THE DELEGATION.

COUNCILLOR CHAMBERS: ARE YOU AWARE THE WORK WE'RE DOING HERE TODAY WILL INCREASE THE AMOUNT OF HOUSING IN OUR CITY, WHICH WILL, AGAIN, IF WE'RE LOOKING AT TRANSITIONAL HOUSING. THE AVAILABILITY OF MULTIFAMILY HOUSING, THE AVAILABILITY OF SINGLE-FAMILY HOUSING, THE AVAILABILITY OF DUPLEXES AND TRIPLEXES AND QUADS ALL HELP IN TERMS OF SUPPLY AND DEMAND IN OUR CITY THAT MAKE IT AFFORDABLE FOR OTHER PEOPLE TO LIVE HERE IN OUR CITY, AS WELL. MY MAIN POINT IS DO EXACTLY THAT IN NEW DEVELOPMENTS BUT LEAVE EXISTING NEIGHBOURHOODS ALONE WHERE ADJACENT INDIVIDUALS, HOMEOWNERS, TO MULTILEVEL DEVELOPMENTS ARE GOING TO LOSE VALUE IN THEIR HOME. A SIGNIFICANT AMOUNT OF VALUE, 20%-30%. YOU TRY AND EXPLAIN THAT TO THOSE HOMEOWNERS.

COUNCILLOR CHAMBERS: LAST QUESTION, MADAM SPEAKER THROUGH YOU TO THE DELEGATION. IN TERMS OF PROPERTY VALUES, WHAT WOULD LEAD TO MORE OF A PROPERTY DEVALUATION. AN INFILL HOME OR HOME IN DISREPAIR AND BOARDED UP?

MADAM SPEAKER: THANK YOU. KEN. MY RESPONSE IS PROBABLY BOTH. WE'LL HAVE A SIGNIFICANT IMPACT ON ADJACENT HOMES AND THAT'S UNFORTUNATE. MY SUGGESTION IS THE SOLUTION IN DERELICT HOMES IS NOT TO PUT UP AN INFILL -- A MULTILEVEL INFILL IN EXISTING NEIGHBOURHOOD. MY SUGGESTION FOR A SOLUTION IS TO PUT UP A SINGLE DWELLING HOME. NOT A MULTILEVEL DWELLING. THAT'S MY SOLUTION. IN RESPONSE TO YOUR QUESTION, BOTH WILL HAVE

SIGNIFICANT DECREASED EFFECT ON ADJACENT HOMEOWNERS.

MADAM SPEAKER: THANK YOU. FINAL QUESTION.

COUNCILLOR CHAMBERS: THE REAL ESTATE AGENT THAT WAS HERE YES, MR. LOPEZ, TALKED ABOUT GOING TO THE BANK ON AN EXISTING HOME TO GET A LOAN TO REPAIR OR BUILD A NEW HOME ON THAT SITE. BANKS ARE RELUCTANT TO PROVIDE FUNDING OR FINANCING FOR HOMES UNLESS THE OWNER OF THE HOME CAN JUSTIFY THAT, AGAIN, THE FUNDS NEEDED WOULD BE SUFFICIENT TO COVER OFF THE BUILDING OF THAT NEW HOME. YOU HEARD THAT RESPONSE FROM THAT REALTOR YESTERDAY, CORRECT? THAT'S A REALTOR'S UNDERSTANDING. I WOULD SUGGEST THAT QUITE THE OPPOSITE MIGHT BE TRUE. OR THAT'S ONLY FOR A VERY SMALL SECTION OF THE CITY. VERY SMALL. THE MAJORITY OF THE CITY THAT IS NOT TRUE. IF YOU WANT TO REZONE THE CITY AND MAKE CERTAIN AREAS APPLY THEN THAT'S FINE. BUT LEAVE EXISTING NEIGHBOURHOODS ALONE. I THINK THAT'S WHAT MOST OF THE PEOPLE HERE ARE OBJECTING TO. DEVELOP ALL YOU WANT IN NEW DEVELOPMENTS. MAKE THEM AS DENSE AS YOU WANT. THAT WAY HOMEOWNERS HAVE THE KNOWLEDGE FOREHAND BEFORE THEY GO INTO IT THAT IT'S GOING TO BE A DENSE PROPERTY DEVELOPMENT. NOT IN EXISTING NEIGHBOURHOODS WHERE WE AS HOMEOWNERS HAVE BOUGHT HOMES UNDER EXISTING RULES. THEN ALL OF A SUDDEN THOSE RULES ARE GOING TO BE CHANGED ON US. I DON'T THINK THAT'S RIGHT AND/OR FAIR.

MADAM SPEAKER: THANK YOU, KEN. YOU'VE ANSWERED THAT. COUNCILLOR DOBSON FOLLOWED BY COUNCILLOR LUKES. COUNCILLOR DOBSON: THANK YOU VERY MUCH FOR POINTING OUT A MAJOR INVESTMENT FOR MOST PEOPLE THAT LIVE IN THEIR HOMES. THIS IS ACTUALLY THEIR RETIREMENT FUND. ANYTHING THAT CAN EVEN HAVE A CHANCE OF REDUCING THE VALUE IS VERY, VERY CONCERNING. MY OWN PERSONAL VIEW, REGARDLESS OF WHAT REAL ESTATE AGENTS SAY, IF THERE'S A GREAT BIG TOWER RIGHT BESIDE ME I WILL NOT BUY THAT HOUSE BECAUSE I HAVE NO SUN. IT WILL BE BLOCKING EVERYTHING. IT'S BASICALLY LIVING BESIDE A WALL. THAT WILL NOT BE A PRIORITY FOR ME TO BE BUYING A HOUSE. TO ME THAT WOULD REDUCE THE VALUE OF THAT PARTICULAR HOUSE. DEFINITELY.

COUNCILLOR DOBSON: MY QUESTION FOR YOU IS THE HEIGHTS OR THE ELEVATIONS OF THE BUILDING BESIDE. THAT IS YOUR MAJOR CONCERN? SAY THAT AGAIN?

COUNCILLOR DOBSON: THE HEIGHT OF THE BUILDING NEXT DOOR, THAT'S YOUR MAJOR CONCERN? I THINK IT'S BOTH HEIGHT, AS WELL AS, JUST HAVING THE PERCENTAGE OF THE LOT ALL OF A SUDDEN BE -- A SMALL APARTMENT. LET'S NOT KID OURSELVES. A FOUR-UNIT COMPLEX ON AN EXISTING LOT WITHIN THE CITY IS AN APARTMENT. TO NAME IT ANYTHING ELSE IS WRONG. IT'S FALSE. IT'S MISLEADING TO THE CITIZENS OF WINNIPEG.

COUNCILLOR DOBSON: THANK YOU VERY MUCH.

MADAM SPEAKER: NEXT IS COUNCILLOR LUKES FOLLOWED BY COUNCILLOR ORLIKOW.

COUNCILLOR LUKES: WELCOME TO CITY HALL. DID YOU KNOW I REPRESENT THE SOUTHWEST QUADRANT TO THE CITY OF WINNIPEG. IT'S ONE OF THE FASTEST GROWING AREAS IN THE CITY OF WINNIPEG. YES, I DO KNOW THAT. COUNCILLOR LUKES: IT GREW OUT ABOUT TEN YEARS FASTER THAN ANTICIPATED BECAUSE OF THE FAVORABLE PROVINCIAL AND FEDERAL IMMIGRATION POLICIES. DID YOU KNOW THAT BRADY LANDFILL IS ACROSS THE ROAD FROM THE PERIMETER WHERE MILLION DOLLAR HOMES ARE BEING BUILT? I HAVE SEEN THAT -- DID YOU KNOW THAT I WORKED HARD ON ROOMING HOUSES AND ILLEGAL ROOMING HOUSES THAT WERE DILAPIDATED IN NEIGHBOURHOODS AND RESIDENTS WERE CONCERNED ABOUT THEIR PROPERTY VALUES BECAUSE THEY WERE LIVING BESIDE THESE ILLEGAL ROOMING HOUSES. MY POINT IS, I GUESS KEN, IS OUR WORLD IS CHANGING. OUR CITY IS GROWING THROUGH IMMIGRATION. WHAT WE DON'T LIKE OTHER PEOPLE EMBRACE. SO WHEN IT COMES TO THE VALUE OF A HOUSE, I HAVE SEEN THIS. YOU KNOW ME. YOU KNOW ME. OF COURSE I DO. I KNOW YOU WELL, JANICE.

COUNCILLOR LUKES: YOU KNOW ME WELL. I'M NOT LYING WHEN I SAY THIS. IT HAS BEEN MIND BLOWING TO SEE PRICES OF HOMES BESIDE ILLEGAL ROOMING HOUSES BECAUSE OF THE LOCATION WAS DESIRABLE, PRICES OF HOMES ACROSS THE STREET FROM BRADY LANDFILL. WE ARE LIVING IN A DIFFERENT WORLD AND PEOPLE LOOK AND EMBRACE SMALLER HOUSES. THEY DON'T WANT BIG YARDS. THEY DON'T EVEN WANT A YARD. I FEEL STRONGLY ABOUT CREATING MORE HOUSING FOR PEOPLE WHO ARE MOVING TO WINNIPEG. THAT'S HOW WE'RE GOING TO GROW. FEW OF US ARE MAKING A LOT OF BABIES BUT NOT MANY OF US. WE NEED IMMIGRATION, RIGHT. I'M JUST WONDERING, YOU KNOW, YOUR REAL ESTATE AGENT SAYS ONE THING. I HAVE -- DID YOU KNOW I HAVE REAL ESTATE AGENTS TELLING PEOPLE THAT ARE BUYING HOUSES IN SOUTHWEST WINNIPEG THAT BRADY LANDFILL IS MOVING. THE ONLY WAY IT'S MOVING IS BIGGER. IT'S TRUE. I DON'T PUT A LOT OF FAITH IN REAL ESTATE AGENTS AND WHAT THEY SAY SOMETIMES. HANG ON. I'LL RESPOND TO THAT, JANICE. THAT IS HOW WOULD YOU LIKE IT IF ALL OF A SUDDEN NEXT DOOR TO YOU A DEVELOPER BOUGHT THE LOT AND THE HOUSE AND TORE IT DOWN. THEN ALL OF A SUDDEN BUILT A FOUR-UNIT COMPLEX? WOULD YOU THINK THAT THE VALUE OF YOUR HOME STAYED THE SAME, INCREASED OR DECREASED? TELL ME HONESTLY.

COUNCILLOR LUKES: I WILL TELL YOU HONESTLY. I KNOW IF I WERE TO SELL MY HOUSE I WOULD GET THE SAME OR MORE VALUE. I DO BELIEVE THAT. I REALLY DO BELIEVE THAT. I'VE SEEN IT, KEN. I'VE SEEN IT. YOU HAVE TO SHOW ME. ALSO, IF I CAN ADD. JANICE IS A VERY, VERY FINE PERSON. I DON'T KNOW IF IT'S APPROPRIATE BUT VERY FINE.

MADAM SPEAKER: THANK YOU, KEN. WE HAVE MORE QUESTIONS FROM OTHER FINE FOLKS. COUNCILLOR ORLIKOW FOLLOWED BY COUNCILLOR MAYES.

COUNCILLOR ORLIKOW: ONE QUICK QUESTION. QUICK QUESTION. YOU SAID YOU HAD FOUR POINTS. YOU SAID YOU HAD FOUR POINTS. YES. COUNCILLOR ORLIKOW: VALUE OF PROPERTY, PARKING -- STRAIN ON PARKING. OVERBURDEN ON INFRASTRUCTURE, INCLUDING SEWER WATER, HYDRO, AND TRAFFIC NETWORKS. THE BIG THING ABOUT SEWER AND WATER IS THAT MANY OF THE IDENTIFIED AREAS FOR REZONING THOSE ARE THE ONES WITH THE COMBINED SEWER AND WATER. NOT ONLY ARE WE GOING TO HAVE -- WE'RE GOING TO HAVE INCREASED SEWAGE -- RAW SEWAGE DISCHARGE INTO OUR BELOVED WATERWAYS, THE RED RIVER. IF WE HAVE INCREASED DENSE DEVELOPMENT WITHIN THOSE COMMUNITIES THAT HAVE THE COMBINED SEWER SYSTEM. THE COMBINED SEWER AND STORM WATER DRAIN.

COUNCILLOR ORLIKOW: I'M NOT GOING TO GO INTO DID YOU KNOW. I'M JUST GOING TO ASK QUESTIONS. LATER ON WE'LL SAY WHY THAT ISN'T BUT WITH THE WATER RETENTION THEY HAVE PUT ON SITE. AGAIN, DON'T WORRY ABOUT THAT. I WANT YOUR OPINION. WHAT'S YOUR FOURTH POINT? MY FOURTH POINT WAS HARMING THE CHARACTERISTICS OF NEIGHBOURHOODS. HOMEOWNERS CAREFULLY CHOOSE WHERE THEY ARE GOING TO BUY A HOME. IT'S BY THE SOCIAL FABRIC. IT'S ALSO BY THE PHYSICAL ENVIRONMENT. BY HAVING A RIGHT TO DEVELOP REZONING WITHIN ALL OF CITY, MUCH OF THESE NEIGHBOURHOODS ARE GOING TO DESTROY. NOT DESTROY BUT IMPACT SIGNIFICANTLY NOT FOR THE BETTER OF IT. I TRULY BELIEVE THAT.

COUNCILLOR ORLIKOW: THANK YOU VERY MUCH.

MADAM SPEAKER: THANK YOU. NEXT COUNCILLOR MAYES.

COUNCILLOR MAYES: THANK YOU, THANK YOU FOR COMING DOWN TODAY. WHAT PART OF THE CITY DO YOU LIVE IN? I LIVE IN GLENHELM WHICH IS ON GLENWOOD CROSSING. COUNCILLOR MAYES: SO HERE'S BEEN -- I'M AWARE OF COUNCILLOR LUKES'S EXPERIENCE IN NEW AREAS. I REPRESENT SOME NEW AREAS AND PEOPLE AREN'T HERE TO OBJECT BECAUSE THEY KNOW WHAT THEY ARE GETTING INTO WHEN THEY MOVE INTO AN AREA. IF THERE'S A TOWNHOUSE DEVELOPMENT IN SAGE CREEK PLANNED, WELL, YOU KNOW WHAT YOU'RE GETTING. HERE'S MY EXPERIENCE AS A COUNCILLOR. ARE YOU AWARE THERE'S AN OLD AREA IN MY WARD CALLED GLENWOOD. I THINK THE PROPERTY VALUES PROBABLY INCREASED DUE TO BIDDING WARS BECAUSE PEOPLE SELL AND THEY ARE TORN DOWN AND NEW PEOPLE GO IN. MAYBE PROPERTY VALUES WENT UP BUT QUALITY OF LIVING HAS WENT DOWN. I'VE GOTTEN OVER A THOUSAND COMPLAINTS. THE PLANNERS HAVEN'T GOTTEN THEM AND THE PEOPLE WHO SPOKE YESTERDAY HAVEN'T GOTTEN THEM BUT I'VE GOTTEN THEM. WE DIDN'T SAY THAT AROUND PEOPLE WITH ROOMING HOUSES. WE DIDN'T SAY THAT WHEN PEOPLE COMPLAINED ABOUT CONDO NOISE AND SHORT-TERM RENTALS. THERE IS A COST IF YOU DO THIS WITHOUT ANY SORT OF REGULATION. WE DON'T KNOW IF THERE'S GOING TO BE FIVE OF THEM ON ONE BLOCK OR ONE OF THEM ON ONE BLOCK. THAT'S PART OF THE CHALLENGE HERE. ARE YOU AWARE OF THE DECLINE OF THE QUALITY OF LIFE? I THINK THE PROPERTY VALUE PROBABLY WENT UP BUT ALL IT DID WAS CREATING A BIDDING WAR AND PEOPLE STARTED SELLING AND REALIZING I BETTER SELL

BEFORE THE GUY BEHIND ME SELLS. I BETTER SELL BY THE GUY NEXT TO ME SELLS. I'M NOT SURE PROPERTY VALUES WENT DOWN BUT ANY COMMENTS ON THAT? THAT'S ONE OF MY MAIN POINTS. THE SIGNIFICANT DECLINE IN QUALITY OF LIFE AND ALSO THE COMMUNITY ATMOSPHERE OF THINGS. MANY OF OUR NEIGHBOURHOODS IT'S GOING TO GO DOWN. THAT'S UNFORTUNATE.

COUNCILLOR MAYES: SECOND QUESTION. WE DON'T AT PRESENT HAVE ANY MECHANISM TO SAY, WELL, THERE'S GOING TO BE ONE ON PARKVILLE PAIS AND ONE ON CROFTON. WE'RE GOING TO SPREAD IT AROUND. IT'S GOING TO BE LET THE MARKET DECIDE. IN FACT, SOMEBODY MORE RANDOMLY IS LETTING THE SEWAGE CAPACITY DECIDE. IF YOU'RE LUCKY YOUR STREET WON'T HAVE ENOUGH SEWAGE CAPACITY AND LIFE WILL CONTINUE ON AS IT WAS. THE NUMBER OF INEQUITIES HERE. MY QUESTION IS YOU TALKED ABOUT -- WELL THE PROPERTY VALUES. I THINK WE COVERED THAT. IN TERMS OF QUALITY OF LIFE, ARE YOU AWARE. WE'RE DON'T HAVE A PLAN TO REGULATE THE DISTRIBUTION OF THESE. IT COULD ALL BE IN MY NEIGHBOURHOOD OR NONE OF IT COULD BE IN MY NEIGHBOURHOOD. ARE YOU AWARE OF THAT? I'M AWARE OF IT SOMEWHAT, YES. I'M ALSO AWARE AND VERY CONSCIOUS ABOUT NEIGHBOURS KNOW EACH OTHER. ALL OF A SUDDEN, IF YOU START PUTTING A DEVELOPMENT WITHIN THOSE COMMUNITIES THAT ARE NOT CONSISTENT WITH THE EXISTING COMMUNITY, YOU'RE GOING TO DISRUPT THOSE COMMUNITIES. THAT'S VERY UNFORTUNATE. LET'S ASK THE PEOPLE OF WINNIPEG WHAT THEY BELIEVE. I THINK A REZONING OF ALL OF THE CITY THAT COULD AFFECT AN INDIVIDUAL PUT IT TO A PLEBISCITE. DO IT. PROVE ME WRONG. PLEASE.

COUNCILLOR MAYES: ARE YOU AWARE NOBODY RAN ON THIS IDEA OF FOURPLEXES? NONE OF THE PEOPLE HERE. IT WASN'T IN THE ORIGINAL MAP APPLICATION BUT IT'S A FEDERAL REQUIREMENT AND WE'VE GOT TO HAVE BY-LAWS IN PLACE BY JUNE 12TH. THE PLEBISCITE OPTION -- IT'S A FEDERAL REQUIREMENT. MY RESPONSE TO THAT IS THAT WHAT ARE WE DOING HERE? CHASING FEDERAL DOLLARS? WHAT IS IT 32 MILLION FEDERAL DOLLARS TO DISRUPT OUR COMMUNITIES FOR THAT AMOUNT. WHAT IS IT? IS IT 32? IS IT 50? IS IT 100?

MADAM SPEAKER: KEN, WE HAVE OTHER SPEAKERS. I KNOW YOU'RE ASKING A QUESTION BUT IS THERE OPPORTUNITY. I SUGGEST LET'S NOT CHASE FEDERAL DOLLARS IN ORDER TO DISRUPT OUR COMMUNITIES. THAT'S THE WRONG THING TO DO.

MADAM SPEAKER: THANK YOU. COUNCILLOR WYATT.

COUNCILLOR WYATT: YES, THANK YOU, KEN. KEN, ARE YOU AWARE THAT THERE ARE LARGE SWATHS OF THE CITY THAT ARE BEING EXCLUDED FROM THIS PROCESS? SOME OF THEM, YES. I'M NOT EXACTLY -- I'M NOT VERY CLEAR ON THE REASONS WHY.

COUNCILLOR WYATT: NEITHER AM I. ARE YOU AWARE THAT IT JUST SO HAPPENS MAYBE IT'S COINCIDENCE THAT NEIGHBOURHOODS THAT ARE EXCLUDED ARE TUXEDO, CHARLESWOOD, BIG SWATHS OF WAVERLEY WEST, BEING TOTALLY

EXCLUDED. WELL THAT'S WHAT I SEE ON THE MAP HERE. AM I WRONG? AM I? WELL SHOW ME. IS THAT THE RIGHT MAP? I HAVE A QUESTION.

MADAM SPEAKER: COUNCILLOR WYATT.

COUNCILLOR WYATT: ARE YOU AWARE THERE ARE NEIGHBOURHOODS EXCLUDED ACCORDING TO THE MAP? YES. I'M SURPRISED AND WANT TO KNOW WHY SUCH PLACES LIKE TUXEDO ARE EXCLUDED FROM IT. IS IT BECAUSE THEY ARE A DIFFERENT CLASS OF CITIZEN OR WHY? WHAT ARE THE REASONS? THE COUNCILLOR FROM TRANSCONA COULD PROVIDE PROPER INFORMING FOR DELEGATES.

MADAM SPEAKER: COUNCILLOR DUNCAN, I WILL CALL ON YOU IN A MOMENT. DEBATE OTHER COUNCILLORS INTO REACTING --

MADAM SPEAKER: I WILL CALL ON YOU IN A MOMENT. THANK YOU. HAVE A SEAT. THANK YOU.

COUNCILLOR WYATT: I STAND CORRECTED THE OTHER SPEAKER IS CORRECT. THANK YOU. ARE YOU AWARE, SIR, THE REALITY IS THE MARKET WILL DICTATE WHAT PRICES OR LOTS ARE THE MOST AFFORDABLE TO BUY. DO YOU THINK A LOT IN TUXEDO IS WORTH MORE OR LESS THAN A LOT IN TRANSCONA? I DEFINITELY THINK A LOT IN TUXEDO IS WORTH MORE.

COUNCILLOR WYATT: IN OTHER WORDS, THE MARKET WILL RESPOND TO THE LOWEST HANGING FRUIT. THAT'S TYPICALLY WHAT HAPPENS. ARE YOU AWARE OF THAT? SOMEWHAT AWARE.

MADAM SPEAKER: COUNCILLOR WYATT, I THINK YOU ASKED A LOT OF QUESTIONS.

COUNCILLOR WYATT: ARE YOU AWARE I'M GRATEFUL YOU COME HERE THIS MORNING AND GOT US WOKEN UP AND GOING. THANK YOU.

MADAM SPEAKER: KEN, THAT CONCLUDES QUESTIONS PERIOD. THANK YOU FOR YOUR PRESENTATION. THANK YOU VERY MUCH.

MADAM SPEAKER: COME BACK SOME TIME. THANK YOU. MADAM CLERK, NEXT.

CLERK: WE'RE GOING TO GO BACK TO PAM LUCENKIW. IF YOU CAN TURN ON YOUR VIDEO AND UNMUTE. YOU HAVE UP TO FIVE MINUTES FOR YOUR PRESENTATION.

MADAM SPEAKER: WELCOME BACK, PAM. THANK YOU.

MADAM SPEAKER: WE HAVE FIVE MINUTES ON THE CLOCK FOR YOU. I'M READY. I HOPE THIS IS REFRESHING GREEN SPACES IS REFRESHING TOPIC. WE'RE VERY PLEASED TO SEE THE ZONING BY-LAW TO EXCLUDE HIGHER DENSITY ZONING NEAR THE WATERWAYS AND FOR INCREASING THE REAR SETBACK FROM TEN FEET TO 25

FEET. WE RECOGNIZE AND SUPPORT THE NEED TO IMPLEMENT GREATER DENSITY AND THANK YOU FOR THE HARD WORK THAT HAS BEEN DONE AND THE TOUGH DECISIONS. WE EXPECT TO SEE THE BENEFIT OF MORE GREENERY FROM BUILDING UP. HOWEVER, IT IS CONCERNING THAT THE PROPOSED SETBACK IS SIGNIFICANTLY LESS THAN WHAT IS NEEDED. WE TRUST THAT THE CITY RETAINS SOME DISCRETION TO FURTHER INCREASE THE SETBACK AND WE RESPECTFULLY URGE CONSIDERATION OF A BUFFER IN THESE SENSITIVE AREAS. THE WATERWAYS ARE WINNIPEG'S MOST SIGNIFICANT NATURAL ASSET. SORRY. WE WERE ALARMED LAST FALL WHEN UNIFORM HALF HOUSING BY-LAWS WERE APPLIED TO THE WATERWAYS WITHOUT ACCOUNTING FOR THEIR ENVIRONMENTAL SIGNIFICANCE. THE INFO GUIDELINES ARE ABOUT LOT COVERAGE AND MINIMAL SETBACKS TO ENCOURAGE DEVELOPMENT. THEY ARE NOT SENSITIVE -- THESE LAWS ARE NOT SENSITIVE TO RIVER CORRIDORS, GREEN SPACE, ESPECIALLY WATERWAYS MAKE OUR CITY LIVABLE AND MUST NOT BE AN AFTER THOUGHT. THEY ARE WINNIPEG'S MOST SIGNIFICANT NATURAL ASSET. THIS AREA -- THE GRAPHIC SHOWS FOUR ECO SYSTEMS. THREE ON LAND AND ONE ON WATER. THEY ARE CONSIDERED ECOLOGICALLY SIGNIFICANT NATURAL LANDS IN MANY CITY DOCUMENTS AND THE CITY HAS A RESPONSIBILITY TO PROTECT THESE SPACES. IT IS A VERY NARROW SLICE OF OF LAND AND SOUGHT AFTER FOR DEVELOPMENT AND IT NEEDS PROTECTION. WINNIPEG IS AT A DISADVANTAGE BECAUSE IT LACKS POLICY FOR PROTECTING GREEN SPACE. IT MAKES IT CHALLENGING TO PROTECT WATERWAYS AND THESE DOCUMENTS ARE NOT EVEN ABLE TO BE USED IN DECISION MAKING BECAUSE THEY ARE NOT COMPLETE. WE HAVE THE GREEN SPACE PLAN AND CORRIDOR, BYE OWE DIVERSITY POLICY ARE INCOMPLETE. CLIMATE ACTION IS LIMITED TO GREEN HOUSE GAS EMISSIONS. THOUSAND ACRES NO PLAN. AND OUR WINNIPEG IS WEAK ON POLICY DEVELOPMENT. WINNIPEG COMPARED TO OTHER CITIES, WINNIPEG EIGHT OF CANADIAN CITIES HAVE BIODIVERSITY LAWS AND WE DON'T HAVE THE ADVANTAGE OF HAVING THAT KNOWLEDGE AND MAKING DECISIONS ABOUT GREEN SPACE. A RECENT CITY OF WINNIPEG CLIMATE ACTION RESILIENCE COMMITTEE POLL REVEALED 74% OF RESIDENTS ARE CONCERNED ABOUT AFFECTS OF CLIMATE CHANGE ON GREEN SPACE. GREEN SPACE AND CLIMATE CHANGE ARE LINKED AND THEY HAVE BEEN WORKING WITH THIS FOR A LONG TIME. SINCE 2017, THEY HAVE A SERIES ABOUT BUILDING A CLIMATE-RESILIENT CITY. IN SEVEN OF THE NINE DOCUMENTS, THEY MENTION GREEN INFRASTRUCTURE AS BEING SIGNIFICANT. THEY ARE PROTECTING THEIRS. THIS IS AN EXAMPLE OF A PROPERTY THAT WAS INFLUENCED BY A HALF FUND OR HALF PROGRAM. IT BECAME CLEAR THAT WATERWAYS WERE BEING TREATED SIMILARLY TO STANDARD CITY STREETS WITHOUT CONSIDERATION FOR THEIR ECOLOGICAL VALUE. THIS APPROACH RAISES CONCERNS ABOUT THE CITY'S COMMITMENT TO WATERWAY STEWARDSHIP AND ENVIRONMENTAL PLANS CURRENTLY UNDERWAY. THIS 2.2 ACRE PROPERTY ON ST. MARY'S ROAD IS AN EXAMPLE. IT'S A BEAUTIFUL NATURAL SPACE. IT'S USED AS A PARK. IT WILL NOW BECOME A 10-STOREY BUILDING WITH A MINIMUM AMOUNT OF GREEN SPACE. THE REGULATED AREA, I HAVE TO SHOW THIS PICTURE. THE REGULATED AREA AND THE PROTECTED AREA HAVE THE SAME DIMENSION, 350 FEET FOR RIVERS AND 250 FEET FOR CREEKS. THE PROTECTED AREA IS CONSIDERED THE MOST ECOLOGICALLY VALUED REPAIRED AREAS ALLOWED TO EXIST. THE PROTECTED AREA OR THE REGULATED AREA IS

MORE CONCERNED ABOUT FLOODING AND EROSION ALL OVER THE SAME AREA. WE REQUESTED THE BUFFER ZONES OF 350 FEET FOR RIVER AND 250 FEET FOR CREEKS BECAUSE THEY ALREADY EXISTED AND ARE EASY TO MANAGE. THEY HAVE BEEN USED SINCE THE 1950S FLOOD. THIS DIAGRAM SHOWS SOME HOMES ON THE RIVER CORRIDOR. THE PROTECTED SETBACK MUST BE LARGER DUE TO THE ERODING AND UNSTABLE BANKS OF THE RIVER. LONG-TERM PROTECTION IS NEED FORKED FUTURE NATURAL PROCESSES BECAUSE CLIMATE CHANGE AND --

MADAM SPEAKER: PAM. THAT CONCLUDES YOUR TIME. IF YOU CAN TAKE TEN SECONDS TO WRAP UP. OH MY GOSH. I TALKED TOO SLOW. OKAY. I WILL JUST GET TO THE END. I DID WANT TO MENTION THIS ONE PROPERTY IF I COULD. THIS IS AN EXAMPLE OF WHAT THE BY-LAWS ALLOW. TWO PROPERTIES ON EITHER SIDE HAVE LOTS OF GREENERY. THE BY-LAWS -- THIS IS WHAT DENSITY LOOKS LIKE ON THE RIVER CORRIDOR. THE 25-FEET IS NOT QUITE ENOUGH. A SETBACK FOR RETENTION POND IS 45 FEET.

MADAM SPEAKER: THANK YOU, PAM. WE ARE GOING THE TAKE QUESTIONS NOW FOR YOU IF THERE'S ANY. ANY QUESTIONS FOR OUR DELEGATE? COUNCILLOR ORLIKOW.

COUNCILLOR ORLIKOW: HI, PAM. YOU MENTION THE FLOODPLAIN. YOUR CALCULATION OF WHATEVER IT WAS THE 200 FEET, I THINK IT WAS YOU SAID. THAT IS INCLUDING THE FLOODPLAIN THAT EXISTS ALREADY. IS THAT RIGHT? YES. IT'S TO THE RIVER'S EDGE.

COUNCILLOR ORLIKOW: DO YOU KNOW IF THAT -- I'LL ASK THE ADMINISTRATION BECAUSE I'M NOT SURE RIGHT NOW BUT MAYBE YOU DO. A 25-FOOT SETBACK FROM RIVER OR THE PROPERTY LINE? IT'S FROM THE PROPERTY LINE. ONE THING IS THE RIVER IS SO -- TWO PROPERTIES CAN BE SIDE BY SIDE. BECAUSE OF THE CURVE OF THE RIVER ONE PROPERTY CAN HAVE A LOT OF LAND AND ONE PROPERTY CAN HAVE VERY LITTLE. EVERY PIECE OF LAND IS A LITTLE BIT DIFFERENT. SOME GO RIGHT TO THE RIVER. SOME DON'T. I THINK A LOT OF THEM DO. THE CITY IS NOT REALLY ISSUING LAND DEDICATION ALONG THE RIVERS VERY MUCH.

COUNCILLOR ORLIKOW: THANK YOU.

MADAM SPEAKER: THANK YOU. COUNCILLOR DUNCAN.

COUNCILLOR DUNCAN: THANK YOU, MADAM SPEAKER. GOOD MORNING, PAM. QUICK QUESTION FOR YOU. I ASKED THE PUBLIC SERVICE IF THERE WERE ANY CREEKS THAT WERE NOT IDENTIFIED IN THE REPORT. DO YOU HAVE THE CREEKS THAT ARE NOT IDENTIFIED IN THE REPORT? THERE WERE TWO OTHER VERY TINY CREEKS BUT THEY WEREN'T REALLY CONSIDERED UNDER THE WATERWAYS ACT. THEY ARE NOTED AS EXISTED. SO THE FOUR CREEKS. THERE WAS BEAVER DAM OR A SECOND ONE BUT THEY ARE MENTIONED AS A SIDE BAR. THEY ARE NOT PART OF THE REGULATION.

COUNCILLOR DUNCAN: THANK YOU, PAM. FOR CLARIFICATION IS THAT SOMETHING YOU WOULD BE ADVOCATING TO ADD TO THIS? I CERTAINLY WOULD. I WOULD ADD RETENTION PONDS. EVEN RETENTION PONDS ARE IMPORTANT TO THE ECOLOGY. ALL OF OUR WATERWAYS NEED TO BE PROTECTED AND HAVE A DIFFERENT STANDARD THAN A REGULAR STREET FOR SETBACKS.

COUNCILLOR DUNCAN: THANK YOU, MADAM SPEAKER.

MADAM SPEAKER: THANK YOU, COUNCILLOR DUNCAN. WE HAVE NO FURTHER QUESTIONS. THANK YOU FOR YOUR PRESENTATION. THANK YOU.

MADAM SPEAKER: MADAM CLERK, NEXT.

CLERK: THE NEXT SPEAKER IS DAVID JOHN GREEN JOINING US VIA ZOOM.

MADAM SPEAKER: WELCOME, DAVID. I HAVE A POWERPOINT, AS WELL. I WILL SHARE.

MADAM SPEAKER: YES. IS IT COMING UP?

MADAM SPEAKER: NOT YET. NOW?

MADAM SPEAKER: YES, WE CAN. I AM COCHAIR ALONG WITH PAM. EVERYBODY KNOWS WHO WE ARE, OURS IS WINNIPEG. WE THINK IT'S ESSENTIAL TO STRIKE A BALANCE BETWEEN URBAN DEVELOPMENT AND GROWTH AND ENVIRONMENTAL STEWARDSHIP TO ENSURE A CLIMATE RESILIENT AND LIVABLE CITY FOR NOW AND FUTURE GENERATIONS. WINNIPEG, AS YOU KNOW, IS THE RIVER CITY. MUCH OF OUR NATURAL AREAS AND TREE CANOPY OCCURS ALONG WATERWAYS. THE ISSUE WE HAVE IS WE DON'T HAVE A GREEN SPACE OR NATURAL CORRIDOR PLAN OR BIODIVERSITY POLICY IN PLACE TO GUIDE DEVELOPMENT DECISIONS AROUND THESE PARTICULAR ISSUES. IT'S IN PREP AND WE'RE NOT SURE HOW LONG THAT'S GOING TO TAKE. OUR CONCERNS, AS PAM NOTED, IS HOW THE CURRENT PROPOSED HIGHER DENSITY RESIDENTIAL ZONING CHANGES CAN NEGATIVELY IMPACT WATERWAYS AND TREES. RIVER BANK INSTABILITY ISSUES AND ECOLOGICAL IMPORTANT LANDS OCCUR ADJACENT TO THE WATER COURSES. WINNIPEG WEAKNESS COMPARED TO EXAMPLE CITIES USED IN THE CITY'S OPEN HOUSE MATERIALS FROM APRIL TO MAY IN 2025. EDMONTON AND CALGARY HAVE HAD PLANS FOR PRESERVING RIVER SPACES AND CORRIDORS AND MISSISSAUGA HAS BUFFER ZONES ALONG WATERWAY AND CREEKS AND DO NOT NEED TO WORRY ABOUT DEVELOPMENTS. THIS IS AN EXAMPLE OF EDMONTON'S CORRIDORS. THIS IS A GOOGLE EARTH SHOT. AS YOU SEE THERE'S A WIDE EX-TENSE OF GREENWAY ALONG THE RIVER. THIS IS A MAJOR TRIBUTARY AND COMING IN THE CREEK. THIS GREEN DOT SHOWS BETWEEN THE DEVELOPMENT OF ONE SIDE OF THIS VALLEY AND THE OTHER SIDE IS ROUGHLY 1600 FEET. THIS IS JUST BETWEEN THE TWO ORANGE BARS THE NORTH SASKATCHEWAN RIVER AND THIS GREEN DOT REPRESENTS A A PUBLIC GOLF COURSE, ROUGHLY 2,000 FEET WIDE. THE SMALL GREEN DOT FROM THE RIVERS EDGE TO A PUBLIC PATHWAY WE HAVE ROUGHLY 400

FEET. CALGARY WATER COURSE AND GREEN CORRIDORS THIS IS THE SHOT -- GOOGLE EARTH SHOT OF THIS AREA HERE ON THE RIVER. THIS IS FISH CREEK TRIBUTARY COMING IN. I WANT TO SHOW A WIDE GREEN PATHWAY AND THIS NARROW SPOT IS ROUGHLY 1900 FEET FROM DEVELOPMENT ON ONE SIDE TO DEVELOPMENT ON THE OTHER SIDE. THE MID BULL RIVER UPSTREAM IN CALGARY. THIS GREEN DOT IS TRYING TO SHOW THERE'S DEVELOPMENT IN SOME AREAS COMING CLOSER, APPEARS TO COME CLOSER TO THE RIVERS EDGE. HERE YOU HAVE FROM THE RIVERS EDGE THERE IS A PUBLIC PATHWAY. YOU HAVE 125 FEET OF GREEN SPACE. THIS IS THE MISSISSAUGA IN FILL ZONING MAP THEY HAVE FROM THEIR IN FILL ZONING BY-LAW. THEY HAVE 78 ZONES IN TOTAL. 38W IS ABOVE 31. I WANTED TO SHOW THIS MAJOR CREEK GOING THROUGH AND THE TRIBUTARY. AGAIN, VERY EXTENSIVE GREENWAYS. ANYWHERE FROM 300 TO MORE THAN 600 FEET. ALL THESE GREEN AREAS ARE OPEN SPACE GREEN LANDS WITH THE PARKWAY. WIN WE WERE HOPING FOR CREATING BUFFER ZONES FOR HIGHER DENSITY ZONE. WE CHOSE THESE BASED -- TO BE CONSISTENT WITH THE CITY'S BEST MANAGEMENT PRACTISES FOR ACTIVITIES IN AND AROUND THE CITIES WATERWAYS AND BY-LAW. PAM INDICATED 350 FEET ASIDE THE MAJOR RIVERS AND 250 FEET ON OTHER SIDES OF THE CREEKS. WE ARE HAPPY TO SEE THAT THE EXEMPTIONS IN THE BY-LAW DO TRY TO PROTECT PROPERTIES THAT ARE ADJACENT TO THE RIVER AREAS. OTHER ASKS THAT THE EXISTING BUFFER ZONES MAINTAIN A CURRENT ZONING AND BE EXCLUDED FROM AS OF RIGHT TO IN FILL HOUSING DESIGNATIONS AND ANY ZONING CHANGES A DEVELOPER MIGHT WANT TO DO WILL GO THROUGH THE CURRENT PROCESS WE HAVE NOW WHERE THE PUBLIC HAS SOME OPPORTUNITY FOR SAY. IT'S NOT PART OF THE BY-LAW BUT WE'RE ASKING THE CITY TO EXCLUDE SELLING CITY OWNED RIVER SIDE LANDS. WE THINK THESE SHOULD BE PRESERVED FOR FUTURE USE, RIVER ACCESS, PARKLAND AND NATURAL CORRIDOR ZONES. AS FAR AS TREES GO THE ONE AREA WE DON'T THINK IS RIGHT IN THE PROPOSED BY-LAW IS 10-FOOT MINIMUM SETBACK. IT NEEDS TO BE AT LEAST 15 FEET OF HEART SCAPE FROM THE ROADSIDE FOR HEALTHY GROWTH AND SURVIVAL OF TREE SPECIES SUCH AS MAPLE AND BASSWOOD. THIS IS BASED ON CITY GUIDELINES. TREE PLANNING STANDARD AND DETAIL AND SPECIFICATIONS. THE GUIDELINES SUGGEST LARGE TREE SPECIES SUGGEST THEY NEED 35 CUBIC METRE OF SOIL FOR GROWTH AND DEVELOPMENT.

MADAM SPEAKER: DAVID. ON A 25-FOOT WIDE YARD --

MADAM SPEAKER: DAVID. THAT CONCLUDES THE TIME FOR YOUR PRESENTATION. I HAVE TWO MORE SLIDES.

MADAM SPEAKER: THAT CONCLUDES THE TIME. WE CAN GO TO QUESTIONS. COUNCILLOR WYATT. EXCUSE ME, WE'RE GOING TO QUESTION NOW, DAVID. COUNCILLOR WYATT.

COUNCILLOR WYATT: THANK YOU FOR COMING. IT'S AN ARE YOU AWARE QUESTION. ARE YOU AWARE WHEN WE DO LAND INTENSIFICATIONS VIA A CHANGE IN THE LAND USE, REZONING, THAT TYPICALLY WE HAVE A POLICY AS A CITY WHEREBY, THE INDIVIDUAL COMPANY, WHAT HAVE YOU, REZONING THE LAND HAS

TO GIVE UP 10% OF THE LAND TOWARD PARK SPACE. BUT IF THEY -- SAY IT'S A SMALL PIECE OF LAND LIKE A BIG SUBDIVISION AND IT'S NOT PRACTICAL TO GIVE UP THAT 10% FOR PARK SPACE. WE HAVE A POLICY WHEREBY THEY PAY IN LIEU CASH OF THE EQUIVALENT VALUE OF THAT 10% INTO A FUND. THAT FUND IS CALLED THE LAND DEDICATION RESERVE. THE L.D.R. THAT MONEY IS TYPICALLY THEN USED TO INVEST IN PLAYGROUNDS AND PARKS TO ENSURE -- TREES TO ENSURE WE HAVE A GREEN AND BEAUTIFUL CITY OR TRY TO MAKE SURE TO WORK TOWARD THAT. ARE YOU AWARE OF THAT? MADAM SPEAKER TO COUNCILLOR WYATT, YES. I AM AWARE OF THE LAND DEDICATION FUND. WE HAVE SOME CONCERNS WITH THAT. MONEY GOES INTO THAT IN LIEU OF MAYBE TAKING OR SAVING SOME GREEN SPACE. THERE MAY BE SOME AREAS WHERE IT'S NOT PRACTICAL TO SAVE GREEN SPACE. AS YOU SAY, I THINK THE MONEY GOES IN AND IT'S USED FOR PLAYGROUND EQUIPMENT OR SOMETHING. IT'S NOT REALLY FOR PURCHASING LAND. I DON'T KNOW IF YOU'RE AWARE OR NOT. PAM AND I HAD MET WITH THE -- I GUESS IT WAS CATHERINE BEFORE SHE RETIRED. WE WANTED THE CITY TO SET UP A SPECIFIC FUND FOR ACTUAL LAND PURPOSE AND THE MONEY COULDN'T BE CONVERTED TO ANOTHER USE AND IT WOULD BE A FUND WHERE PEOPLE COULD PROVIDE DONATIONS, EVEN PROVIDE LAND IF THEY WANTED TO. THAT LAND WOULD STAY AS GREEN SPACE. UNFORTUNATELY, I THINK THE TRANSFORMATIVE FUND WAS MAYBE LOOKED AT TO BE USED BUT THAT WASN'T APPROPRIATE BECAUSE TRANSFORMATIVE FUND IS LOOKING AT SELLING OFF THE PUBLIC GOLF COURSES NOT TO SET CORE FUNDING FOR THAT. WE'RE AWARE OF IT. IT'S JUST THAT SOME OF THESE THINGS DON'T SEEM TO BE WORKING FOR KEEPING GREEN SPACE.

COUNCILLOR WYATT: ARE YOU AWARE WE HAVE A FUND, IT'S CALLED THE LAND OPERATING RESERVE. TYPICALLY IT'S USED TO PURCHASE LAND FOR THE PURPOSE OF, FOR EXAMPLE, WIDENING ROAD OR TRANSPORTATION ISSUES. BUT IT CAN ALSO BE USED FOR PURPOSES OF ASSEMBLING LAND FOR A PARK. ARE YOU AWARE OF THAT? WELL, AGAIN, MADAM SPEAKER, TO COUNCILLOR WYATT. I'M AWARE OF IT BUT I'M NOT AWARE OF HOW MUCH LAND -- GREEN SPACE HAS BEEN PURCHASED FROM THAT FUND. WE HAVE THESE FUNDS BUT HOW EFFECTIVE ARE THEY AT PURCHASING AND KEEPING THAT GREEN SPACE?

COUNCILLOR WYATT: ARE YOU AWARE THE LAND OPERATING RESERVE IS FUNDED OFTEN WHEN THE CITY HAS SURPLUS LAND, SELLS IT, AND IT GOES INTO THE L.O.R. ARE YOU AWARE THE L.O.R. HAS BEEN USED BASICALLY FOR THE LAST TWO DECADE, TO RAID THE RESERVE TO BALANCE THE ANNUAL OPERATING BUDGET. ARE YOU AWARE OF THAT? I'M NOT -- AGAIN, MADAM SPEAKER. I'M NOT SPECIFICALLY AWARE OF HOW MUCH MONEY GOES FROM THAT INTO THE SPECIAL OPERATING -- I KNOW THAT HAPPENS. MONEY IS DIVERTED. THAT'S WHY WHEN WE WERE SPEAKING WITH CATHERINE I GUESS OVER A YEAR AGO OR SO, THAT IF WE WERE TO HAVE A FUND SET UP WE WOULD WANT A FUND TO BE -- THE FUNDS TO BE STRICTLY USED FOR GREEN SPACE AND NOT TO BE ABLE TO BE DIVERTED. THAT'S ISSUE OF HAVING THESE FUNDS IS THAT THEY HAVE TO BE FAIRLY TIGHT. THE FUNDS CAN'T BE ALL OF A SUDDEN TRANSFERRED AT THE WHIM OF COUNCIL OR SOMEBODY ELSE IN THE ADMINISTRATION. WHETHER THAT CAN BE DONE OR NOT WE DON'T KNOW.

MADAM SPEAKER: THANK YOU.

COUNCILLOR WYATT: THANK YOU, FOR COMING AND SPEAKING. I HAVE A LOT OF RESPECT FOR THE WORK THEIR OUR WINNIPEG HAS DONE OVER THE YEARS. I WANT TO ASK YOU THIS. ARE YOU AWARE WE'RE DOING A BLANKET REZONING ACROSS THE CITY. BASED ON WHAT WE'RE DOING HERE TODAY AND WHAT'S BEING PROPOSED ON PAPER RIGHT NOW BEFORE US, THERE'S NOT ONE DIME THAT WILL GO INTO THE LAND DEDICATION RESERVE IN ANY WARD -- IN ANY OF THE WARDS OF 15 WARDS IN THE CITY. EVEN THOUGH WE ARE INTENSIFYING THE LAND USE, RIGHT. IN THE PAST THAT TRIGGERED FUND, 10% OF THE L.D.R. L.D.R. IS NOT BEING APPLIED RIGHT NOW TO ANY OF THIS. MEANING THERE WILL BE NO MONEY. NEVER MIND FOR ASSEMBLING LAND THERE WILL BE NO MONEY FOR FIXING PLAYGROUNDS AND PUTTING IN AMENITIES THAT ALL THESE NEW HOMEOWNERS IN THESE NEIGHBOURHOODS GETTING MORE INTENSE DEVELOPMENT WILL PROBABLY BE EXPECTING. ARE YOU AWARE OF THAT? NO. MADAM SPEAKER, YES. I'M NOT AWARE OF WHAT KIND OF MONEY IS GOING TO COME FROM CERTAIN FUNDS OR HOW THE CITY IS GOING TO BE PUTTING MONEY INTO ANY GREEN SPACE. NEW GREEN SPACE AREAS. I'VE CHECKED ON THE PARKS BRANCH AND I SEE UNDER MAPS THEY SHOW THE CURRENT GREEN SPACE AND SHOW WHAT THEY CALL FUTURE GREEN SPACES. I'M NOT EXACTLY SURE WHAT THAT FUTURE GREEN SPACE -- IF THAT'S LAND THE CITY OWNS RIGHT NOW. I'M ASSUMING IT IS BUT I DON'T KNOW FOR SURE. THAT IS A CONCERN WE HAVE AS PEOPLE THAT ARE CONCERNED ABOUT GREEN SPACE A AND THE HEALTH AND LIVABILITY OF OUR CITY. YEAH, EVERYBODY NEEDS A RESIDENCE BUT WE DON'T WANT TO THROW THE BABY OUT WITH THE BATH WATER. PUT IT THIS WAY. I WOULDN'T WANT TO LIVE IN A CITY LIKE HONG KONG IN THE DENSE AREAS OF HONG KONG WHERE THERE'S NOTHING BUT HIGH-RISES AND PAVEMENT AND NEON SIGNS ARE SOMETHING FOR A DISTRACTION. I LIKE TO LIVE IN THE CITY. AS YOU SEE BEHIND ME THAT'S THE PARK. WE HAVE TREES, GREEN SPACE, AREAS WHERE PEOPLE CAN GO AND RELAX. NOT JUST PHYSICALLY DO EXERCISE BUT HAVE MENTAL RELAXATION AND THAT. THAT'S IMPORTANT ALL ACROSS THE CITY AND ESPECIALLY IN OUR LOWER INCOME NEIGHBOURHOODS. PEOPLE IN THOSE NEIGHBOURHOODS NEED TO HAVE THAT ABILITY, TOO. TO HAVE ADEQUATE GREEN SPACE TO GO AND RELAX AND HAVE MENTAL DECOMPRESSION OR WHATEVER YOU WANT TO CALL IT FOR THE HEALTH OF OUR CITY. AS CLIMATE CHANGE KEEPS ON -- SEEMS TO KEEP COMING AND COMING, I THINK WE NEED TO START LOOKING AT MORE AND MORE OF OUR TREE CANOPY TO HELP KEEP THE STREETS COOL. SUPPOSEDLY THAT HELPS WITH KEEPING THE PAVEMENT LONGEVITY A LITTLE BIT MORE. WE'LL KEEP PUSHING ON, HOPEFULLY -- KEEPING PUSHING OUR MESSAGE HOPING THE COUNCIL LISTENS TO US.

MADAM SPEAKER: THANK YOU. THERE'S NO FURTHER QUESTIONS. WE APPRECIATE YOUR PRESENTATION. THANK YOU VERY MUCH. HAVE A GOOD DAY.

MADAM SPEAKER: MADAM CLERK.

CLERK: OUR NEXT REGISTRATION IS KIM YATHON JOINING US VIA ZOOM. YOU HAVE FIVE MINUTES IF YOU WANT TO UNMUTE YOURSELF.

MADAM SPEAKER: WELCOME KIM. CAN EVERYBODY HEAR ME?

MADAM SPEAKER: YES, WE CAN. THANK YOU. GOOD MORNING MADAM SPEAKER AND COUNCILLORS. MY NAME IS KIM AND I AM THANKFUL TO BE PARTICIPATING TODAY. I'M A RESIDENT OF THE GLENWOOD NEIGHBOURHOOD. I'M NOT OPPOSED TO IN FILL DEVELOPMENT BUT I'VE LIVED THROUGH SEVERAL IN FILL CONSTRUCTION PROJECTS THE LAST DECADE. I ALSO BRING A UNIQUE EXPERIENCE AS I WITH RECENTLY BUILT A NEW HOME ON MY PROPERTY WITHIN THE NEIGHBOURHOOD. I'M MORE FAMILIAR WITH THE DESIGN AND CONSTRUCTION PROCESSES. TODAY I'M HERE TO EXPRESS A FEW CONCERNS FOR PROPOSED BY-LAW AMENDMENTS FOR AS OF RIGHT CONSTRUCTION EXPANDING CITY WIDE. NOT JUST IN THE GLENWOOD AREA BUT OUR LIVED EXPERIENCE WILL SOON BECOME EVERYONE'S EXPERIENCE. THE GLENWOOD NEIGHBOURHOOD SEEN LIMITED SUCCESS FOR ENFORCEMENT OF CONSTRUCTION COMPLIANCE. THERE ARE ISSUES EXPRESS BID RESIDENTS WITH A BACKGROUND MYSELF IN DESIGN AND CONSTRUCTION. I HOPED SOME OF THE KEY CONCERNS COULD BE ADDRESSED THROUGH THE DESIGN AND APPLICATION FOR PERMITTING PROCESS RATHER THAN BE ADDRESSED PRIOR TO ANY CONSTRUCTION COMMENCING OR AFTER ADDRESS. ALTHOUGH IN FILL GUIDELINES AND ADOPTED AND BY-LAWS FOR ESTABLISHED NEIGHBOURHOODS CONCERNED MANY ISSUES WITH DEVELOPMENT, THEY CAN'T ADDRESS ALL CONCERNS AND THEY CAN'T ADDRESS THINGS ON A CASE-BY-CASE BASIS. IMPACT BY ADJACENT HOUSES WOULD BE BEST ADDRESSED BY DIRECTLY COMMUNICATING AND CONSULTING WITH NEAREST NEIGHBOURS. THIS IS NOT A REQUIREMENT PROPOSED BY BY-LAW AMENDMENTS AND THE AS-OF-RIGHT DEVELOPMENT WILL NOT MAINTAIN MANDATE COMMUNICATIONS POSED BY BY-LAW AMENDMENTS. FOR NEAREST NEIGHBOURS AS PART OF THE APPLICATION AND PERMITTING PROCESS. WE ARE AWARE CONSULTATION IS REQUIRED FOR THE BY-LAW ASSOCIATED WITH MALLS AND CORRIDORS. AS THE CITY NOTED THEY ARE LARGER PROJECTS AND STAKEHOLDER GROUPS THAT WOULD BE ASSOCIATED WITH THE WORK. I GUESS MY QUESTION IS THAT WHETHER THE MAGNITUDE OF A PROJECT IMPACT THE CONSIDERATION OF A VESTED STAKEHOLDER TO BE INFORMED ABOUT A PROJECT THAT WILL DIRECTLY IMPACT THEIR LIVABILITY? A P.D.L. MAY HAVE GENERAL PROVISIONS IN PLACE FOR BEST PRACTISES OF WINDOW AND DOOR POSITIONING, PLACEMENT OF ELECTRICAL, PLUMBING AND HEATING SERVICES BUT THERE'S LIKELY GOING TO BE POINTS OF CONFLICT. THOSE NEED TO BE CONSIDERED AND ADDRESSED. THE CITY HAS STATED, I WAS LISTENING YESTERDAY, THAT INFORMATION CAN BE MADE AVAILABLE THROUGH THE PERMITS ONLINE SITE IF YOU SEARCH A RESIDENT, AN ADDRESS OF A HOUSE UNDER CONSTRUCTION. REQUIRING NEAREST NEIGHBOURS TO INDIVIDUALLY SEARCH ON A PERMITS WEBSITE AFTER PERMITTING HAS BEEN GRANTED AND CONSTRUCTION IS BEGUN IS INSUFFICIENT AND FALLS SHORT OF THE MARK. PERMIT WEBSITE PROVIDING A GENERAL OVERVIEW OF THE PROJECT BUT DOESN'T MAKE AVAILABLE DRAWINGS, PLANS OR DETAILS FOR THE PROJECT THAT WOULD BE OF INTEREST TO A STAKEHOLDER DIRECTLY IMPACTED BY THE CONSTRUCTION. THIS SHOULD NOT

BE THE SOLE AVENUE BY WHICH COMMUNICATION TAKES PLACE. WITH NO AVENUE FOR COMMUNICATION OR ADVANCED NOTIFICATION, RESIDENTS ARE LIMITED TO THE ACTION THEY MAY TAKE OF HOW IN FILL CONSTRUCTION WILL DIRECTLY IMPACT THEIR LIVING ENVIRONMENT AND ACCESS TO THEIR PROPERTY. THE CITY'S PRIOR PROCESS FOR VARIANCE APPLICATIONS DID REQUIRE THE SUBMISSION OF LETTERS OF SUPPORT TO PROVIDE EVIDENCE OF WRITTEN SUPPORT FROM ADJOINING PROPERTY OWNERS THAT MAY HAVE BEEN ADVERSELY IMPACTED BY THE PROPOSED DEVELOPMENT. THIS WAS A USEFUL TOOL FOR COMMUNICATION BETWEEN THE BUILDER AND OWNER OR IMPACTED NEIGHBOURS. I EXPERIENCED THIS PROCESS MYSELF FOR A HOUSE BUILT WITH A SETBACK. IT ALLOWED ME TO PROVIDE THEM WITH A DETAIL OF WHAT WE WERE PROPOSING TO DO. TO SHOW THEM THE PLANS OF OUR HOME AND OBTAIN DIRECT FEEDBACK AND LISTENING TO THEIR CONCERNS AND SEE WHERE WE COULD MAKE ADJUSTMENTS IF NEEDED. WHY IS IT NOT POSSIBLE TO ADOPT A SIMILAR MODIFIED PROCESS? WHY IS CONTACTING A COUNCILLOR OR LOGGING A COMPLAINT THROUGH THE CITY'S 311 SYSTEM DURING CONSTRUCTION OR FORCED TO FILE POST CONSTRUCTION BY-LAW VIOLATIONS CONSIDERED A MORE EFFECTIVE PROCESS? THIS IS REALLY A REACTIVE APPROACH THAT WILL NOT YIELD LONG-TERM EFFECTIVENESS. I GUESS WHAT I'M PROPOSING TO YOU IS SOME CONSIDERATION FOR THE FOLLOWING ITEMS. FIRSTLY, MANDATING COMMUNICATIONS IN COORDINATION WITH NEAREST NEIGHBOURS AS PART OF THE APPLICATION AND PERMITTING PROCESS WHERE PROPERTY SPECIFICS AND IMPACTS ARE IDENTIFIED WITH MITIGATION STRATEGY, IMPLEMENTED TO MINIMIZE LONG-TERM NEGATIVE IMPACTS TO ADJACENT PROPERTY OWNERS. INFORMATION ABOUT THE DETAILS OF CONSTRUCTION WOULD ALSO BE A PROACTIVE WAY AND HELPFUL WAY OF COMMUNICATING INFORMATION TO RESIDENTS. SECONDLY, ENSURING THAT THE BUILDING PLAN REVIEWS ARE REVIEWED FOR CONFORMANCE AND COMPLIANCE WITH THE NATIONAL AND MANITOBA BUILDING CODE FOR MECHANICAL AND ELECTRICAL INSTALLATIONS AND GENERAL SYSTEMS. THESE SHOULD BE REVIEWED FOR MAXIMUM DECIBEL LEVELS SO THEY ARE NOT IMPEDING AND EXCEEDED NOISE BY-LAW REQUIREMENTS. THERE SHOULD BE A REVIEW OF --

MADAM SPEAKER: KIM. IF YOU CAN WRAP UP 10-15 SECONDS. THANK YOU SO MUCH. YEAH. THEY CAN EASILY BE ITEMS THAT ARE ADDRESSED TO ADDRESS THE CITY'S NEIGHBOURHOOD LIVABILITY BY-LAW. JUST BEING ABLE TO COMMUNICATION WITH RESIDENTS, AREA RESIDENTS AND NEAREST NEIGHBOURS TO HELP THEM TO UNDERSTAND WHAT'S COMING THEIR WAY AND HOW THEY MAY BE IMPACTED CAN BE A MEANINGFUL WAY OF BEING ABLE TO INTEGRATE -- THANK YOU.

MADAM SPEAKER: THANK YOU FOR YOUR PRESENTATION. MAYOR GILLINGHAM, QUESTION.

MAYOR GILLINGHAM: THANK YOU. I WANT TO THANK THE DELEGATE SUGGESTIONS. HER PRESENTATION SUGGESTIONS I GUESS THE QUESTION IS HER ENTIRE PRESENTATION -- SHE DIDN'T GET DONE BUT THE ENTIRE PRESENTATION AVAILABLE TO US? THERE WERE SUGGESTIONS TO HOW TO IMPROVE THINGS AND ALWAYS

LOOKING FOR WAYS TO IMPROVE THINGS.

MADAM SPEAKER: MADAM CLERK, DO YOU HAVE A PRESENTATION FROM THIS DELEGATE? DID YOU SEND YOUR PRESENTATION IN, KIM, TO THE CITY? NO. I DID NOT SEND THIS PRESENTATION IN. I CAN MAKE IT AVAILABLE TO THE CITY.

MAYOR GILLINGHAM: THROUGH YOU, MADAM SPEAKER, I MAKE THIS REQUEST. THERE WERE SUGGESTIONS THERE. WE'RE ALWAYS LOOKING TO TRY TO IMPROVE THINGS AND HER FIRSTHAND EXPERIENCE MAY BE HELPFUL. THANK YOU.

MADAM SPEAKER: THANK YOU, KIM. THAT CAN BE SENT TO WHERE YOU REGISTER ONLINE THERE SHOULD BE AN E-MAIL. THAT WOULD BE HELPFUL. THANK YOU, MR. MAYOR. ANY FURTHER QUESTIONS? COUNCILLOR MAYES.

COUNCILLOR MAYES: JUST ONE, THANK YOU FOR PRESENTING, KIM. MANY FAMILIAR ISSUES FROM GLENWOOD. THE ONE COMMENT I ADD IN ADDITION TO MAYOR'S COMMENT. WHEN I MET WITH THE GLENWOOD NEIGHBOURHOOD ASSOCIATION RECENTLY THEY HAD ONE MEMORABLE PHRASE. IF YOU DON'T HAVE THE STAFF TO ENFORCE THE EXISTING RULES, THE SOLUTION IS NOT ADD MORE RULES. I'M NOT SURE IF YOU'RE AWARE OF THAT OR NOT. THERE WERE A NUMBER OF PEOPLE AT THE MEETING. DO SEND IN THE SUBMISSION. COME COMPLAINTS OF THE GLENWOOD IS THERE AREN'T ENOUGH RULES IT'S YOU ARE NOT ENFORCING THE EXISTING RULES. YES. MY FOCUS WASN'T TALKING ABOUT COMPLIANCE BUT IF THERE ARE OPPORTUNITIES TO BE ABLE TO BYPASS THAT PROCESS SO IT DOESN'T BECOME AN ISSUE OF COMPLIANCE THROUGH CONSTRUCTION. I THINK THERE CAN BE SOME SIMPLE PROCESSES THAT CAN BE IMPLEMENTED TO JUST INTEGRATE IMPACTED RESIDENTS INTO THE PROCESS BEFORE CONSTRUCTION STARTS. AT LEAST GIVE THEM AN OPPORTUNITY TO FEEL THEIR VOICE IS BEING HEARD. MAYBE NOT ALL ITEMS CAN BE FULLY ADDRESSED BUT AT LEAST IT'S NOT GOING TO POTENTIALLY HAVE EXTREME NEGATIVE IMPACTS ON WHAT THEIR LONG-TERM LIVING CONDITIONS WILL BE AS A RESULT OF THE CONSTRUCTION.

MADAM SPEAKER: THANK YOU. THERE'S NO FURTHER QUESTIONS. PAM. KIM, YOU HAVE A GREAT DAY. THANK YOU. MADAM CLERK, WE'RE GOING TO HAVE A SHORT RECESS, A HEALTH BREAK. I DO WANT TO RECONVENE AT 11:15. COUNCILLOR WYATT, EVERYONE, 11:15, I WOULD LIKE EVERYONE BACK. THANK YOU. (RECESS)

MADAM SPEAKER: GOOD MORNING. I'D LIKE TO RECONVENE OUR SPECIAL COUNCIL MEETING. JUNE 3, 2025. WE'RE ON DELEGATIONS THAT ARE SPEAKING IN OPPOSITION TO THIS ITEM. MADAM CLERK THE NEVER PERSON.

CLERK: CHARLES FEAVER IS NEXT AND JOINING US IN PERSON.

MADAM SPEAKER: WELCOME, CHARLES. WE'LL HAVE FIVE MINUTES ON THE CLOCK. FOLLOWING THIS PRESENTATION WE'LL GO BACK TO VIRTUAL. WELCOME. GOOD MORNING. GOOD MORNING TO YOU IN WINNIPEG. HERE REPRESENTING TREES PLEASE WINNIPEG. IT'S AN ORGANIZATION OF NEIGHBOURHOOD GROUPS WHO'VE

GOTTEN TOGETHER TO PROMOTE THE CANOPY -- THE TREE CANOPY IN WINNIPEG. WE CONGRATULATE COUNCIL ON THE WORK THEY'VE DONE IN TERMS OF PROVIDING A BUDGET FOR THE PUBLIC TREES AND THE WORK THAT'S GOING ON NOW ON PUBLIC TREES IS WHAT'S NEEDED TO DEAL WITH THE DISEASES AND SO ON THAT THE TREES ARE FACING. I'M HERE TO TALK ABOUT PRIVATE TREES OR AT LEAST TREES ON PRIVATE LAND. MOST OF THE CANOPY OF WINNIPEG IS ON PRIVATE LAND. THE OTHER KEY KILLER OF TREES IS THE BUILDING BUSINESS. THAT WE'RE HEAR TO TALK ABOUT BUILDING. YOU WILL RECALL THAT DURING THE PAST ELECTION WE WORKED WITH YOU FOLKS ON THE TREES PLEASE PLEDGE. THE FIRST TWO WERE ABOUT PLANTING TREES AND PRUNING TREES AND THOSE THINGS ARE GOING ON. THE THIRD I WANT TO READ TO YOU. IT IS PROTECT. REQUIRE TREE PROTECTION BEST PRACTISES BE INCORPORATED INTO ALL CONSTRUCTION PROJECTS TO PREVENT DAMAGE AND LOSS OF TREES. THAT'S THE QUESTION. ARE WE THERE? DO WE HAVE THAT IN PLACE? THE ANSWER IS, NO. WE UNDERSTAND THERE'S A BY-LAW COMING BUT AT THE PRESENT TIME THERE'S NO BY-LAWS GOVERNING TREES ON PRIVATE LAND. THE OTHER MATTER IS ENFORCEMENT. HOW DO YOU, YOU KNOW, GET EXISTING RULES EVEN ENFORCED. IF WINNIPEG IS GOING TO GO AHEAD AND BUILD MORE AND BUILD MORE INTENSELY IT NEEDS TO CATCH UP NOW WITH OTHER URBAN CENTRES IN CANADA BY ESTABLISHING BEST PRACTISES TO PROTECT TREES ON PRIVATE PROPERTY THE WAY -- LOOKING AROUND TO WHAT OTHER CITIES HAVE DONE. THAT MEANS WE NEED A GOOD BY-LAW PROTECTING TREES ON PRIVATE PROPERTY NOW. IF YOU'RE GOING TO GO AHEAD A AND BUILD, NOW WE NEED THIS. WE NEED COLLABORATION WITH THE ENGINEERING AND CONSTRUCTION INDUSTRIES TO CHANGE ATTITUDES TO MATURE TREES AND TO PROMOTE MODERN URBAN CONSTRUCTION PRACTISES THAT WILL ENSURE THE SUSTAINABILITY OF TREES AND ASSOCIATED CANOPY. WHY WE'RE IN OPPOSITION TO THE BY-LAW, IT'S BECAUSE TIME IS OF THE ESSENCE. IF YOU LET PEOPLE GET GOING, YOU KNOW, WITH THIS SINGLE-MINDED PRIORITY OF BUILDING HOMES, TREES WILL BE -- WILL BE DAMAGED. AN EXAMPLE OF ENFORCEMENT IS PROTECTING RIVER BANK TREES. U.S. ARMY CORP. OF ENGINEERS SAYS TREES AND VEGETATION. WINNIPEG BUILDERS ARE INCLINED TO USE BULLDOZERS AND CONCRETE. WE SAW THIS AS THE FORMER SHRINER SITE ON WELLINGTON CRESCENT. 20-25 MATURE TREES WERE REMOVED FROM THE GROUND IN 2024. OVER THIS MARCH, THIS SPRING, THEY RECEIVED A PERMIT FROM WINNIPEG WATERWAYS, ALL RIVER BANK TREES ON THE FORMER PROPERTY WERE FAILED BY THE DEVELOPER TO ALLOW WORK TO STABILIZE THE BANK. SO IT'S A TERRIBLE EXAMPLE OF A CONSTRUCTION PROJECT KNOCKING DOWN NATURAL INFRASTRUCTURE TO DO WHAT THEY THINK IS RIGHT. YOU HAVE 350 ZONE BUFFER OVER TREES TO HELP MAINTAIN THE STABILITY OF RIVER BANKS BUT THIS IS -- DESPITE THAT THESE ENGINEERS CHOSE TO APPLY FOR AND RECEIVED THE PERMISSION TO KNOCK DOWN THOSE TREES. THAT'S FRIGHTENING BECAUSE IT SHOWS THERE'S A DEEP NEED FOR CHANGE. IT GOES RIGHT BACK TO PEOPLE WHO ARE DESIGNING THIS STUFF. THAT HAVE BEEN EDUCATED TO DO IT THIS WAY AND THAT'S WHAT YOU'VE GOT TO TURN AROUND. IT'S THE SAME IN TERMS OF DEALING WITH TREES ON A PROPERTY WHERE SOMEBODY WANTS TO BUILD A MULTIPLEX. OUR MESSAGE IS MATURE TREES ARE VALUABLE INFRASTRUCTURE. THEY ARE NOT REPLACEABLE. TREES MAKE THE CITY A BETTER PLACE, CUTTING THEM DOWN IS SO

EASILY DONE BUT MAKES THE CITY LESS SUSTAINABLE, LESS ATTRACTIVE AND LESS LIVABLE. THE CITY NEEDS RULES AND PRACTISES IN PLACE NOW TO ENSURE A HIGH LEVEL OF FORESTRY MANAGEMENT.

MADAM SPEAKER: CHARLES, IF YOU CAN WRAP UP THEN WE'LL GO INTO QUESTIONS. THAT'S IT. THANK YOU.

MADAM SPEAKER: THANK YOU. COUNCILLOR ORLIKOW.

COUNCILLOR ORLIKOW: THANK YOU, CHARLES. THANK YOU FOR YOUR COMMENTS TODAY. YOU MAY OR MAY NOT KNOW THIS QUESTION. I WILL HAVE TO FOLLOW UP WITH ENGINEERS. WHEN WE DO RIVER BANK STABILIZATION PROJECTS, DO WE NOT HAVE TO DUMP A WHOLE BUNCH OF AGGREGATE AND BIG PIECES OF STERILE THERE TO HOLD IT AND THEREFORE THE TREES HAVE TO GO BYE BYE OR IS THERE ANOTHER OPTION TO DO RIVER BANK STABILIZATION. THE ONE YOU MENTIONED IT WAS ALL SINKING INTO THE RIVER FAST. BUT IS THERE AN OPTION? I REALLY DON'T KNOW HOW YOU WOULD STABILIZE A RIVER BANK AND RETAIN THE TREES AT THE SAME TIME. OF COURSE, THERE ARE OTHER OPTIONS. BUT THAT'S NOT THE WAY OUR PEOPLE HAVE BEEN TRAINED.

COUNCILLOR ORLIKOW: I'LL CHECK INTO THE OTHER OPTIONS. THANK YOU.

MADAM SPEAKER: THANK YOU. COUNCILLOR SANTOS.

COUNCILLOR SANTOS: A QUICK QUESTION. YOU NOTED IN YOUR FIRST STATEMENT MOST OF THE TREES ARE ON PRIVATE PROPERTY. COULD YOU GIVE ME A PERCENTAGE OF, YOU KNOW, IN YOUR OPINION, OF THAT NUMBER ON PRIVATE PROPERTIES. LIKE 100% IS ALL OF CITY OF WINNIPEG. WOULD YOU SAY 70%-30% IS THE RIGHT NUMBER. IT'S THE MAJORITY. MORE TREES ARE ON PRIVATE PROPERTY THAN PUBLIC LAND.

COUNCILLOR SANTOS: DO YOU KNOW WHAT THE PERCENTAGE IS? I HAVE A NUMBER BUT I DON'T TRUST IT. I TRUST MAJORITY.

COUNCILLOR SANTOS: WHAT'S THE NUMBER THAT YOU HAVE? I HAVE 90%.

COUNCILLOR SANTOS: 90%. BUT I DON'T TRUST IT.

COUNCILLOR SANTOS: YOU THINK IT'S LESS OR MORE? WHEN YOU SAY YOU DON'T TRUST IT -- I THINK 90% IS HIGH. THAT'S WHY I DON'T TRUST IT.

COUNCILLOR SANTOS: THANK YOU.

MADAM SPEAKER: THANK YOU. ANY FURTHER QUESTIONS? COUNCILLOR WYATT.

COUNCILLOR WYATT: WHAT ARE YOU THOUGHTS IN TERMS OF THE PREVIOUS SPEAKER SPOKE ABOUT THE FRUSTRATION WE DON'T HAVE A POLICY MECHANISM

RIGHT NOW TO ASSIST US WITH FUNDING AREAS. WE HAVE A TARGET, 1,000 FOR PARK SPACE. WE SEE OTHER CITIES, VIENNA, THEY ARE AT A 50% LEVEL OF LAND MASS FOR PARK. WHAT ARE YOUR THOUGHTS ON THAT? I TOTALLY SUPPORT OURS AND THEY HAVE A BETTER SENSE OF THE NUMBERS THAN I DO. YES. PUBLIC SPACE IS CRITICAL. PARTICULARLY, PUBLIC SPACE ALONG THE RIVERS. I KNOW A LOT OF PEOPLE ARE VERY UPSET WHEN THE CITY PUT SOME LANDS UP FOR SALE THAT WERE SURPLUS LANDS ALONG THE RIVER. THERE WAS A STRONG FEELING. DON'T PUT THAT UP FOR SALE. PUT THAT IN THE PARKS.

COUNCILLOR WYATT: ARE YOU AWARE WE HAVE CHALLENGES IN MY WARD. I KNOW IN COUNCILLOR DUNCAN'S WORD, CHARLESWOOD, THERE'S LARGE AREAS WE WOULD LIKE TO INTENSIFY THE LAND USE BUT, AT THE SAME TIME, THERE'S ALSO LARGE AREAS OF FORESTED AREA THAT REALLY COULD AND SHOULD BE PRESERVED AND PURCHASED FOR PARK BUT WE DON'T HAVE THAT MECHANISM IN THE BUDGET TO MAKE THAT HAPPEN RIGHT NOW. ANY THOUGHTS ON WHAT THAT SOLUTION -- NOT JUST PRESERVING TREES ON PRIVATE PROPERTY BUT ALSO WHAT'S PRIVATE NOW, I GUESS I'M SAYING. ANY OTHER THOUGHTS ON THAT? I DON'T HAVE A SIMPLE SOLUTION BUT ABSOLUTELY, TREES PLEASE SUPPORTS THAT. PARTICULARLY, THE FORESTED AREAS WHICH ARE ACTUAL FOREST WITH WILD TREES ARE SO MUCH BETTER, YOU KNOW, CLIMATICALLY AND IN TERMS OF NATURAL INFRASTRUCTURE THAT THEY HAVEN'T BEEN -- SO THEY ARE VALUABLE IN TERMS OF PROVIDING A WATER BASE AND CLEANING OUR AIR. THEY ARE SO VALUABLE WHATEVER WAY IT TAKES. YEAH.

COUNCILLOR WYATT: ARE YOU AWARE THAT EVEN WITH THE 10% RULE ON NEW SUBDIVISIONS THAT LAND HAS TO BE SET ASIDE PARK, UP TO 10% MINIMUM. JUST RECENTLY, LAST YEAR, LAST FALL, IN MY WARD WE HAD A SCENARIO WHERE THE DEVELOPER IN QUESTION WAS SETTING ASIDE THE LAND FOR PARK BUT YET THERE WAS A FOREST ON THE LAND AND THE CITY ADMINISTRATION OF THE CITY WANTED THAT FORESTRY. AT THE END OF THE DAY WE COULDN'T DO BOTH. THE FOREST HAD TO BE GONE BY THE DEVELOPER WANTED LAND FOR PARK. IT WAS A FRUSTRATING PROCESS. VERY FRUSTRATING BECAUSE WE DO NOT HAVE THAT MECHANISM TO PRESERVE THE FORESTED LANDS. ARE YOU AWARE OF THAT? I WASN'T FAMILIAR WITH THAT SITUATION.

COUNCILLOR WYATT: FINALLY, HAVE YOU SPOKEN AT ALL TO HIGHER LEVELS OF GOVERNMENT? WE AS A CITY COLLECT $0.11 ON THE TAX DOLLAR. IS THERE A CHANCE THE PROVINCE, WHICH WE ARE GRATEFUL FOR, STEPPED UP TO SAVE THE LAMAY FOREST. IN LIGHT OF THAT PRECEDENT IS THERE ANY DISCUSSION WITH THE PROVINCIAL LEVEL GOVERNMENT TO CREATE A FUND TO SUPPORT THAT TYPE OF LAND ASSEMBLY? I THINK THERE IS A FUND -- THERE IS FUNDING THROUGH THE FEDERAL GOVERNMENT FOR NATURAL INFRASTRUCTURE, RIGHT. THEY ARE SUPPORTIVE OF THAT. WE'RE NOT AWARE THERE'S A LOT GOING ON THE PROVINCIAL -- OTHER THAN VERY CLEARLY THE THING THEY DID WITH THE MAY FOREST.

COUNCILLOR WYATT: THANK YOU.

MADAM SPEAKER: THANK YOU. COUNCILLOR SANTOS.

COUNCILLOR SANTOS: I WANTED TO FOLLOW UP. WERE YOU PART OF THE TREES PLEASE PART OF THE 2004 RESEARCH OF THE LITTLE FORKS. I'M HAVING TROUBLE HEARING YOU.

COUNCILLOR SANTOS: WAS TREES PLEASE PARK PART OF THE CONSULTATION OF THE 2004 RESEARCH DONE FOR LITTLE FORKS, WHICH IS THE -- IT WAS ABOUT 430 HECTARES OF URBAN PARK. 2004?

COUNCILLOR SANTOS: THE PROPOSAL IN 2004? NO. WE WEREN'T AROUND IN 2004 AS AN ORGANIZATION.

COUNCILLOR SANTOS: 2024. MY APOLOGIES. 2024. IN 2024. 2024, YOU'RE TALKING ABOUT THE LITTLE FORKS PROJECT? ABSOLUTELY. YES. AND THEY ARE VERY AWARE OF THE PROPERTIES ALONG THAT STRETCH OF THE RIVER WHERE THEY ARE HOPING, ACTUALLY, TO BUILD A NATIONAL PARK.

COUNCILLOR SANTOS: CORRECT. WOULDN'T THAT KIND OF FOLLOW UP ADDS TO THE WORK THAT WE'RE ALREADY DOING? THAT WOULD ADD TO PUBLIC TREES. THAT WOULD HELP BRING IN A LOT OF MONEY BECAUSE THAT NATIONAL PARKS PROGRAM IS WELL FUNDED. THAT WOULD HELP BRING IN A LOT OF MONEY INTO THAT AREA IF THAT PROJECT WENT AHEAD.

COUNCILLOR SANTOS: THANK YOU.

MADAM SPEAKER: THANK YOU FOR YOUR PRESENTATION TODAY. THANK YOU.

MADAM SPEAKER: MADAM CLERK, NEXT SPEAKER.

CLERK: THE NEXT SPEAKER IS RICHARD REMNANT JOINING US VIA ZOOM. IF YOU WANT TO UNMUTE YOURSELF YOU HAVE FIVE MINUTES. THANK YOU. CAN YOU HEAR ME?

MADAM SPEAKER: YES, WE CAN. OKAY. THANKS TO CITY COUNCIL. YOUR WORSHIP AND MADAM SPEAKER FOR THE OPPORTUNITY TO PRESENT TO YOU. I HAVE A FEW SLIDES. VERY FEW. I'LL SEE IF I CAN BRING THEM UP. CAN YOU SEE THAT?

MADAM SPEAKER: YES. OKAY. MY NAME IS RICHARD REMNANT A RETIRED FISHERIES BIOLOGIST. AREAS HAVE COME UP A LITTLE BIT TODAY AND YESTERDAY BUT I WANT TO TALK MORE ABOUT IT. INTENDS TO AMEND THE BY-LAW TO ACCOMMODATE AND FACILITATE HOUSING DEVELOPMENT. ACKNOWLEDGING HIGHER DENSITY HOUSING IN ALREADY DEVELOPED AREAS CAN BE BENEFICIAL PROVIDED, AMONG OTHER THINGS, SUCH DEVELOPMENT IS NOT COMPROMISE OUR CITY'S PRECIOUS RIVER ENVIRONMENTS. ACCORDINGLY, REQUESTING THE PROPOSED BY LAW AMENDMENT INCORPORATES A MEANINGFUL BUFFER ZONE I A LONG THE CITIES

RIVERS, CREEKS AND WATERWAYS TO PROTECT THE ENVIRONMENT. INCREASING DENSITY WOULD NOT BE ALLOWED WITHIN THE BUFFER. WE ARE CONCERNED ABOUT PROTECTING VEGETATIVE RIGHTS. THIS PRESENTATION WILL DISCUSS THE AREAS OF RIPARIAN AREAS AND BACKGROUND INFORMATION TO SUPPORT RECOMMENDATION TO PROTECT BUFFER ZONES. I'M GOING TO TALK ABOUT WATERY -- WATER RIPARIAN. THEY ARE TRANSITIONAL OCCURRING BETWEEN THE SURFACE WATER OF A WATER, RIVER, WETLAND OR LAKE. THEY CAN BE CLASSIFIED WETTER THAN DRY OR DRIER THAN WET. THEY ARE LUSHER AND DIFFERENT FROM SURROUNDING UP LANDS BECAUSE OF BETTER SOIL AND WATER AVAILABILITY. HEALTHY RIGHT RIPARIAN AREAS MAY HAVE A COME BY FASHION OF TREES, SHRUBS AND GRASSES DEPENDING ON CONDITIONS. THEY BUFFER THE IMPACTS OF UP LAND ZONING AQUATIC AREA AND PROTECT UP LANDS FROM EROSION FROM THE WATERWAYS. WHAT A HEALTHY RIPARIAN AREAS DO? EROSION CONTROL, TRAP AND STORE SEDIMENTS, BUILD AND MAINTAIN BANKS AND SHORELINES, STORE WATER AND ENERGY, RECHARGE AQUIFERS, BUFFER WATER, REDUCE AND DISSIPATE ENERGY, FROM FLOOD WATERS PRIMARILY. MODERATE WATER TEMPERATURES, PROVIDE HABITAT AND MAINTAIN BIODIVERSITY. WHY DO WE WANT TO PROTECT THESE AREAS? A HEALTHY RIPARIAN AREA CAN SERVE EXTREMELY IMPORTANT ROLES IN MANY CASES IN MANITOBA, RIPARIAN AREAS ARE MODIFIED OR CLEARED BY LAND ACTIVITIES. ALTHOUGH IT STILL EXISTS NATURAL VEGETATION IS REMOVED AND REPLACED BY MANICURED LAWNS OR REPLACED BY MATERIALS THAT DID NOT SERVE AN ECOLOGICAL FUNCTION. UNPROTECTED CAN LEAD TO A VARIETY OF AFFECTS OVER TIME. LOSS OF LAND THROUGH EROSION, LANDOWNERS MAY FIND THEMSELVES LOSING A SIGNIFICANT AMOUNT OF LAND. SOMETIMES SHORELINE ENCROACHING DANGEROUSLY TO BUILDINGS AND HOMES. WATER BODIES CONTRIBUTING TO NUTRIENT LOADING. AFFECTS AQUATICS FROM CHEMICALS AND INCREASE COSTS. WATER TREATMENT COSTS ARE RELATED TO WATER QUALITY. THE POORER THE QUALITY THE HIGHER THE COST TO TREAT IT. GIVING RIPARIAN AREAS ARE CRUCIAL AND ONLY REMAINING NATURAL AREAS IN SOME REGIONS IT'S IMPORTANT APPROPRIATE LAND USE PRACTISES ARE USED TO MAINTAIN FUNCTION AND VALUE. I HAVE A SLIDE HERE. I WANT TO PUT THIS UP TO SHOW THIS IS TAKEN FROM THE CITY OF WINNIPEG DOCUMENT. THIS WOULD BE SELECTED ENVIRONMENTAL LEGISLATION THAT WOULD PROTECT FISH HABITAT AND CLEAN RIPARIAN AREAS. IT'S SEVERAL SECTIONS UNDER THE FISHERIES ACT AND MANITOBAN ENVIRONMENT ACT. I WANT TO CONCLUDE WITH REQUESTING THE PROPOSED BY-LAW AMENDMENT INCORPORATES A MEANINGFUL BUFFER ZONE ALONG CITIES RIVERS, CREEKS AND NOTABLE WATER BODIES TO PROTECT THE RIPARIAN AND AWE AQUATIC ENVIRONMENT. I GUESS I HAVE TIME FOR QUESTIONS.

MADAM SPEAKER: THANK YOU, SIR. COUNCILLOR WYATT FIRST QUESTION.

COUNCILLOR WYATT: THANK YOU. THANK YOU FOR YOUR PRESENTATION. ARE YOU AWARE, SIR, THAT WE'RE JUST GETTING NEWS TODAY THAT THE FEDERAL GOVERNMENT'S NATIONAL AFFORDABLE HOUSING FUND, WHICH WAS ORIGINALLY PART OF THE NATIONAL HOUSING STRATEGY, PREVIOUSLY CALLED THE COINVESTMENT FUND, HAS JUST CANCELLED OR ENDED ALL OF THEIR FUNDING

AND THAT, FOR EXAMPLE, IN TRANSCONA OR EAST WINNIPEG, A PROJECT THAT WAS GOING TO BE BUILT FOR AFFORDABLE RENT INCOME UNITS JUST LOST ITS ABILITY AND APPROVED $14 MILLION LOAN. AN $11 MILLION CONTRIBUTION THAT, BASICALLY, JEOPARDIZES 55% OF THE AFFORDABLE HOUSING UNITS IN THE PROJECT. AS WELL NOW JEOPARDIZES A $5 MILLION H.A.F. GRANTED, WHICH IS WHY WE ARE HERE TODAY. ARE YOU AWARE OF THAT THAT THAT'S HAPPENING NOW IN THIS COUNTRY? I'M NOT AWARE OF IT.

COUNCILLOR WYATT: ARE YOU AWARE THE PRIME MINISTER IS SAYING ONE THING AND CLEARLY DOING ANOTHER? NO. I'M NOT AWARE OF THAT EITHER.

COUNCILLOR WYATT: THANK YOU.

MADAM SPEAKER: NO FURTHER QUESTIONS. THANK YOU FOR YOUR PRESENTATION. MADAM CLERK.

CLERK: OUR NEXT REGISTERED SPEAKER IS WILLIAM THOMPSON. FOLLOWED BY WILLIAM IS CATHERINE RUSSELL. I DON'T BELIEVE THEY ARE WITH US TODAY. WE'LL MOVE ONTO MICHELLE KADING JOINING US VIA ZOOM.

MADAM SPEAKER: MICHELLE, WELCOME. HELLO, MADAM CHAIR. I'M HAVING DIFFICULTY WITH MY PRESENTATION HERE. ACCORDING TO THE CITY OF WINNIPEG'S --

MADAM SPEAKER: MICHELLE. ARE YOU HOPING TO PUT YOUR CAMERA ON OR WOULD YOU LIKE US TO SEE -- MY CAMERA IS ON. THERE WE GO.

MADAM SPEAKER: THANK YOU. THERE YOU ARE. THERE I AM. SORRY ABOUT THAT. ACCORDING TO THE CITY OF WINNIPEG'S WEBSITE, CAREFUL PLANNING, INFRASTRUCTURE OF GREEN INFRASTRUCTURE INTEGRATION AND COMMUNITY ENGAGEMENT ARE CRUCIAL TO ENSURE THAT INCREASED DENSITY IS MANAGED AND SUSTAINABLE AND EFFECTIVE. I AGREE WITH THAT COMPLETELY. BUT WHAT IS BEING PROPOSED TODAY IS NOT THAT. THE PUBLIC HEARINGS AND COUNCIL VOTES REMOVED WILL VIRTUALLY ELIMINATE COMMUNITY ENGAGEMENT. FOR YEARS RESIDENTS HAVE BEEN HOLDING THE CITY TO ACCOUNT LARGELY THROUGH PUBLIC HEARINGS. THERE IS SIMPLY NO OTHER MECHANISM FOR TRUE STAKEHOLDERS, ALL RESIDENTS OF WINNIPEG, TO HAVE A VOICE. WINDSOR ONTARIO RECENTLY REFUSED TO ADOPT THE ZONING FOR FOURPLEXES. ONE COUNCILLOR SAID, I BELIEVE PEOPLE WHO LIVE IN NEIGHBOURHOODS DESERVE TO HAVE A SAY IN WHAT THE NEIGHBOURHOODS LOOK LIKE AND HOW THEY DEVELOP. IF WINNIPEG TRULY VALUES COMMUNITY ENGAGEMENT IT MUST PROVIDE A ROBUST ALTERNATIVE TO PUBLIC MEETINGS. IT IS NOT ENOUGH TO SIMPLY DIRECT PEOPLE TO PERMIT ONLINE TO LOOK UP SPECIFIC PROPERTIES. THE AS OF RIGHT REQUIREMENT IS PROBLEMATIC. WINNIPEG HAS DONE REALLY WELL SO FAR TO MEET AFFORDABLE HOUSING TARGETS BY WORKING WITH NONPROFIT GROUPS, INDIGENOUS GROUPS AND OTHER PARTNERS ON PRIORITY PROJECTS. THIS AS OF RIGHT REQUIREMENT WILL DO LITTLE TO CREATE AFFORDABLE STARTER

HOMES WITH A YARD FOR KIDS OR PETS. REMOVING THE THE RIGHT OF CITIZENS TO HAVE A SAY IN HOW THE CITY IS DEVELOPED IS A DRASTIC STEP THAT CAN ONLY BE JUSTIFIED BY A CRISIS. INCLUDING A SUNSET CLAUSE BASED ON MEETING SPECIFIC HOUSING TARGETS FOR A SET TIME FRAME, WOULD STIMULATE THE HOUSING IN THE SHORT TERM AND RESTORE DEMOCRATIC PROCESSES OF PUBLIC HEARINGS AND COUNCIL VOTES WHEN THE FEDERAL FUNDING ENDS, AS WE JUST HEARD IT COULD EASILY. PROTECTION OF WATERWAYS AND LAKE WINNIPEG WAS NOT IN MY WRITTEN SUBMISSION BUT I WOULD LIKE TO THANK YOU FOR LISTENING TO THE EARLY FEEDBACK REGARDING PROPERTIES THAT ABUT WATERWAYS. I AM STILL VERY CONCERNED THAT THE REAR YARD SETBACK IS ONLY 7.6 METRES OR 25 FEET. THE D.F.O. LAND DEVELOPMENT GUIDELINES, MANITOBA'S PLANNING REGULATIONS, AND EVEN COMPLETE COMMUNITIES 2.0 ALL CALL FOR A MINIMUM SETBACK OF 30 METRES OR 100 FEET FROM THE HIGH WATER MARK. THIS IS BASED ON SCIENCE. THE REAR YARD SETBACK PROPOSED HERE IS ONLY ONE QUARTER OF A WHAT IS ACTUALLY NEEDED TO BE EFFECTIVE. LAND DEDICATION, INCREASING HOUSING DENSITY WARRANTS HIGHER LAND DEDICATION OR PAYMENTS IN LIEU. THIS IS THE ONLY TOOL WINNIPEG USES ACQUIRING NEW LAND FOR PARKS. WILL THE PROCESS BE TRIGGERED UNDER THE NEW ZONING BY-LAW. IF SO, WILL THOSE DECISIONS COME FROM THE ADMINISTRATION AND BUILDERS WITHOUT ANY INPUT FROM EITHER CITY COUNCIL OR THE PUBLIC. INFRASTRUCTURE DEFICITS. THE CITY HAS MASSIVE INFRASTRUCTURE DEFICITS. ROADS, PARKS, WATER, AND SEWER. THE PLANT THAT TREATS 70% OF THE CITY'S SEWAGE WILL REACH FULL CAPACITY IN LESS THAN FIVE YEARS. IT IS FOOL HEARTY TO REACH HOUSING DENSITY WITHOUT ADDRESSING THIS DEFICIT. THE REQUEST FOR $150 MILLION TO UPGRADE THE TREATMENT PLANT IS A START BUT IT A TINY DROP IN A HUGE RAIN BARREL. COMBINED SEWERS. ABOUT ONE-THIRD OF WINNIPEG HAS COMBINED SEWERS. THE FEDERAL GOVERNMENT CLAIMS THAT WATER QUALITY OF LIKE WINNIPEG AND CLEAN DRINKING WATER FOR INDIGENOUS COMMUNITIES ARE TOP PRIORITIES. IT DOES NOT MAKE SENSE TO PUT TENSION DOUBLE OR QUADRUPLE WASTE WATER OUTPUTS FOR WATER THAT CONTRIBUTE TO SEWAGE OVER FLOWS THAT CONTAMINATE LAKE WINNIPEG. SEVERAL FIRST NATIONS FILED A $4.8 BILLION LUTE AGAINST THE CITY, PROVINCE, AND FEDERAL GOVERNMENT FOLLOWING THE MASSIVE SEWAGE OVERFLOW LAST YEAR. WHY WASTE MONEY FIGHTS LAWSUIT AND PAYING DAMAGES WHEN IT WOULD COST A SIMILAR AMOUNT OF MONEY, ESTIMATED $4.2 BILLION, TO SEPARATE WINNIPEG SEWERS BY 2045. THIS WOULD NOT ONLY FIX THE UNDERLYING PROBLEM BUT ACCOMMODATE FUTURE GROWTH. WINNIPEG CAN MAKE A CASE TO EXCLUDE PROPERTIES WITH COMBINED SEWERS UNLESS THE FEDERAL GOVERNMENT COMMITS SIGNIFICANT FUNDING IN THE BILLIONS NOT MILLIONS TO FIXING WINNIPEG'S FAILING SEWAGE INFRASTRUCTURE. FINALLY GREEN INFRASTRUCTURE AND BUILDING PRACTISES. THE CITY SEEMS READY TO ADOPT A BY-LAW, GREEN INFRASTRUCTURE AND BUILDING PRACTISES. RATHER THAN ONLY BEING PART OF THE REVIEW OR DEVELOPMENT AGREEMENT, GREEN INFRASTRUCTURE SHOULD BE FULLY INTEGRATE INTOED THE ZONING BY LAW AND LEG PERMIT PROCESS. I WILL END ON A PERSONAL NOTE. LAST YEAR THE CITY REQUESTED -- REJECTED MY PERMIT APPLICATION TO PILOT TEST A PERMEABLE PAVEMENT ON MY DRIVEWAY AND APPROACH. THE ONLY SUITABLE APPROACHES WERE CONCRETE, OR EXPENSIVE

PAVERS. I'M WAITING TO REAPPLY WHEN THE CITY ADMINISTRATION IS OPEN TO INNOVATION.

MADAM SPEAKER: THANK YOU, MICHELLE. ANY QUESTIONS? COUNCILLOR MAYES.

COUNCILLOR MAYES: HI, THANK YOU FOR YOUR WORK OVER THE YEARS. QUESTION IS VERY MUCH RELATED TO WHAT YOU SAID. FOR YEARS EXPRESSING CONCERNS ABOUT -- WELL, IMPERVIOUSNESS OR LOSS OF PERMEABILITY DUE TO PAVING OVER BACKYARDS IN AREAS LIKE GLENWOOD. FINALLY IN A MEETING CITY STAFF MENTIONED IT. CAN YOU TALK ABOUT YOUR CONCERNS. THE CONCERNS OF SOME OF THE GROUPS YOU'VE BEEN WITH AS, BASICALLY, WE PAVE OVER ENTIRE BACKYARDS AND LARGE PARTS OF NEIGHBOURHOODS. WHAT THE IMPACT HAS THAT COULD HAVE ON WATERWAYS SUCH AS THE SEINE RIVER OR ANOTHER WATERWAY IN TERMS OF RUN OFF. IMPERVIOUS SERVICES TAKE AWAY WATER IN THE GROUND BEFORE IT MAKES IT WAY TO A RIVER. INSTEAD, IMPERMEABLE SERVICES RUN OFF INTO DRAINS AND CARRY POLLUTANTS WITH THEM INTO RIVER AND LAKE WINNIPEG. IT NOT ONLY INCREASES THE AMOUNT OF FLOW COMING OFF OF PROPERTIES, IT REDUCES THE QUALITY OF THE WATER AND CONTRIBUTES POLLUTION THAT HARMFULLY AFFECTS OUR RIVERS AND LAKES.

MADAM SPEAKER: THANK YOU. NEXT IS COUNCILLOR ROLLINS FOLLOWED BY COUNCILLOR EADIE.

COUNCILLOR ROLLINS: CAN YOU CLARIFY IF THAT WAS EXISTING OR ONE YOU WANTED TO DO MATERIALS ON? MY DRIVEWAY AND APPROACH ARE A LEGACY FROM WHEN THE ROAD WASN'T PAVED. I WANTED TO UPGRADE IT FROM A CRUSHED LIMESTONE TO A MORE STABLE MATERIAL, ECOROSTER AND IMPROVE THE ABILITY OF THE WATER TO SEEP INTO THE GROUND A LITTLE BIT DURING RAINFALLS. IT WAS BASICALLY REJECTED OUT OF HAND BECAUSE OUR RULES ABOUT WHAT ABUTS A CONCRETE CITY STREET REQUIRES THAT THE APPROACHES BE CONCRETE OR PAVING STONES. THE FORMER IS NOT PERMEABLE AND THE LATTER IS TOO EXPENSIVE. WE NEED INNOVATIVE APPROACHES. I WAS WILLING TO PAY FOR THE PILOT TESTING OF THIS BUT IT WAS STILL REJECTED.

COUNCILLOR ROLLINS: THANK YOU FOR YOUR CLARIFICATION.

MADAM SPEAKER: COUNCILLOR EADIE.

COUNCILLOR EADIE: YES, MADAM SPEAKER. THE C.S.O. IDEA IS A GREAT ONE BUT I GUESS IT SOUNDS LIKE YOU'RE QUITE AWARE BUT I'M WONDERING IF THE DELEGATION HERE IS AWARE OF THIS CERTAIN C.S.O. AREAS THAT ARE ALMOST FINISHED IN TERMS OF SEPARATING THE SEWERS? JEFFERSON EAST, FOR EXAMPLE, WHICH IS VERY LARGE DOWN TO THE RED RIVER, CRUTHERS NORTH TO ABOUT KINGSBURY AND IN ST. JAMES AROUND FERRY ROAD AND AROUND IN THOSE NEIGHBOURHOOD THAT IS THERE'S ALMOST -- THERE'S GREAT PROGRESSING IN C.S.O. YEAH. MAYBE WE'RE NOT GOING TO REACH 250. YOU'RE AWARE THAT WE ARE WORKING AT SEPARATING THOSE SEWERS IN MOST AREAS. I'M ALSO

WONDERING IF YOU'RE AWARE THAT IN THE EARLY 1970S IN THE NORTH END, THEY DID SOME STORM WATER WORK THAT WAS CHARGED TO EVERYBODY'S PROPERTIES TO HELP SOLVE A PROBLEM BECAUSE THERE WAS HUGE SEWAGE FLOW INTO THE RIVER BACK IN THOSE YEAR WHEN IT WAS REALLY WET. YOU'RE AWARE OF THOSE INITIATIVES? YES. I AM. VERY MUCH SO. I APPRECIATE THEM ALL. I ONLY WISH THE CITY WOULD BE MORE FORTHCOMING IN SHOWING THE RESIDENTS WHERE THE COMBINED SEWERS HAVE BEEN ADDRESSED, HAVE BEEN FIXED AND WHAT ARE STILL NEEDED. THAT INFORMATION IS NOT AVAILABLE, TO MY KNOWLEDGE, THROUGH THE CITY'S DATABASES OR ANY OTHER FORMAT. TODAY SEEM TO PLAY THAT CLOSE TO THE CHEST.

MADAM SPEAKER: THANK YOU. COUNCILLOR DUNCAN.

COUNCILLOR DUNCAN: THANK YOU, MADAM SPEAKER. APPRECIATE YOUR PRESENTATION HERE TODAY. I JUST WANTED TO NOTE BECAUSE IT'S BEEN SAID A FEW TIMES IN REGARDS TO PERMEABLE SURFACES. ON PAGE 22 OF THE REPORT SECTION EIGHT, IT DOES SATE STATE THE MINIMUM REQUIRED PERMEABLE SURFACE IS 30% OF THE LOT IN R-ONE AND R-TWO DISTRICT TWO FAMILY, THREE UNIT OR FOUR-UNIT DWELLINGS. THE MINIMUM REQUIREMENT FOR PERMEABLE SURFACES IS 30% OF THE LOT FOR A 2-FAMILY DWELLING IN RMFS DISTRICT AND 20% FOR 3-UNIT AND 4-UNIT DWELLINGS. ARE YOU AWARE? YES. I AM.

MADAM SPEAKER: THANK YOU. THAT CONCLUDES QUESTION PERIOD. THANK YOU, MICHELLE FOR YOUR PRESENTATION. WE HAVE OTHERS IN PERSON HERE. WE CAN HEAR ONE MORE DELEGATION. MR. MAYOR, YOU'LL MOVE WE GO PAST 12.

MAYOR GILLINGHAM: SO MOVED.

MADAM SPEAKER: ALL IN FAVOUR? CONTRARY. CARRIED. MADAM CLERK.

CLERK: THE NEXT SIX REGISTRATIONS ARE JOINING US IN PERSON. ELIZABETH FLEMING YOU'RE FIRST UP.

MADAM SPEAKER: JUST IF YOU WANT TO READ OUT FOR THE RECORD THAT'LL BE THE LAST DELEGATION AND WHO WE'LL HEAR AFTER.

CLERK: WHEN WE RECONVENE AT 1:30 IT'S GLORIA DIGNAZIO, FOLLOWED BY PIERRE ATTALLAH, DAVID ZACHARIAS, AND PATRICK ALLARD.

MADAM SPEAKER: THANK YOU. ELIZABETH FLEMING. I LIVE IN RIVER HEIGHTS. I'M HERE IN PARTICULAR TO SPEAK TO WINNIPEG'S MA SURE NEIGHBOURHOODS. CAREFULLY PLANNED, LIVABLE AND WITH A CERTAIN PLEASING AESTHETIC THAT CONTINUES TO THIS DAY TO BE A BIG ASSET TO ALL OF WINNIPEG. I WATCH PLANNING MATTERS OF THE WHOLE OVER 40 YEARS. I REMEMBER BILL MUIR, TOM YAUK AND WHAT THEY TRY TO DO TO INCREASE INFILL TO CONTROL URBAN SPRAWL AND CONTINUE MAKING THE CITY LIVABLE AND ENJOYABLE. I WAS DISAPPOINTED WITH THE FEDERAL GOVERNMENT TRESPASSING INTO MUNICIPAL TERRITORY WITH

ITS FINANCIAL CARROT, PARTICULARLY, THE AS-OF-RIGHT PART OF IT. I DID FIND MY MP. WE HAD A LONG CONVERSATION. I MADE MY DISPLEASURE KNOWN. OF COURSE, IT'S BEYOND HIS SCOPE OR BEYOND HIS SCOPE AT THAT TIME. I ALSO INVITE CAPON BARRACKS. IT HAS ONE OF THE GREATEST POTENTIAL FOR INCREASING THE AFFORDABLE HOUSING AND HOUSING IN GENERAL. IT'S BEEN DECADES BUT WE LIVE AND HOPE. ANYTHING YOU CAN DO THERE IS GOOD. I AM ALSO STILL CONCERNED ABOUT THE WINNIPEG AIRPORT AUTHORITY. I ASKED FOR THEIR COMMENTS BECAUSE TO ME IT'S VERY, VERY IMPORTANT WE KEEP THAT 24 HOUR USE OF THE AIRPORT. IT'S INCREDIBLY USEFUL COMING IN AND OUT OF THE CITY. IT HELPS. I WAS VERY INTERESTED IN HEARING HAZEL'S COMMENTS THROUGHOUT YESTERDAY ABOUT HOW A NUMBER OF THESE PROPOSED ZONING BY-LAW CHANGES ARE NOT VERY DIFFERENT FROM WHAT WE ALREADY HAVE. WHICH MAKES ME WONDER HOW MUCH OF THIS DO WE REALLY NEED, PARTICULARLY IN THE OLDER NEIGHBOURHOODS. I'M THINKING IN MATURE NEIGHBOURHOODS OVER 100 YEARS OLD, THERE'S STILL MIXES OF ALL SORTS OF HOUSING TYPES. THERE ARE STILL DUPLEXES AND GROUP HOMES, SOME APARTMENT BUILDINGS. KEEPING THE WAY THEY ARE, PERHAPS KEEPING THE 28-FOOT HEIGHT WOULD BE GOOD. ALSO THE TRIPLEXES AND FOURPLEXES ON THE NORTH SIDE. IN RIVER HEIGHTS THEY ARE ALONG NORTH AND SOUTH STREETS AND WE'VE SEEN WHERE THERE ARE LOT SPLITS. HOUSES GOING IN REALLY CLOSE RIGHT UP AGAINST THE WINDOWS OF SMALLER BUNGALOWS AND COMPLETELY SHADING THE GARDENS. I CONCUR WITH COUNCILLOR EADIE'S COMMENT ABOUT MAKING THE MAIN FLOOR OF DUPLEXES -- OR TRIPLEXES AND FOURPLEXES FULLY ACCESSIBLE FOR PEOPLE IN WHEELCHAIRS. THAT SEEMS TO ME VERY WISE. SOME OF MY REASONS. I WALK AROUND THE NEIGHBOURHOOD AND SEE ALL THESE DIFFERENT STOREYED HOUSE, DUPLEXES. THERE ARE PEOPLE WITH MULTIPLE SCLEROSIS LIVING IN HOUSES FOR DECADES. THEY SEEM TO MANAGE. THERE ARE YOUNG FAMILIES, SINGLE PEOPLE, SOME WITH ALL SORTS OF HANDICAPS. THERE IS RENEWAL IN OUR OWN BLOCK THREE HOUSES RECENTLY RENOVATED. ONE BY A REAL ESTATE AGENT. IT TOOK A LONG TIME BUT SHE GOT THERE IN THE END. A FAMILY HAS MOVED IN. SHE SOLD IT, PROBABLY, DOUBLE WHAT IT ALREADY WAS. SAME FURTHER DOWN ON OUR SIDE. A HOUSE THAT HAD BEEN LOOKED AFTER BUT OLDER. A DEVELOPER CAME IN AND IN NO TIME FIXED IT UP AND SOLD IT AGAIN FOR ABOUT DOUBLE. FURTHER DOWN THERE WAS A DUPLEX ON A CORNER AND A YOUNG FAMILY HAS BOUGHT THAT. THREE KIDS. THEY ARE DOING IT UP AS THEY GO ALONG BUT IT'S GOING TO BE SINGLE FAMILY. I DON'T HAVE ANY CONCERNS ABOUT OUR AREA IN THAT REGARD BECAUSE OF THE PRICING, AT THE MOMENT. I LISTENED TO TIM COMACK YESTERDAY AND IT OBVIOUSLY DEPENDS ON THE PRICE POINTS AS THINGS COME UP. WHETHER IT'S WORTH OUR WHILE TO CONTINUE TO BUY UP HOUSES, EITHER TRY AND DIVIDE THE LOT AND BUILD TWO HOUSES OR ELSE DO A MEGA HOUSE. IT'S PRETTY WELL GOING TO BE SINGLE FAMILY. THAT COULD CHANGE AS HOUSE PRICES BALANCE OUT OVER TIME. THEREFORE, I THINK IT'S REALLY IMPORTANT THAT SOME PROTECTION BE GIVEN TO THESE MATURE HOUSES, THESE MATURE AREAS. IT CAME UP YESTERDAY THERE HAVE BEEN AMENDMENTS IN THE PAST WITHOUT QUERYING THE FUNDING. I HOPE COUNCIL TODAY AND TOMORROW CAN INTRODUCE MORE AMENDMENTS THAT WILL HELP.

MADAM SPEAKER: THANK YOU FOR YOUR PRESENTATION. COUNCILLOR WYATT, QUESTION.

COUNCILLOR WYATT: IN 2019, I THINK IT WAS, THE HOUSE OF COMMONS VOTED ON THE NATIONAL HOUSING STRATEGY. THEY SAID THAT HOUSING IS A RIGHT. DIGNIFIED, QUALITY HOUSING IS A RIGHT OF EVERY CANADIAN. SIMILAR TO HEALTHCARE. SINCE THAT TIME WE HAVEN'T SEEN MUCH PRACTICAL ACTION. YOU CAN ARGUE MAYBE THIS IS PART OF THAT. HOWEVER, ARE YOU AWARE THAT THE ONE PROGRAM THEY HAD, THE NATIONAL HOUSING FUND, JUST RAN OUT OF MONEY. PROGRESS ACROSS THE COUNTRY THAT HAS COMMITTED EITHER LOANS, 50-YEAR LOANS AT A LOW INTEREST RATE, OR, AND, DIRECT FUNDING JUST LOST THAT. ARE YOU AWARE WE'RE ASKING BY THE FEDERAL GOVERNMENT TO DO THIS NOW HERE. BUT WHEN IT COMES TIME TO ACTUALLY FUND AFFORDABLE HOUSING THEY SAY ONE THING AND DO ANOTHER. ARE YOU AWARE OF THIS? I AM AWARE OF IT AND I GUESS OUR LOCAL MPS CAN ONLY DO SO MUCH. I DON'T KNOW WHAT WE DO.

MADAM SPEAKER: SECOND QUESTION.

COUNCILLOR WYATT: ARE YOU AWARE WE HAVE A CONSTITUTION WRITTEN FROM 1867 WHEN 80% OF THE PEOPLE LIVED IN THE COUNTRY AND 20% IN THE CITY, THERE WERE NO CARS AND ROADS AND THAT'S WHY THEY GET THE MAJORITY OF THE MONEY STILL EVEN THOUGH 80% LIVE IN THE CITY AND HAVE THE NEEDS THEY HAVE. ARE YOU AWARE OF THAT? THE CONSTITUTION IS UPSIDE DOWN. THANK YOU.

MADAM SPEAKER: THANK YOU. NO FURTHER QUESTIONS. WE APPRECIATE YOUR PRESENTATION. THANK YOU.

MADAM SPEAKER: THANK YOU. THANK YOU. COUNCIL WILL NOW RECESS AND RECONVENE AT 1:30. THANK YOU.

MADAM SPEAKER: GOOD AFTERNOON. I WOULD LIKE TO RECONVENE OUR SPECIAL COUNCIL MEETING FOR JUNE 3, 2025. WE ARE ON PRESENTATIONS FROM THOSE IN OPPOSITION OF THIS APPLICATION. MADAM CLERK, NEXT SPEAKER. NEXT FIVE SPEAKERS ALL IN PERSON. I WILL READ OUT THE NAMES TO COME TO THE BENCH. GLORIA, PIERRE, DAVID ZACHARIAH. WE WILL HAVE FIVE MINUTES ON THE CLOCK FOR EACH DELEGATION. GOOD AFTERNOON, SAM ATATIONS. I AM GLORIA IGNATIO. I WORKED FOR THE CITY 20 YEARS. THIS IS INTERESTING ON THIS SIDE OF IT. I AM GOING TO READ OUT WHAT I PREPARED. I AM OPPOSED. I HAVE ATTENDED A FEW OF THE MEETINGS AND OPEN HOUSING STARTING WITH THE FIRST MEETING LAST JULY. SECOND ONE WHERE A HUGE AMOUNT OF PEOPLE CARED TO SHOW UP. I WAS AT THE CONVENTION CENTRE TO DEAL WITH OPEN HOUSE A COUPLE MONTHS AGO, FAIRLY RECENTLY. ONE THING CERTAIN THAT I NOTICED. MAJORITY OF PEOPLE I WITNESSED THAT HAVE ATTENDED THESE MEETINGS OR OPEN HOUSES DEFINITELY DO NOT WANT WHAT THE CITY IS TRYING TO PUSH THROUGH. I AM HOPING YOU ARE LISTENING TO US AS CITIZENS. A LOT OF THE POPULATION THAT KNOWS ABOUT THIS

ARE AGAINST IT. A LOT OF CITIZENS OF WINNIPEG DO NOT KNOW WHAT IS GOING ON. WITH LAST YEAR VARIOUS OPEN HOUSES WERE NOT WELL PUBLICIZED. PEOPLE DIDN'T KNOW ABOUT IT. IF THEY DID THERE WOULD BE MORE PEOPLE SPEAKING OUT AND OPPOSED TO IT. THE LAST ONE THAT I ATTENDED WAS AT THE CONVENTION CENTRE AND IT WAS SET UP. THERE WAS NO ACTUAL Q&A. IT WAS ALMOST LIKE YOU COULDN'T REALLY -- DIDN'T WANT THE PEOPLE TO HEAR WHAT OTHER PEOPLE WERE SAYING WAS MY SENSE OF IT. I MOVE THAT WAS KIND OF TO DO WITH WHAT HAPPENED LAST JULY. THE AMOUNT OF PEOPLE THAT SHOWED UP. I DIDN'T THINK THE DRAWINGS WERE VERY GOOD.

MADAM SPEAKER: THE NIVERVILLE MEETING HAS NOTHING TO DO WITH THIS APPLICATION. YOU REFERENCED IT. IT WAS A SEPARATE APPLICATION. NOTHING TO DO HERE AT THE CITY OF WINNIPEG. IT SEEMS LIKE REBRANDING TO DO WITH SOMETHING I AM TALKING ABOUT NEXT.

MADAM SPEAKER: WHEN YOU SPEAK IN DELEGATION IT IS TO WHAT IS IN FRONT OF US, THE REPORT IN FRONT OF US. NO PROBLEM. I WAS JUST GOING TO SAY AGAIN EVERYBODY I TALKED TO AT THE VARIOUS MEETINGS AND OPEN HOUSES WERE OPPOSED TO THIS. REALLY, WHEN I HEAR ABOUT HOUSING CRISIS OVER AND OVER AGAIN TO ME FROM THE RESEARCH I HAVE DONE I FEEL WE HAVE AN IMMIGRATION CRISIS CAUSING THE HOUSING CRISIS. THAT IS BECAUSE OF WHAT IS ALLOWED BY THE GOVERNMENT THE LAST 10 YEARS. I FEEL THIS IS VERY MUCH FEELS LIKE PART OF ALMOST LIKE 15 MINUTE CITY AGENDA COINCIDING WITH PLAN 2030. WE ARE TALKING ABOUT IMMIGRATION.

MADAM SPEAKER: LET THE DELEGATION CONTINUE. THANK YOU. THANK YOU. COINCIDING WITH PLAN 2030 IN RELATION TO WORLD ECONOMIC FORUM AND UNITED NATIONS AGENDAS. SIMILAR TO THE WHOLE BIKE LANE AGENDA. I KNOW WHERE I LIVE DOWNTOWN DURING TIMES OF COVID, ALL OF A SUDDEN THIS BIG BIKE LANE KIND OF APPEARED. I DIDN'T KNOW ANYTHING ABOUT IT. I WOULD HAVE SPOKEN UP ABOUT IT. I RODE MY BIKE HERE. I AM A BICYCLIST. IT HAS A LOT TO DO WITH 15 MINUTE CITY AGENDAS. I GUESS I AM NOT REALLY GOING ON TOO MUCH. ON THE SOUL LEVEL I HOPE EACH ONE OF US WHEN YOU LAY YOUR HEAD DOWN AT NIGHT AND THINK ABOUT WHAT IS DONE FOR GOOD OF HUMANITY. WE ALL KNOW WHAT IS RIGHT AND WRONG. BIG TEST WILL BE WHEN WE GET READY TO EXIT OFF THE EARTH PLANE IF WE HAVE DONE GOOD OR BAD FOR HUMANITY. I DO THE BEST I CAN. I LOVE THE CITY OF WINNIPEG. I WANT THE BEST FOR THE CITY OF WINNIPEG. I HAVE NOTICED COUPLE TIMES SUBJECT OF CLIMATE CHANGE COME UP. MYSELF AND A LOT OF OTHER PEOPLE BELIEVE CLIMATE CHANGE HAS A LOT TO DO WITH GEO ENGINEERING. CAN THE MAYOR TELL ME WHO IS RESPONSIBLE FOR THE PLANES OVER THE CITY CAUSING XS IN THE SKY, NOT CONTRAILS BUT CHEMTRAILS.

MADAM SPEAKER: COUNCILLOR WYATT.

COUNCILLOR WYATT: I THANK YOU FOR COMING HERE TODAY. I HAVE A FRIEND WHO ACTUALLY YOU REMIND ME OF. WONDERFUL PERSON, GOOD FRIEND. WE HAVE TALKS ABOUT THIS STUFF. ARE YOU AWARE -- YOU WOULDN'T BE AWARE. ARE

YOU AWARE THAT I THINK A LOT OF PEOPLE TODAY IN CANADA WE JUST SAY THIS IS A SAFE OR FAIR STATEMENT. A LOT OF PEOPLE IN CANADA TODAY, INCLUDING WINNIPEG, FEEL A DISCONNECT, AND WE HAVE REPRESENTATIVE DEMOCRACY. NOT DIRECT DEMOCRACY LIKE GREEKS 25 YEARS AGO. WE ELECT REPRESENTATIVES TO REPRESENT US. IS THERE A DISCONNECT GROWING BETWEEN THE REPRESENTATIVES ELECTED OR AT LEAST PERCEIVED DISCONNECTED IF IT IS NOT REAL VERSUS PEOPLE WHO ARE ELECTED? IS THERE THAT ISSUE? ABSOLUTELY.

COUNCILLOR WYATT: A STEP FURTHER IS THAT CREATING DISTRUST AND INFORMATION ON BOTH SIDES THAT COULD BE WRONG? WHEN YOU SCANT HAVE A CONVERSATION WITH THE FAMILY OR FRIENDS SITTING DOWN TALKING. YOU ARE NOT ABLE TO DO THAT. THE ONLY THING WE SHOUT AT EACH OTHER ON FACEBOOK. THAT IS THERAPY. IS THAT A FAIR COMMENT? I MEAN I JUST THINK IT IS IMPORTANT FOR PEOPLE TO KNOW WHAT IS GOING ON SO THEY CAN EXPRESS THEMSELVES LIKE WHAT IS HAPPENING NOW. I APPRECIATE THIS FORUM AND APPRECIATE I WAS ABLE TO COMPLETE AND SAY WHAT I WANTED TO SAY.

MADAM SPEAKER: NEXT QUESTION.

COUNCILLOR WYATT: LAST QUESTION. IF YOU HAVE A CHANCE, ARE YOU AWARE A LOT OF POLICIES FEDERALLY AND AROUND THE WORLD GO BACK TO MILTON FREEMAN IN 1970S. FREE MARKET SHOULD DO EVERYTHING. WE HAVE BEEN DOING THAT 50 YEARS. WORKING CLASS AND AVERAGE FOLKS ARE MADE POOR AND FIFTH COUNTRY IN THE WORLD WITH MOST MILLIONAIRES ARE AWARE THAT IS WITH THE HOUSING CRISIS TODAY. I HAVEN'T HEARD OF THAT GENTLEMAN. MY FRIEND SAYS THE MONEY AND THE TRUTH. WHAT IS A CONSPIRACY THEORY AND WHAT IS NOT. THANK YOU, GLORIA, FOR YOUR PRESENTATION TODAY.

MADAM SPEAKER: NEXT SPEAKER. PIERRE TOLLA. I AM PIERRE TOLLA WITH ACTIONFORCANADA.COM IT IS A NATIONAL ORGANIZATION. IT STARTED IN 2015 BY TANYA GOLLA. WE HAVE BEEN STRONGLY OPPOSING BAD LEGISLATION FOR MANY YEARS NOW. THE ORGANIZATION STARTED WITH JUST 12 PEOPLE ON HER LIST. IT HAS GROWN TO HUNDREDS OF THOUSANDS OF PEOPLE ACROSS THE COUNTRY. WE HAVE EXTENSIVE INFORMATION ON OUR WEBSITE AN ABOUT 15 MINUTE CITIES. THIS DENSIFICATION PLAN MIRRORS OR MIMICS. THIS WAS DEFEATED IN CHAIRING TON ONTARIO ON APRIL 23, 2025. I WOULD LIKE THAT TO BE AN EXAMPLE FOR YOU COUNCILLORS WHO ARE SAYING THIS AGENDA IS PASSING ACROSS THE COUNTRY AND WE HAVE TO DO IT. THERE ARE EXAMPLES IN OUR OWN COUNTRY IN CLARINGTON, ONTARIO WHERE IT HASN'T PASSED. I AM OPPOSED TO DENSIFICATION OF OUR CITY. I ENCOURAGE ALL COUNCILLORS TO SEEK THE TRUTH AND TO LOOK AT THE REAL REASONS THIS MIGHT BE TAKING PLACE. I WOULD ALSO LIKE TO REFERENCE AND REMEMBER HAZEL WHO SAID IN HER COMMENTS YESTERDAY THAT SOME OF THIS STUFF WILL NOT ACTUALLY BE IMPLEMENTED OR NOT LIKELY TO BE IMPLEMENTED. I SEE THIS AS A PSYCHOLOGICAL RELEASE OF RESPONSIBILITY TO MAKING LAWS THAT YOU KNOW ARE KNOWN TO BE BAD OR SUGGEST POLICIES THAT ARE KNOWN TO BE BAD WITH THE OUTSTATEMENT OF WE PROBABLY WON'T USE THIS. THAT IS UNACCEPTABLE. IF YOU PUT IT DOWN, THE

INTENTION IS TO USE IT. WE NEED TO BE AWAKE, ALERT AND AL LIVE TO THESE REALITIES. TO CONTINUE, I ALSO WANT TO MAKE NOTE ON MY TIMEFRAME. I DON'T FIND IT RESPECTFUL TO BE GIVEN SUCH A SHORT AMOUNT OF TIME. I COULD GO ON A LONG TIME ABOUT THESE THINGS. I LIKE TO PUSH ACTION 4 CANADA .COM WEBSITE WITH EXTENSIVE INFORMATION ON THIS TOPIC. I AGREE WITH THE PREVIOUS OPPOSITION SPEAKERS, SPECIFICALLY KIM. I AGREE THAT THE HOUSING IS NOT A RIGHT. IT IS SOMETHING WE WORK HARD FOR AND WE APPRECIATE IT AND TAKE CARE OF IT. IT IS NOT JUST GIVEN TO US. IN RESPONSE TO THE SPEAKER YESTERDAY ABOUT PUTTING FIVE PLEXUS IN THE NORTH END BOARDED UP. THE ROLL REASONS THESE PLACES ARE BOARDED UP THE RESULT WE COULD EXPECT TO SEE IN THE FUTURE WOULD BE A BOARDED UP FIVE PLEX. WE ARE NOT ADDRESSING REAL ISSUES. THE INTENTION OF THESE PLANS IS SOMETHING THAT WE NEED TO CONSIDER. WE CAN'T JUST PASS LAWS SO IRRERESPONSIBLY AND RECKLESSLY WE SAY WE WON'T USE THESE LAWS. WE ARE GOING TO PASS THEM FOR NO APPARENT REASON. THAT IS COMPLETELY IRRESPONSIBLE. IT IS RECKLESS AND THE PEOPLE DESERVE BETTER. WHAT WE NEED TO DO HERE AS COUNCILLORS IS LISTEN TO THE PEOPLE. LISTEN TO WHAT WE SAY NOW. I LIVE ON A STREET IN THE CITY AND I DON'T WANT MY NEIGHBOR'S HOUSES GOING UP 39 FEET HIGH. I AM SURE YOU DON'T EITHER. THE PEOPLE AND I WILL REMIND YOU THE PEOPLE YOU WORK FOR IS NOT THE FEDS. SURE, WE CAN TAKE SOME OF THEIR MONEY. IF THEY GIVE US MONEY, WE WILL TAKE IT. YOU AS COUNCILLORS, I'M NOT A COUNCILLOR, BUT IF I WAS I WOULD WORK FOR THE PEOPLE LISTEN TO WHAT THEY SAY. I APPRECIATE THE OPPORTUNITY TO SPEAK ON THAT. I AGREE WITH MICHELLE'S COMMENTS. I AM SPEAKING IN POINT FORM HERE BECAUSE OF THE TIME RESTRICTION. I WILL LINK TO THOSE COMMENTS THAT I AGREE WITH THAT. WE ALSO HAVE TO THINK ABOUT PROVINCIAL LEGISLATION. LOOK AT ANKLE BRACELETS. START IDENTIFYING THESE PEOPLE AND HAVE LEGISLATION THAT MAKES PEOPLE IN PRISON IN THEIR OWN SPACE.

MADAM SPEAKER: THAT IS THE TIME. I WILL WRAP UP. LET'S LOOK AT OAKDALE STREET IN CHARLESWOOD. JUST TO WRAP UP HERE. RESIDENTS THERE ARE STRONGLY OPPOSED TO APARTMENT BUILDINGS. HALF-MILLION DOLLAR HOMES ON ONE SIDE OF THE STREET. TAKE A BIKE RIDE DOWN THE STREET IT IS HILARIOUS HALF-MILLION DOLLAR HOMES ONE SIDE APARTMENT HOMES ON OTHER SIDE. NOBODY LIKES IT. TIME TO LISTEN TO THE PEOPLE.

MADAM SPEAKER: QUESTIONS NOW. COUNCILLOR WYATT. THANK YOU FOR COMING. IT IS IMPORTANT FOR US TO SPEAK TO THESE ITEMS BECAUSE HISTORY CAN REPEAT ITSELF. ARE YOU AWARE THE 15 MINUTES -- BY THE WAY I HAVE FRIENDS WITH ALTERNATIVE THEORIES, AND I HAVE SYMPATHY FOR THEM. A LOT OF IT IS BECAUSE OF ECONOMIC CIRCUMSTANCES, MARGINALIZED. I GET THAT. I REPRESENT A BLUE COLOR NEIGHBORHOOD. ARE YOU AWARE THE 15 MINUTE CITY CONCEPT CAME OUT OF MAYOR OF PARIS I WANT TO WORK, LIVE, PLAY NEARBY. THAT WAS THE CONCEPT BEHIND IT. NOT REQUIREMENT TO LIVE 15 MINUTES NO MATTER WHAT. I NEVER SAID REQUIREMENT TO LIVE IN SPACE OF 15 MINUTES. THAT IS THE ENCOURAGING FACTOR BEHIND THESE POLICIES AND LAWS AND HISTORY IS VERY IMPORTANT. I AGREE WITH YOU. THE FACTORY MAINS THAT THIS PLAN THAT

YOU ARE CONSIDERING RIGHT NOW STRONGLY RESEMBLES THE 15 MINUTE CITY CONCEPT. THAT IS WHAT IT IS WORKING TOWARDS. WE NEED TO BE REAL ABOUT THAT.

COUNCILLOR WYATT: 15 MINUTE CITY DOESN'T MEAN WHAT A LOT OF PEOPLE WHO SAY 15 MINUTE CITIES SAY. WORK, LIVE AND PLAY. ANOTHER QUESTION. DO YOU THINK IT IS GOOD TO LIVE CLOSE TO SERVICES. IF YOU CAN AFFORD TO LIVE IN THE AREA. THE REAL ISSUE WHERE PEOPLE WORK IN THE CITY BUT CAN'T AFFORD TO LIVE THERE COMMUTE AN HOUR OR TWO TO GET THERE BECAUSE THEY CAN'T AFFORD A HOME THERE. IDEALLY WOULDN'T IT BE NICE TO GO FIVE, 10 MINUTES TO WORK, PICK UP KID AT LUNCH, THAT IS A HEALTHIER LIFE THAN TORONTO WHERE THE AVERAGE COMMUTE TIME IS AN HOUR. HIGHEST IN THE WESTERN WORLD. ISN'T THAT BETTER? VOLUNTARILY. NOBODY IS FORCED. ISN'T THAT BETTER LIVE, WORK, PLAY, EMPLOYMENT FACILITIES? IT SOUNDS VERY NICE ON THE SURFACE. REALITY YOU MENTIONED AFFORDABILITY. THESE PEOPLE IN THEIR SLEEPING IN BUS SHELTERS. NOT GOING TO MAKE A DIFFERENCE TO THEM. THESE PEOPLE ARE STILL HOMELESS. APARTMENT BUILDING IN 2000 BLOCK PORTAGE AVENUE ERECTED LAST FEW YEARS BRAND NEW PREMISE OF AFFORDABILITY. AVERAGE RENT IS 1229 PER MONTH FOR TWO BEDROOM PLACE. RENT ON THE BIG SIGN OUTSIDE THIS NEW BUILDING IS $1,895 PER MONTH FOR ONE OR TWO BEDROOM PLACE. THIS IS HIGH END. THESE BUILDINGS ARE NOT MADE TO BE AFFORDABLE. NOT MADE WITH THE PREMISE WHICH I DON'T BELIEVE THEY WANT THE BUILDINGS OR BUILDERS WHO SPOKE A LOW VALUE BUILDING. THEY WANT MAXIMUM PROFIT. NOT HONEST WITH US WHEN THEY SAY A PLACE WITH LOW VALUE, LOW CAST, NOT TRUE. BUILDING ON THE MAX. THEY WILL DRIVE UP THE AVERAGE PRICE.

COUNCILLOR WYATT: THANK YOU. THIS IS GOING TO PRIVATE DEVELOPERS LINKEDIN SO MANY YEARS ON AFFORDABILITY THEN TO MARKET. YOU ARE STRIKING AT THE HEART OF THE ISSUE. THE AFFORDABILITY AT LOWER END IS A STRUGGLE A LOT OF PEOPLE HAVE IN OUR CITY. WHAT YOU SEE IN THE STREETS. ARE YOU AWARE THAT WE JUST LEAVE ON LIGHTER NOTE. REALLY FRENCH REVOLUTION CAUSED BY PEOPLE HUNGRY. WHAT TRIGGERED IT WAS RUMOR THAT SPREAD WHICH WAS FALSE. MARIE ANTOINETTE SAID, LET THEM EAT CAKE. ARE YOU AWARE OF THAT? WE COULD DEBATE THAT TRUTHFULNESS, I GUESS. TO END OFF. ONE OF THE MOST IMPORTANT THINGS TO LOOK FOR TRUTH. WE SHOULD LOOK TO THE BIBLE FOR TRUTH. AS ULTIMATE SOURCE OF TRUTH AND DECEPTION IS HOW WE PROTECT OURSELVES FROM DECEPTION. ESSENCE IS YOU BELIEVE A LIE TO BE TRUTH.

MADAM SPEAKER: THANK YOU. MAYOR GILLINGHAM.

MAYOR GILLINGHAM: THROUGH YOU, I SPENT AN HOUR OR TWO READING "THE BIBLE" IN MY LIFE. I GUESS THE ONE QUESTION I WOULD LIKE TO ASK. THE STATEMENT WAS MADE THAT RELATED TO OAKDALE PROPERTY AND DEVELOPMENT THERE THAT NOBODY LIKES WHAT IS DEVELOPED. I WONDERED IF THE DELEGATE IS AWARE AIR FEW WEEKS AGO COUNCILLOR DUNCAN AND I WERE THERE FOR GRAND OPENING OF THAT FACILITY. I HAD THE CHANCE TO SPEAK TO DOZENS OF RESIDENTS WHO WERE LIVING THERE THRILLED TO LIVE THERE BECAUSE WHAT

THAT MEANS THEY HAVEN'T HAD TO LEAVE CHARLESWOOD WHERE THEY GREW UP, HAD THEIR HOME AND WANTED TO DOWNSIZE. SOCIALIZING HAVING COFFEE, MAKING NEW FRIENDS AND LOVE WHERE THEY LIVE THAT IS A WILDLY SUCCESSFUL AND PROVIDING HOUSING AND SOCIAL ENHANCEMENT FOR A LOT OF RESIDENTS IN THE COMMUNITY.

MADAM SPEAKER: THANK YOU, MR. MAYOR. THROUGH YOU, SPEAKER, TO MAYOR GILLINGHAM AND FELLOW COUNCILORS. MY RESPONSE TO THAT IS WHAT PUTS THE RIGHTS OF THE RESIDENTS OF THOSE APARTMENT BLOCKS OVER THE RIGHTS OF THE EXISTING, EXISTING RESIDENTS WHO HAD HOUSES ON THAT STREET, ALL OF WHICH I HAD SPOKEN TO, SOME OF WHICH I HAD SPOKEN TO AND ALL OF WHO I SPOKE TO I COULD NOT FIND ANYBODY THAT LIKED IT. ANYBODY ON OAKDALE. THE PEOPLE IN APARTMENTS MIGHT NOT SAY THAT. WHAT PUTS THEIR RIGHTS ABOVE RIGHTS OF EXISTING RESIDENTS?

MADAM SPEAKER: FURTHER QUESTIONS IN WE WILL MOVE TO NEXT DELEGATION.

CLERK: NEXT IS DAVID ZECHARIAH, PATRICK ALLARD. I LOOK AT THIS ROOM AND SEE THE HONORABLE MAYOR GILLINGHAM. MEMBERS OF WINNIPEG CITY COUNCIL. I ALSO SEE THAT EACH ONE OF US WOULD FIT INTO FIVE OF THESE NEW FOURPLEXES. WE WOULD BE CLOSE NEIGHBORS. WE WOULD KNOW EACH OTHER ON A VERY CLOSE LEVEL WHEN OUR PERSONAL COMING AND GOINGS. THINKING WHAT THEY ARE DOING, LISTENING THROUGH THE WALLS, WHISPERS, WHAT IS MR. GILLINGHAM UP TO TODAY? CATCH ON THE EARLY MORNING MEETING? I DON'T KNOW. DOES THAT NOT SOUND LIKE A WONDERFUL PLAN? ANYBODY READY TO JOIN ME ON THIS VENTURE? LET'S GO. 25 OF US INTO FOURPLEXES, LET'S GO. IT SOUNDS A LITTLE DIFFERENT WHEN IT IMPACTS US. IT DOES IMPACT ME DIFFERENTLY. I AM DAVID ZACHARIOUS ON BEHALF OF MYSELF AS CITIZEN OF WINNIPEG. I AM SPEAKING ON BEHALF OF UNIFIED GRASSROOTS MANITOBA. EVERY DAY MANITOBANS THAT DON'T WANT TO STAND UP IN FRONT OF YOU FOLKS OR DEAL WITH NONSENSE. THEY DO HAVE OPPOSITION. I AM IN CRESTVIEW. I CHOSE THE NEIGHBORHOOD FOR A SPECIFIC REASON. NUMBER ONE, ONLY SCHOOL FOR DEAF CHILDREN. MY DAUGHTER IS DEAF. I GRAVITATED TOWARDS THAT. THAT IS WHERE I AM. IN MY PAY SCALE HAPPY TO BE THE PARENT WITH TWO KIDS GROWING UP. JOHN TAYLOR COLLEGIATES BEAUTIFUL PLACE. I LOVE MY NEIGHBORS. I GOT TO NO THEM AND INTERACT WITH THEM DAY-TO-DAY. WE HAVE SEEN EFFECTS ON FOUR PLEX. THERE WAS A POSTING SOMEWHERE OPPOSED. OTHERS IN FAVOR. ULTIMATELY IT CAME DOWN TO MONEY. LAND DEVELOPER WANTED PROPERTY. HAD RENTERS OR WHATEVER AGREEMENTS I WOULDN'T KNOW. THEY BOUGHT SURROUNDING NEIGHBORS AS WELL. PAID THEM OVER. PERHAPS MOVED TO PORTAGE TO THE NEW HIGH RISE. I DON'T KNOW. WAS THAT THEIR DECISION? I WOULD SAY, NO, THEY WOULD HAVE LIKED TO LIVE OUT GOLDEN YEARS ON STEWART LIVING IN CARE AND GOING ON WITH DAY-TO-DAY. MONEY TRUMPS THINGS. WE KNOW DEVELOPERS HAVE MONEY AND WHEN THEY WANT SOMETHING THEY GO AFTER IT REGARDLESS OF THE SEWER CAPACITIES. PEOPLE ARE RUN THE NUMBERS. WHAT WE HAVE ON STRATFORD. STRATFORD TERRACE ONE AND TWO. IF SOMEBODY DOES FLUSH THE TOILET PERHAPS MAYBE SOME FEMININE HYGIENE

PRODUCTS, PAPER TOWELS, WE HAVE A CLOG. WE HAVE TO HIRE SOMEBODY. IT COSTS A COUPLE THOUSAND DOLLARS. IT IS CLEANED UP. IS IT THE CITY RESPONSIBILITY? WHO KNOWS. WE BELIEVE IT SHOULD BE THE CITY. CONDO IS THAT WE PAY FOR IT. WE PAY FOR IT. THIS ADDS TO OUR UTILITY COST ONGOING TIME AFTER TIME. THIS IS AGAIN WE CAN MODEL AND RUN THE NUMBERS AS BEST WE CAN. REAL WORLD WILL PLAY OUT DIFFERENTLY. 1970S BROKEN PROMISES AND TAXPAYER IS LEFT HOLDING THE BILL. TRANSIT. $17 MILLION DEFICIT. WHO PAYS THE DIFFERENCE? TAXPAYERS, WINNIPEG. WE PICK UP TAB. FIND A FUND. BALANCE TO KEEP BUSES MOVING, KEEP THIS AND THAT GOING. I UNDERSTAND THE ECONOMICS AND PRESSURES ON YOU PEOPLE TO MAKE TOUGH DECISIONS. ULTIMATELY, THE TAXPAYER PAYS. 5.95 IS A STRONG NUMBER. I WOULD BE MUCH HAPPIER AT 2 AND 3% FOR TAX INCREASES. WE CAN'T GET MONEY ON TREES. MOST WITH KIDS WOULD FIGURE THAT OUT. WE ALSO KNOW CRIME HAS GONE UP. MY NEIGHBORHOOD WESTWOOD 8.2% AS PER YOUR REPORTS LAST YEAR. YOU POLICE SERVICES NEED 78 MORE OFFICERS. YOU ARE HIRING SIX, EIGHT, 10. UP 41% COMES WITH DENSIFICATION. WE DON'T ALWAYS KNOW WHO THE NEXT DOOR NEIGHBOR IS GOING TO BE. SOMETIMES WE HAVE CHOICE ON COMMUNITY WE LIVE IN. WE PICK THE BEST WE CAN AFFORD. I WILL WRAP UP WITH TWO THINGS. IF YOU WANT TO LIVE IN HIGH DENSITY HOUSING, HAVE AT IT. I'M NOT AGAINST WHERE YOU LIVE. HAVE A SPACE NORTH, EAST, WEST, SOUTH. LET'S NOT CONFORM EVERYBODY. I HAVE A LOT OF QUOTES. I HAVE A LOT ON EV AND SOLAR PANELS. REGRETTABLE FEDERAL GOVERNMENT IS HOLDING US AND BULLYING US THROUGH MUNICIPALITIES CITIES HAVING FUNDING TIED TO ZONING CHANGES. NOT HAPPY ABOUT THAT AT ALL.

MADAM SPEAKER: COUNCILLOR WYATT.

COUNCILLOR WYATT: YOU MENTIONED DENSIFICATION WITH CRIME. I HAD THE BENEFIT WHEN I WAS YOUNGER WALK THROUGH THE STREETS PARIS. LONDON, HAVANA. HIGH DENSITIES. THEY ARE SAFE. IS DENSITY TIED TO CRIME ACCURATE? IT APPEARS TO BE.

COUNCILLOR WYATT: ANOTHER QUESTION. ISSUE IN TERMS WHAT WE SEE IN THE CITY YOU MENTIONED NEED FOR MORE POLICE SOCIOECONOMIC CHALLENGE. A LOT IS RELATED TO FEDERAL GOVERNMENT POLICY, 150 YEARS WHAT HAPPENED TO INDIGENOUS PEOPLE AND TRAUMA THAT IS PASSED ON. WOULD THAT HAVE MORE TO DO WITH WHAT IS HAPPENING OUT THERE? I DO. MY FAMILY CAME HERE IN 1878. WE WERE WELCOMED INTO CANADA WITH PROMISE OF 160 ACRES OF LAND. FREEDOM OF RELIGION, MILITARY EXEMPTION. WE HAD THOSE AS THE MENNONITES FROM GERMANY AND RUSSIA. FORT DUFFERIN. WE WERE MET WITH METIS, WHOEVER RUNNING 2500 OXCARTS AND THEY WERE FEARING FOR THEIR LAND. HERE WE ARE AS NEWCOMERS THINKING WHAT A GLORIOUS PLACE, WHAT AN OPPORTUNITY. I AM OF THE SAME PARALLEL NOW. NEWCOMERS COMING TO THE TERRITORY AS WELL. I WELCOME THEM. THEY ARE COMING IN WAVES. I DON'T KNOW IF WINNIPEG IS QUITE READY WE HAVEN'T GOT INFRASTRUCTURE, TAX BASE, REVENUE TO PAY FOR ALL OF THIS AND DO IT WELL. I THINK MUDDLING THE WAY THROUGH IT IS A CHALLENGE. CAN WE NOT HAVE A MADE-IN-WINNIPEG PLAN THAT

LOOKS AT SOME OF THESE THINGS BECAUSE WE HEARD YESTERDAY FROM THE DEVELOPER IN THE NORTH END TO BUILD FIVE PLEXUS AND SO ON. WHY ARE WE NOT ADDRESSING THIS ISSUE? WHY DOES IT TAKE MY NEIGHBOR ONE BE YEAR TO GET A PERMIT FOR ASPHALT DRIVEWAY IN WINNIPEG? WHY ARE THESE DEVELOPERS HAMPERED BY A YEAR LONG PROCESS AND SIMPLY DISCOURAGED BY THIS. I HAD CONVERSATIONS.

MADAM SPEAKER: NEXT QUESTION.

COUNCILLOR WYATT: NOT REALLY DENSITY THAT HOUSING CHALLENGE. I HAVE REAL MISGIVINGS HERE. YOU HAVEN'T SPOKEN TO THE REAL ISSUE. IF ANYTHING WE ARE DRIVING UP PRICE OF LAND BECAUSE OF SPECULATION THIS CREATES TO MAKE IT HARDER FOR CHILDREN TO BUY FIRST TIME HOME. WHY DON'T YOU SPEAK TO THAT. WHY RAISE A CLOUD WHICH IS BASICALLY BASED IN A RACIST UNDER TONE ABOUT IMMIGRATION? MY ORGANIZATION IS EXACTLY THAT. WE STRIKE TO ELIMINATE DISCRIMINATION. MY CHILDREN HAVE VERY HIGH PROSPECT OF BEING IN MY BASEMENT OR AT 34 WE HEARD 40 YESTERDAY. THIS IS A VERY REAL PROSPECTS. SON HAS A SUMMER JOB. DAUGHTER LOOKING FOR ONE. 34 APPLICATIONS WENT OUT. NOT A SINGLE PHONE CALL. I GO TO ORDER SKIP THE DISHES WHICH IS NOT SOMETHING I OFTEN DO. I SEE SEVEN CARS WAITING TO PICK UP ONE ORDER. I HAVE SPOKEN WITH THE UBER DRIVERS. THEY ARE LUCKY TO GET $100 PER DAY. EAGER TO BE THERE. THE TIP MAKES OR BREAKS THE DAY. NOT THE WAGE THEY GET FROM THE CONTRACTOR. NOTHING TO DO WITH THE RATE FORGET THAT.

COUNCILLOR WYATT: ECONOMIC SECURITY. DECENT WAGES. WORKER BENEFITS. THAT HAVE BEEN FOUGHT FOR A LONG TIME. THE WORKER WAGES. WHERE ARE WE GETTING 40 HOUR WORKWEEK WITH BENEFITS? VERY SELECT JOBS.

MADAM SPEAKER: NEXT QUESTION. MAYOR GILLINGHAM FOLLOWED BY COUNCILLOR EADIE.

MAYOR GILLINGHAM: THANK YOU FOR THE PRESENTATION. ONE ITEM I HEARD HIM MAKE CRIME INCREASES WITH DENSIFICATION IS THAT CORRECT IN GENERAL? YOU KNOW WE DON'T KNOW STATISTICS ON IT PER SE. WE CAN LOOK AT YOUR WEBSITE. I CAN TWEAK THE NUMBERS. I TEASED 8.2% IN MY NEIGHBORHOOD TO REFLECT WHAT I SEE GOING ON. WHAT I SEE DOWNTOWN PORTAGE CRIME HAS GONE DOWN A LITTLE BIT. MORE BOOTS ON THE GROUND, OFFICER INTERACTING, OFFICER PRESENCE IS CRIME UP OR DOWN? CORRELATION OR CAUSATION? NOT NECESSARILY.

MAYOR GILLINGHAM: THE STATEMENT WAS TO THE EFFECT WITH DENSIFICATION YOU HAVE AN INCREASE IN CRIME SOMETHING ALONG THAT LINE IS YOUR STATEMENT. ARE YOU AWARE THAT STATS CANADA'S REPORT THAT CAME OUT AT THE END OF APRIL SHOWS THAT CRIME RATES IN RURAL COMMUNITIES ARE IN SOME CASES ON AVERAGE 34% HIGHER THAN IN THE URBAN AREAS. IN MANITOBA SPECIFICALLY ACCORDING TO STATS CANADA THIS YEAR. CRIME RATES IN RURAL

MANITOBA 54% HIGHER THAN URBAN AREAS. I GREW UP ON FARM. CLOSEST NEIGHBOR THREE QUARTERS MILE AWAY. A LOT OF SPACE BETWEEN US. IN RURAL MANITOBA THE CRIME RATES REPORTED IN STATS CANADA IS 54% HIGHER THAN IN URBAN AREAS. I WONDER IF THE DELEGATION IS AWARE. THE POINT IS THIS. WHEN DELEGATES COME AND MAKE STATEMENTS. IF THEY ARE FACTUALLY INCORRECT LIKE PREVIOUS DELEGATE WE WILL STAND UP AND CORRECT THE ERROR. THANK YOU. I WILL RESPOND TO THAT. I WAS NOT AWARE OF THAT PARTICULAR FORUM. I AM AWARE OF THE DOCUMENT CITY OF WINNIPEG PRODUCES POLICE SERVICE USING THEIR OWN DATA. I KNOW WHEN YOU HAVE OFFICERS WITH BOOTS ON THE GROUND THINKS GO DOWN. YOU CAN HAVE HIGH DENSITY PEOPLE, HIGH POPULATION OF STREET PATROLS, PRESENCE OF POLICE THAT IS GOING TO DRIVE DOWN. IS IT DRIVING CRIME OUTSIDE? WE DON'T KNOW THE ANSWER. WE CAN ONLY SPECULATE. CAUSATION ISN'T CORRELATION.

MADAM SPEAKER: COUNCILLOR EADIE. COUNCILLOR EADIE: MADAM SPEAKER, IT IS A DID YOU KNOW? WE ARE WAY OFF TOPIC ABOUT IMMIGRATION. TALK ABOUT BIGGER PROBLEM, ALSO. WE ARE LOOKING AT ZONING REGULATIONS TALKING ABOUT HOW FAR AWAY FROM DIFFERENT HOMES, HOW MUCH YOU CAN BUILD AND THAT SORT OF THING. MADAM SPEAKER, JUST FOR THE YOU KNOW THAT THE FIRST HOUSE I PURCHASED WAS IN THE NORTH END BE WHERE I GREW UP WHERE HOUSES MY PARTICULAR HOUSE MY NEIGHBOR WAS FOUR FEET AWAY, ACTUAL HOUSE WAS FOUR FEET AWAY. YOU COULD HEAR WHAT WAS HAPPENING. AS A MATTER OF FACT, I MARRIED A WOMAN FROM CRESTVIEW. SHE CAME TO LIVE IN MY HOUSE IN NORTH END. SHE HAD TO SAY SHE APPRECIATED LIVING IN THE NORTH END MORE THAN CRESTVIEW. NOBODY TALKED TO EACH OTHER IN CRESTVIEW WHERE SHE GREW UP. SHE LOVED JOHN TAYLOR. WENT THERE AND GRADUATED. DID YOU ALSO KNOW THAT IT WOULD BE POSSIBLE, I NEED TO BUY IF I WAS TO BUY A NEW HOME, IT WOULD BE GREAT TO HAVE THREE UNITS TO REPRESENT AND LIVE IN THE -- TO RENT AND LIVE IN THE OTHER. HAVE YOU THOUGHT ABOUT THOSE THINGS?

MADAM SPEAKER: RESPONSE. I HAD THE PRIVILEGE OF SPEAKING TO YOUR REPRESENT AT R.V. C CONVENTION CENTRE AT OPEN HOUSE. HE REMOVED TWO CHILDREN. THEY MOVED OUT OF THE DWELLING. THEY THOUGHT THEY WERE GOING TO BUY THIS, RENT THE REST AND WOULD COVER LIVING COSTS. HOWEVER, NOISE AND THE DISTURBANCES LATE NIGHT THROUGHOUT THE NIGHTS CAUSED BOTH CHILDREN TO MOVE OUT. I THINK ABOUT THIS. OBVIOUSLY, I HAVE A DEAF DAUGHTER WHO COULD CARELESS HOW NOISY IT IS. I AM A LIGHT SLEEPER. COMPLETE DIFFERENCE. I APPRECIATE THAT WE DO HAVE GOOD PEOPLE IN CRESTVIEW. BEAUTIFUL NEIGHBORHOOD. GLAD YOU FOUND SOMEBODY LUCKY ENOUGH TO PARTNER WITH. COUNCILLOR EADIE: MADAM SPEAKER FINAL THING. DID YOU KNOW THAT AROUND WORLD WAR I THERE WERE HUGE WAVES OF IMMIGRANTS COMING TO MANITOBA, TO WINNIPEG SIMILAR TO WAVES NOW? YOU HAVE PEOPLE LEAVING PLACES OF STRIFE AND THE MENNONITE PEOPLE GOT AWAY FROM BAD SITUATIONS, TOO, AND CAME OVER IN WAVES AS WELL. I AM TRYING TO UNDERSTAND WHAT THE DIFFERENCE BETWEEN THE WAVES TODAY VERSUS THE WAVES OF IMMIGRANTS OF THE DISTANT PAST. I UNDERSTAND THE PARALLELS. I

ALSO DO REALIZE 1922 SOME 20,000 MENNONITES LEFT CANADA. LARGEST EXODUS IN CANADIAN HISTORY BECAUSE THE GOVERNMENT DIDN'T BE HONOR THEIR WORD. NEW PEOPLE COMING. IT IS INEVITABLE. WE KNOW THAT. WHAT PACE CAN WINNIPEG GROW AND BE PROSPEROUS AND WELCOME PEOPLE TO A NEW LIFE AND KEEP SOME OF THEIR OLD LIVE HERITAGE AND HISTORY, YOU KNOW, THAT IS THE MILLION DOLLAR QUESTION FOR YOU ALL. HOW CAN WE BALANCE AND NAVIGATE THESE TURBULENCES AND THE FRICTION? OUR COMMUNITY IS SOMEWHAT DIVIDED. I DON'T KNOW WHAT THE SPLIT IS. BY YOUR OWN PAPERS YOU HAD 759 PEOPLE THAT SHOWED UP AT SOME OF THE OPEN HOUSES AND MADE NEGATIVE COMMENTS HOW THIS WOULD IMPACT THEM NEGATIVELY. NEGATIVE IMPACTS, NOT NEGATIVE COMMENTS. DELICATE BALANCE. I DON'T HAVE A SUREFIRE WAY TO RECOMMEND THAT WE HAVE CAREFUL CONSIDERATIONS AND CONSULTATIONS. DO WE DESIGNATE ONE PART OF THE CITY? FEDS ARE NOT HAPPY ABOUT THAT. IF THERE IS SOME LATERAL MOVEMENT, CAN WE MAKE IT THE BEST IT POSSIBLY CAN? WILL YOU FOLKS SEE TO THAT? WILL YOU MAKE UP THE RECOMMENDATIONS, AMENDMENTS TO SAY WE DON'T LIKE WHAT IS GOING ON, SHORT OF SAYING NO. MONEY IS TIED TO THAT. AT THE SAME TIME WHAT CAN WE DO TO MAKE IT THE BEST DEAL POSSIBLE? YOU HEARD THE OTHER MENTIONS AND HONORABLE SCOTT GILLINGHAM ASKED FOR THE DOCUMENTS. LOOK CAREFUL AT THEM. FEEDBACK TODAY AND YESTERDAY HAS BEEN OFFICIAL. IT WILL MAKE WINNIPEG BETTER. WE NEED TO GO FURTHER. WE ARE NOT DONE YET.

MADAM SPEAKER: NO FURTHER QUESTIONS. THANK YOU FOR YOUR PRESENTATION.

CLERK: PATRICK ALLARD FOLLOWED BY RAY HIGNAL.

MADAM SPEAKER: I WANT TO REMIND COUNCIL SCHEDULE. WE WILL BE CONCLUDING AT 4:30 P.M. NEXT DELEGATION. GOOD AFTERNOON. I AM HERE TODAY BECAUSE I HAD TO FIND A PARKING METER THAT ACCEPTED CASH. I COME HERE TODAY. REAL ESTATE INVESTOR. OWN RENOVATION COMPANY. MAJORITY IF NOT ALL CUSTOMERS ARE REAL ESTATE INVESTORS IN THE NORTH END DOWNTOWN, WEST KILDONAN, POINT DOUGLAS. YOU WOULD THINK I WOULD BE HERE TO TALK YESTERDAY IN SUPPORT OF THIS BILL. I OPPOSE IT. I WOULD STAND TO MAKE GOOD AMOUNTS OF DOLLARS IF THIS DOES GO THROUGH. I AM SPEAKING AGAINST IT IN MY OWN BEST INTEREST, WHICH IS ODD. THAT IS THE TYPE OF PERSON I AM. I HAVE A FEELING AND I HEARD EARLIER THIS MORNING COUNCILLOR WYATT TALKED ABOUT SOME AREAS ARE EXEMPT. DOLLARS WILL GO WHERE IT MAKES MOST SENSE. THAT IS IN MY NEIGHBORHOOD MYNARSKI OR WEST KILDONAN. I HAVE A PROBLEM WITH THESE MULTIPLEXES, FOURPLEXES, TRIPLEXES, DUPLEXES CRAMMED EVERYWHERE. MOSTLY IF YOU COME DOWN OUR ROADS IN THE NEIGHBORHOOD, THIS IS PROBABLY A WINNIPEG PROBLEM. OUR ROADS ARE CRUMBLING. I DON'T THINK WE CAN ADD MUCH MORE TRAFFIC TO THEM BEFORE WE FIX THEM UP. I THINK WE SHOULD BE FIXING EXISTING INFRASTRUCTURE BEFORE WE START BRINGING MORE CARS DOWN THE ROAD. WE HAD A PRESENTER THIS MORNING SAYING AVERAGE HOME. IT HAS 3.5 VEHICLES. WE HAVE EXISTING STOCK. WE HAVE ABOUT 700 TO 800 EXISTING VACANT AND/OR BOARDED UP HOMES SITTING FOR SOMEONE TO PUT MONEY INTO IT AND PUT A FAMILY IN THERE.

THIS IS WHAT I DO. MY RENTAL PROPERTIES ARE ALL IN NORTH END OF WINNIPEG. ONE ON POINT DOUGLAS. WE CAN FIX THESE HOUSES. I DO IT WITH PRIVATE FUNDS. DON'T ASK TAXPAYER FOR DOLLARS. THE GOVERNMENT DOESN'T HAVE MONEY. THEY ONLY HAVE OUR MONEY. WHAT IS HAPPENING WITH THIS MONEY FROM THE FEDERAL GOVERNMENT GOES FROM LEFT TO RIGHT POCKET. DON'T TAKE IT IN THE FIRST PLACE. WHEN YOU TAKE GOVERNMENT FUNDS, THERE IS SOMETHING ATTACHED. WE HEARD THERE COULD BE CHANGES DOWN THE ROAD. YOU DON'T KNOW WHAT YOU ARE GETTING INTO. ONCE YOU ACCEPT THIS GRANT FUNDS, HOUSING ACCELERATOR, WHATEVER IT IS CALLED. YOU REALIZE WE MADE A MISTAKE. YOU WON'T GET OUT. YOU WILL BE UNDER THE GRIP OF FEDERAL GOVERNMENT. WHATEVER GOVERNMENT OF THE DAY THAT IS. I WOULD BE CAUTIOUS ABOUT SHAKING HANDS WITH THE GOVERNMENT, FEDERAL GOVERNMENT. DO WHAT IS BEST FOR WINNIPEG. OTTAWA DOESN'T KNOW WHAT IS BEST FOR WINNIPEG. WE KNOW WHAT IS BEST FOR WINNIPEG. FIX UP THE HOUSES ALREADY HERE, RIGHT? IT IS A LOT CHEAPER AND YOU WANT TO TALK ABOUT AFFORDABLE HOUSING. ALL MY PROPERTIES ARE AFFORDABLE. THEY WERE ALL THE HOUSE ON ALEXANDRIA WAS BUILT IN 1882. IT IS STILL STANDING. THERE IS A FAMILY IN THERE AT AFFORDABLE RATE. NICE THREE BEDROOM HOME. NOT CRAMMED IN TOGETHER. THEY ARE A NICE YARD. I HAVE SPOKE BEFORE ON THE THINGS THE CITY COULD DO TO MAKE IT EASIER FOR GOOD INVESTORS TO COME INTO THE NORTH END OF WINNIPEG AND OTHER NEIGHBORHOODS AND FIX UP EXISTING STOCK. I HAVE SPOKEN WITH PROVINCIAL GOVERNMENT TO PUNISH SLUM LANDLORDS. I DO NOT LIKE SLUM LANDLORDS. THIS WILL HAPPEN. WHO BUILDS FOURPLEXES. THIS IS THE WORLD THEY LIVE IN. WE HAVE DECORUM AND RESPECT IN THIS CHAMBER. THAT IS OFFENSIVE. I DON'T. I WILL CAUTION YOU ON YOUR DECORUM AND RESPECT IN THIS CHAMBER. LOOK AT ME WHEN I SPEAK TO YOU. I WILL CAUTION YOUR RESPECT AND DECORUM IN THIS CHAMBER. WE KNOW WHAT A SLUM LANDLORD IS. I WASN'T POINTING ANYBODY IN PARTICULAR. TIME IS UP. THANK YOU. GOOD-BYE.

MADAM SPEAKER: NEXT DELEGATION. RAY HIGNAL, FOLLOWED BY FRANCIS WATERS. MADAM SPEAKER, COUNCILLORS. $122 MILLION SOUNDS LIKE A LOT OF MONEY. IF YOU DIVIDE IT BY 14,000 HOMES, IT COMES TO $8,714. WHICH IS QUITE INSIGNIFICANT IF YOU LOOK AT PART OF $200,000 OR $300,000 HOUSE OR CONDOMINIUM. $8,714 OVER 25 YEARS IS $29 PER MONTH. IF YOU FIGURE AT 5% INTEREST, $51 PER MONTH. IF SOMEBODY CAN'T AFFORD AN EXTRA $51 A MONTH THEY CANNOT AFFORD A HOUSE OR CONDO. PERIOD. THIS MONEY IS QUITE INSIGNIFICANT FOR THE TASK AT HAND. IF THE MONEY GOES IF THAT IS WHAT IT GOES STRAIGHT TO THE HOME BUYER. IF THAT GOES TO DEVELOPERS IT IS NOT BENEFITING HOME BUYERS AT ALL. THIS MONEY IS VIRTUALLY USE LESS. THAT IS THE GOOD NEWS. I HAVE BAD NEWS HERE. TOO MUCH TO DISCUSS IN FIVE MINUTES. I WILL ADDRESS THREE POINTS. CITY OF WINNIPEG PUMPS RAW SEWAGE INTO THE RIVERS AT VARIOUS TIMES. I LIVE IN WOOLSLEY. I HAVE SEEN IT IN FORT GARRY AND OTHER PLACES. DOUBLING AND TRIPLING THE LOAD IS TOTALLY IRRESPONSIBLE. DOING THIS IN BUILT-UP NEIGHBORHOODS WITH ONE SEWER IS TERRIBLE, TERRIBLE NEWS IRRESPONSIBLE. SECOND ITEM. DENSITY OF PEOPLE WILL INCREASE DENSITY OF CARS. WHERE ARE THE PEOPLE GOING TO PARK? HOW ARE

THEY GETTING BY ON STREETS THAT ARE GRID LOCK. WE SEE THAT HAPPENING ALREADY. IT WON'T WORK. SOME PEOPLE THINK THE WAR ON CARS WILL MAKE DRIVING CARS SO DIFFICULT WE WILL ALL WALK OR TAKE A BIKE OR BUS. THIS IS UNREALISTIC, IN MY OPINION. MOST PEOPLE JUST WON'T DO IT. WALKING AND BIKING ARE TOO SLOW. BIKES IS EXPENSIVE. WE KNOW MANY BIKES GET STOLEN AND PEOPLE CAN'T BUY ANOTHER BIKE EVERY WEEK OR TWO. ALSO, VERY FEW PLACES TO PARK THEM. BIKES ARE VIABLE FOR THREE OR FOUR MONTHS OF THE YEAR TOPS. DESPITE BIKE LANES INSTALLED NARROWING OF STREETS, THERE IS NO EVIDENCE THAT BIKING HAS INCREASED IN POPULARITY. SIGNIFICANTLY OR AT ALL. I HAVEN'T SEEN IT. HUMAN NATURE LIKES TO DO THINGS EASIEST WAY. THAT MEANS TAKING A CAR. GRIDLOCK IS GOING TO SLOW THE TRAFFIC DOWN EVERYWHERE, MAKING LIFE DIFFICULT FOR PEOPLE AND IT WILL HURT THE ECONOMY OF THIS CITY. THIRD ITEM. PROPOSED LEGISLATION IS TAKING AWAY PEOPLE'S RIGHTS TO LIVE IN TYPE OF NEIGHBORHOOD THEY WANT. PEOPLE HAVE CHOSEN TO LIVE WHERE THEY WANT BECAUSE IT SUITS THEIR NEEDS. THAT IS WHAT THEY WANT. THEY SPEND A LOT OF MONEY AND EFFORT TO MAKE THEIR HOME TO THEY'RE LIKING. I WOULD SUGGEST TO YOU THIS LEGISLATION THAT IS PROPOSED WILL CHANGE CITY DRASTICALLY. IF YOU APPROVE IT, I THINK THAT IS BETRAYAL OF THE CITIZENS OF WINNIPEG. BETRAYAL. WE DO WHAT WE DO BECAUSE WE BOUGHT INTO THE CITY AND WE HAVE DONE THAT IN GOOD FAITH. THE DEMOCRATIC PROCESS IS BEING ABUSED BY THE CITY, IN MY OPINION. OUR CITY HAS BECOME MORE POLARIZED, LESS FRIENDLY. I THINK THIS LEGISLATION WILL MAKE THINGS EVEN WORSE. IN CLOSING, THIS LEGISLATION HAS VIRTUALLY NO UPSIDE. PLENTY OF DOWNSIDE. IT IS NOT PROPERLY DEBATED IN PUBLIC AND IT WILL HASTEN DOWNWARD SPIRAL THAT OUR CITY IS ALREADY ON. PLEASE KILL THIS BILL BEFORE IT KILLS OUR CITY. MADAM SPEAKER.

MADAM SPEAKER: QUESTIONS. COUNCILLOR EADIE. COUNCILLOR EADIE: THANKS, MADAM SPEAKER. OUR DELEGATION PRESENTED DIVIDED UP 14,000 HOMES CAME UP WITH THAT NUMBER. I AM WONDERING IF HE DOESN'T THINK THAT WITH THAT MONEY INVESTED THERE WILL BE PRIVATE DOLLARS COMING IN TO BUILD THESE UNITS? I AM WONDERING IF THE DELEGATION THAT WOULD BE A BETTER CALCULATION WHEN IT IS ALL SAID AND DONE HOW MUCH MONEY CAME FROM PRIVATE SECTOR TO LEVERAGE BE THE GOVERNMENT MONEY? I DON'T THINK IT MATTERS. IT IS $51 EXTRA A MONTH SOMEBODY SAVING. 200 OR $300,000 CONDO. NOT A LARGE OR WONDERFUL UNIT, IT IS A SMALL AMOUNT OF MONEY IN THE OVERALL SCHEME OF THINGS. COUNCILLOR EADIE: MADAM SPEAKER, WE LIVE IN A CAPITALIST SYSTEM. INVESTMENT FROM THE PRIVATE SECTOR TO BUILD AND SELL TO POTENTIAL HOMEOWNERS THERE ARE DIFFERENT MARKETS. YOU KNOW THAT THERE IS STILL SOME GREEN FILL THAT CONTINUES TO BE BUILT IN THIS CITY AND A LOT OF DIFFERENT HOUSING OPTIONS IN THE MARKET. ARE YOU AWARE OF THAT? OF COURSE, THERE ARE DIFFERENT OPTION IN THE MARKET. THIS IS STILL A RELATIVELY SMALL AMOUNT OF MONEY PER HOUSEHOLD.

MADAM SPEAKER: NEXT QUESTION, COUNCILLOR EADIE. COUNCILLOR EADIE: IF YOU CAN'T UNDERSTAND CALCULATING BASED ON PRIVATE INVESTMENT DOLLARS WHICH WE WANT FOR BUILDING INFILL, CALCULATIONS, SPEAKER.

MADAM SPEAKER: COUNCILLOR LUKES. COUNCILLOR LUKES: I WANT TO CLARIFY FACTS HERE. THE FEDERAL GOVERNMENT IS ALSO OFFERING US TRANSIT FUNDING. NOT JUST FOR HOUSING TRANSIT FUNDING AND FOR OUR SEWER SYSTEM. IN ORDER TO RECEIVE THAT FUNDING ONE OF THE REQUIREMENTS IS THAT WE INCLUDE OR ADD DENSITY TO OUR CITY. RIGHT NOW WE ARE AT $453 MILLION THAT IS COMING OUR WAY. THERE WILL BE MORE. FEDERAL GOVERNMENT, CURRENT FEDERAL GOVERNMENT AND I THINK ALL OF CANADA RECOGNIZES THAT WE HAVE TO GROW THROUGH IMMIGRATION. MORE AND MORE PEOPLE. WE ARE SO OUR COUNTRY IS SO LARGE WITH SO MUCH SPACE WE WILL BE GROWING THROUGH IMMIGRATION FOR YEARS TO COME. 400,000, 500,000 EACH YEAR. FEDERAL GOVERNMENT IS TIEING $453 MILLION NOW TO PROJECTS AND I GUARANTEE MORE PROJECTS IN THE FUTURE. IN LATEST TRANSIT FUNDING DID YOU KNOW THEY ARE TARGETING AREAS AROUND UNIVERSITIES. SOUTH WINNIPEG, RED RIVER COLLEGE, UM, RFW WHERE THEY WANT DYSFUNCTION. INTERNATIONAL STUDENTS WILL COME AND THEY WILL BRING WHOEVER THEY BRING. IT IS AN ENTRY POINT TO CANADA TO GROW. THAT IS THE WAY IT IS.

MADAM SPEAKER: QUESTION. COUNCILLOR LUKES: DID YOU THE KNOW $450 MILLION ON THE TABLE. IT IS A BRIBE. IF WE ACCEPT -- SO YOU LIKE BRIBES. IF WE ACCEPT THIS.

MADAM SPEAKER: YOU ARE HAVING A CONVERSATION TOGETHER. LET'S CHOOSE OUR WORDS CORRECTLY. COUNCILLOR LUKES: WE WANT WINNIPEG TO RAISE TAXES FOR EVERYONE 10 OR 15% TO SUPPORT SEWER, TRANSIT, ROADS, PEOPLE DON'T WANT THAT. THAT'S RIGHT PEOPLE DON'T WANT THAT AND DON'T WANT THE CITY SPENDING MONEY IN INEFFICIENT WAYS. I CAN TELL YOU FROM MY HOUSE I WATCH INEFFICIENT GARBAGE COLLECTING. IT IS RIDICULOUS THE WASTAGE IN THE CITY. I HAVE NOT SEEN THE CITY DO AN AUDIT TO LOOK FOR WAYS TO SAVE MONEY RATHER THAN FRITTER IT AWAY. DO I WANT MY TAXES TO DOUBLE, NO? I GUESS I PAY MORE TAXES THAN YOU ALREADY. I AM DOING MY SHARE. WHAT IS THAT? [INAUDIBLE]

MADAM SPEAKER: ANY FURTHER QUESTIONS? THERE WAS A HAND UP HERE. COUNCILLOR MAYES FOLLOWED BY COUNCILLOR EADIE. COUNCILLOR MAYES: WE HAVE DONE SO WELL AVOIDING THESE TOPICS. DID YOU KNOW WE CAN CLAIM THAT WE ARE GETTING $453 MILLION NOW TO USE COUNCILLOR LUKES TERM. OVER NEXT 10 YEARS. MINORITY GOVERNMENT IN CHARGE THAT WILL NOT LAST 10 YEARS. WE CAN PROBABLY ALL AGREE ON THAT. WE CAN CLAIM A BILLION DOLLARS OVER A HUNDRED YEARS. IT IS MORE THAN THE $122 MILLION. 14,000 UNITS ARE NOT GETTING THAT MONEY. THIS IS A CONDITION ON A GRANT WE ARE SPENDING ON SOCIAL HOUSING. GOOD, INFRASTRUCTURE. MORE TRANSIT MONEY SPREAD OVER 10 YEARS. A LITTLE MUCH TO CLAIM WE ARE JEOPARDIZING MONEY NOT COMING FOR ANOTHER 10 YEARS. ARE YOU AWARE MORE MONEY IS AT STAKE THAN THE HOUSING ACCELERATOR MONEY? THERE IS MONEY AT STAKE. I UNDERSTAND THE SEWAGE PLANT REQUIRES MONEY. BECAUSE YOU GUYS MAY KILL THIS LEGISLATION AND THEREFORE YOU DON'T AGREE WITH THE DENSIFICATION IN NEIGHBORHOODS

ALREADY THERE. DOESN'T MEAN THE GOVERNMENT WON'T LATER STILL GIVE YOU MONEY. IF YOU SAID THIS IS UNACCEPTABLE WAY TO DO DENSIFICATION AND YOU JUST SAID WE ARE NOT GOING WITH THIS ONE. IT DOES NOT MEAN THE GOVERNMENT WILL NOT LATER FUND A SEWAGE PLANT. IT IS STILL ECOLOGICAL PROBLEM. IT WOULD BE DIFFICULT TO SAY WE FUNDED SEWAGE PLANTS IN OTHER CITIES. WE WON'T DO IT IN WINNIPEG. YOU PEOPLE DIDN'T LIKE OUR PLAN WE HAD FOR THE WAY DENSIFICATION HAD TO BE DONE. IT COULD BE DONE DIFFERENTLY. YOU HAVE EMPTY LAND ON PEGUIS. IF YOU WANT FOURPLEXES OR TALL APARTMENTS AND HAVE DEVELOPERS PLAN IT, PUT IN BIKE PATHS AND PARKS THAT WILL BE ACCOMPLISHING THE SAME THING. ACCOMPLISHING MORE LIVING QUARTERS FOR MORE PEOPLE. DENSE FID IN A CERTAIN PART OF TOWN AND WON'T BOTHER NEIGHBORHOODS THAT ALREADY EXIST.

MADAM SPEAKER: NO PRESENTATIONS FROM THE GALLERY. COUNCILLOR MAYES: WE HAVE DONE WELL KEEPING TO NOT CLAIMING WE HAVE RECENTLY VOTED TO PROCEED WITH $900 MILLION ROAD PROJECT IF FUNDING IS AVAILABLE TO UNLOCK BENEFITS THREE PRECINCTS. WE GOT INTO THIS YESTERDAY. I GUESS IT WOULD BE USEFUL. THE STATEMENT THAT WE ARE GOING TO HAVE 10 OR 15% PROPERTY TAX INCREASES UNLESS WE PUT FOURPLEXES ON CERTAIN PIECES OF LAND INSTEAD OF DUPLEXES. I DON'T GET THE MATH THERE, I HAVE GOT TO SAY. THAT IS LITERALLY WHAT YOU SAID. I TALKED ABOUT TRANSIT, WATER, SEWER. COUNCILLOR MAYES: I THOUGHT I HEARD 10 TO 15% PROPERTY TAXES UNLESS WE WENT AHEAD.

MADAM SPEAKER: COUNCILLOR MAYES STICK TO QUESTIONS FOR DELEGATION. COUNCILLOR MAYES: WE HAVE DONE WELL AT AVOIDING CLAIMS THAT THIS INITIATIVE IS SOMEHOW GOING TO SAVE US HUNDREDS OF MILLIONS OF DOLLARS, PERHAPS WE WILL RETURN TO THAT WHEN MR. KERNAN APPEARS IN REBUT.

MADAM SPEAKER: COUNCILLOR EADIE. COUNCILLOR EADIE: MADAM SPEAKER DOES THE DELEGATION NO THAT IS PRIVATE SECTOR COLLECTING GARBAGE AND THEY ARE BETTER AT DOING THAT SORT OF THING IS DELEGATION AWARE OF THAT? I AM AWARE CERTAIN PARTS OF THE CITY HAVE GARBAGE PICKED UP BY PRIVATE COMPANIES. A PARK BESIDE MY HOUSE HAS STEEL BINS LIKE THIS OPEN SIDED. A GRILL SITUATION. THOSE GARBAGE BINS OR THAT BIN AND AT OTHER PARKS IN MY NEIGHBORHOOD ARE PICKED UP BY CITY OF WINNIPEG. YOU SHOULD KNOW OR PERHAPS I SHOULD USE YOUR LANGUAGE. ARE YOU AWARE WHEN THE CITY OF WINNIPEG COMES TO THE PARK BESIDE MY HOUSE WHICH I HAVE ADOPTED AND LOOK AFTER. I CLEANUP GARBAGE THERE. THERE ARE BETWEEN TWO AND FOUR PEOPLE IN THE TRUCK TO PICK UP THE GARBAGE FROM ONE LITTLE GARBAGE CAN. TYPICALLY ONE PERSON GETTING OUT OF THE TRUCK DRIVER EMPTIES GARBAGE CAN AND OTHER PEOPLE STAY IN THE TRUCK. LAST WEEK I SAW THE TRUCK COME. I DIDN'T SEE HOW MANY PEOPLE WERE IN IT. I WAS LOOKING OUT THE WINDOW.

MADAM SPEAKER: WE ARE OFF TOPIC. COUNCILLOR EADIE: WHEN YOU PICK UP GARBAGE IN FOUR UNIT THAT IS MORE EFFICIENT THAN SINGLE UNIT. SOMETHING FINAL. I HEAR FROM DELEGATION AND OTHER DELEGATIONS THAT MOST OF WINNIPEG IS OPPOSED TO THIS KIND OF STUFF. THERE ARE 22 PEOPLE IN FAVOR

AND 25 PEOPLE REGISTERED OPPOSED. EVERYBODY WORKS. THE PEOPLE WHO ARE PRO. THEY ARE AT WORK. THEY CAN'T MAKE IT AS WELL. ARE YOU AWARE THAT, YOU KNOW, YOU ARE REPRESENTING A FACTION OF PEOPLE VERSES ALL OF PEOPLE? I THINK I AM REPRESENTING THE SILENT MAJORITY. I TALK TO NEIGHBORS IN WOOLSLEY. THEY FEEL THE WAY I DO. YES, THERE ARE A FEW PEOPLE MARY AND HER FRIENDS THINK THEY REPRESENT ALL OF WOOLSLEY WITH A DIFFERENT OPINION THAN I DO. I AM CONFIDENT THE SILENT MAJORITY THINKS THE WAY I DO. I WOULD LOVE THE CITY TO DO STATISTICALLY ACCURATE SURVEY. IN THE PAST BICYCLE PAST SURVEYS ARE BIASED DESIGNED TO GIVE THE ANSWER THE BICYCLE CROWD WANTS. NOT SCIENTIFICALLY VALID.

MADAM SPEAKER: IT IS NOTED. NO FURTHER QUESTIONS. THANK YOU FOR YOUR PRESENTATION, SIR. NEXT SPEAKER, MADAM CLERK.

CLERK: FRANCIS WATERS JOINING US IN PERSON.

MADAM SPEAKER: YOU SAID FIVE MINUTES. I WOULD LIKE FOLKS BACK AS SOON AS POSSIBLE. WE WILL TAKE FIVE MINUTES.

MADAM SPEAKER: GOOD AFTERNOON. RECONVENING THE SPECIAL COUNCIL MEETING JUNE 3, 2025 AFTER A SHORT RECESS. WE ARE HEARING FROM THOSE IN OPPOSITION TO THE APPLICATIONS. MADAM CLERK. NEXT SPEAKER.

CLERK: FRANCIS WATERS JOINING US IN PERSON.

MADAM SPEAKER: WELCOME. THEY SAID DON'T WORRY. BE HAPPY. WE WILL TAKE CARE OF DRAINAGE, SETBACKS, PROTECT TREES. YEARS AGO THE CITY BURIED A STREAM. THE INLAND SEA THREATENS ME AND MY HOUSE EXTENDING TO NEIGHBORING PROPERTIES. HUGE TREACHEROUS ICE RUTS ENDANGER MY NEIGHBORS. IT WILL EXPAND INTO THIS LAKE AND RAISE THE LAKE LEVEL AND THE THREAT TO EVERYONE. I HAVE DONE CITY JOB AS RETENTION POND FOR 30 YEARS. REPLACED BASEMENT. HAD ENOUGH. NO MORE WATER. WATER AND WASTE APPROVED THIS INFILL. KNEW ABOUT THE SEA. AT THE HEARING COUNCILLORS HAD TO INVENT REASON TO DO RIGHT THING. UNTIL NOW THE OWNER IS WAITING FOR HEARINGS TO GO AWAY. DRAINAGE PROBLEM HAS NOT. CITY IS ALLERGIC TO RECOGNIZING THE DRAINAGE PROBLEM. WE NEED HEARINGS. THE CITY MUST CREATE MECHANISM BY WHICH WE CAN INFORM CITY OF PROBLEMS OR WE ARE SITTING DUCKS. SETBACKS. UNLIKE INFILL HOUSES ON 25-FOOT LOTS CITY ALLOWED OUR HOUSES FOR SLIDE SLOPING ROOFS. I WILL BE PREVENTED FROM CLEARING SNOW FROM ROOF RAKE PUTTING MYSELF IN DANGER. I WILL SEE A RISEN WALL A FEW FEET AWAY. WITHOUT HEARINGS YOU NEED A SHORT LIST OF FACTORS. SQUISH THE TWO SKINNY HOUSES TOGETHER AND MAKE FAMILY SIZE DUPLEXES WITH SIDE YARD. WHERE A SIDE YARD EXISTS 10-FOOT MINIMUM SIDE YARD SHOULD BE REQUIRED. IT IS REALLY THE SQUISHING THAT IS BOTHERING EVERYBODY. NOT NIMBYISM. NOT IN MY SIDE YARD. IT IS LEGITIMATE. TREES WE NEED AS MANY AS POSSIBLE. TOTAL TWO CEDARS DO NOTHING. THEY CAN CUT THEM DOWN. TREES SHOULD BE CUT DOWN ONLY IF NECESSARY. WINCHESTER

BEAUTIFUL OAK FOUR REST WITH OWLS AND FOXES. THE FOREST WILL BE REPLACED BY BARREN LANDS AND FRONT GRASS IF LUCKY. OFTEN LUCKY. HEAT ISLANDS INSTEAD OF GLOBAL WARMING. WE TREAT EXCESS SPACE OF HOUSES IN MODERN DEVELOPMENTS FOR OUTSIDE SPACE AND TREES. I THINK THIS SHOULD CONTINUE. ALL OF THIS DESTRUCTION AND SADNESS BECAUSE PEOPLE ARE SAD PEOPLE. REALLY SAD. FOR WHAT? WE NEED POPULATION DENSITY NOT HOUSING DENSITY. OFFICIAL NEW ZEALAND STUDY SHOWS INFILL DOES NOT MEASURE INCREASED POPULATION DENSITY. AUSTRALIA AND ENGLAND ARE MOVING AWAY. WE NEED TO LEARN FROM THEIR EXPERIENCE AND DO BETTER POINT O VERSION. WE CAN INCREASE WITHOUT DESTRUCTION. SKINNY ONES ARE NOT HOUSES. NO BACK OR SIDE YARDS. HORIZONTAL APARTMENTS. BUILD VERTICAL. WE COULD FREE IT UP. WE CAN HAVE AS OF RIGHT ONLY IF CREATED HONEST RELIABLE PROCESSES AND, YES, A FEW RESTRICTIONS. CALL OTTAWA, DISCUSS REALITY ON THE GROUND. CITY IS ULTIMATELY FOR CITIZENS NOT DEVELOPERS. WITH ALL DUE RESPECT, BOLD, SHOULD NEVER BE A SYNONYM FOR BULLYING. THAT IS IT.

MADAM SPEAKER: QUESTIONS FOR DELEGATION? SEEING NONE. THANK YOU FOR YOUR PRESENTATION. MADAM CLERK, NEXT SPEAKER.

MADAM SPEAKER: THERESA LONG BHARTI. ROBERT ARMSTRONG. HE IS NOT IN THE ZOOM MEETING. WE WILL KEEP GOING TOM SCOTT IN PERSON.

MADAM SPEAKER: WELCOME, TOM. THANK YOU. THANK YOU FOR ALLOWING ME TO MAKE THIS PRESENTATION. I AM GOING TO BE AS BRIEF AS POSSIBLE BECAUSE OF THE TIME LIMIT. YOU SHOULD HAVE A COPY OF SOME PICTURES. ARE WE REFERRING TO THESE DURING THE PRESENTATION. I REPRESENT THE OLD ST. BONIFACE RESIDENTS ASSOCIATION TAKES IN RED RIVER TO ARCHIBALD FROM RED RIVER TO GO LAY AND MARION ON THE EAST SIDE OF THE SEINE RIVER. QUITE A BIG AREA. FIRST OFF, I DO WANT TO ACKNOWLEDGE THAT CHANGE DOES HAPPEN. NORTH ST. BONIFACE HAS THE HIGHEST DENSE CITY IT HAS HAD SINCE 1970. IT IS STILL A BEAUTIFUL, LOVELY COMMUNITY. 95% OF THE STUFF FITS IN REALLY NICE. WHY IN SOME NEIGHBORHOODS DO THE CURRENT RESIDENTS HAVE TO HAVE THE IMPACT, NEGATIVE IMPACT OF DEVELOPMENT TO APPEASE THE WANTS AND NEEDS OF NEW RESIDENTS? THAT IS A CONCERN TO ME. WE ALSO HEARD THAT THERE IS NO 10% ON ANY OF THE LAND GOING INTO A COMMUNITY. YOU ARE PUTTING MORE PEOPLE INTO THE COMMUNITY, USING UP RESOURCES IN COMMUNITY, PLAYGROUNDS AND EVERYTHING ELSE WITHOUT IT BEING BROUGHT UP-TO-DATE. YOU ARE USING RESOURCES FOR PEOPLE THERE. THAT DOES NOT SOUND LIKE IT IS SET. ONE OF THE THINGS I REALLY NOTICE IS CONCERNING. I THINK THIS IS A COMMON CONCERN ABOUT EVERYBODY. I KNOW THERE IS ONE SPOT THAT TALKS ABOUT A TWO UNIT BUILDING BEING 35 FEET AND THREE UNIT BUILDING BEING 35 FEET. WHY SHOULD NOT THE TWO UNIT BE LESS? WHY SHOULD YOU BUILDS TWO FEET FROM REAR PROPERTY WITH THE PORCH 10 FEET FROM THE FRONT? THAT IS TAKING A LOT OF LAND. WHEN YOU DO THAT TYPE OF LAND YOU ARE BOUND TO BOTHER PEOPLE NEXT DOOR, BOTHER SUNLIGHT. WHAT ABOUT LOT COVERAGE? IS THE LOT COVERAGE NOT SUPPOSED TO BE 35 TO MAXIMUM 50%? IS THE 50 SQUARE FOOT WHICH COULD BE FIVE BY 10 FEET BAY WINDOW IS THAT CONSIDERED PART

OF LOT COVERAGE OR EXTRA? IS THAT 10-FOOT PORCH THAT COULD TAKE UP LENGTH OF BUILDING PART OF THE LOT COVERAGE? WHEN YOU START ADDING THESE TO THE HOUSE IT STARTS AFFECTING NEXT DOOR NEIGHBOR. IF YOU HAVE A 50% OF THE BUILDING BUILT IN THE HOUSE NEXT DOOR NEIGHBOR IF HE HAS 40% OR 50% YOU HAVE EQUAL YARD SPACE AND LIGHT. THAT IS A REAL CONCERN. SHORT-TERM RENTALS. EIGHT AIR B AND B IS THERE ANYTHING TO DISCOURAGE THEM OR BETTER YET NOT ALLOW THEM? YOU HAVE A PICTURE THERE. FIRST PICTURE IS BEAUTIFUL LITTLE PLACE THAT LOOKS LIKE WHAT WANTS TO BE BUILT WITH THIS PLAN. THREE OF THOSE FOUR UNITS ARE AIRBNBS. WHAT DOES THAT DO FOR RESIDENTIAL DEVELOPMENT AND AFFORDABLE HOUSING? YOU NEED TO ADDRESS THE AIRBNBS. YOU SHOULD ALSO ADDRESS AND MAKE SURE A LOT OF THEM ARE AFFORDABLE. I KNOW THAT THE CITY AFFORDABILITY IS DIFFERENT THAN WHAT I THINK OF AFFORDABILITY. I THINK OF AFFORDABILITY SOMETHING THE LOWEST PERSON CAN AFFORD. MAKE SURE THAT THERE IS A NUMBER OF THESE UNITS THAT ARE AFFORDABLE. TALKS ABOUT RAIL LINE. WE HAVE A NUMBER OF RAIL LINES GOING THROUGH OUR NEIGHBORHOOD. WHAT IS THE RAIL LINE DISTANCE TO IT. IS THERE A ROAD GOING BY IT, SERVICE ROAD? DOES THAT MEAN THAT PROPERTY DOESN'T ABUT THE RAIL LINE? WE NEED CLARIFICATIONS ON THESE THINGS. RIVER LOTS. 25 FEET CERTAINLY IS NOT ENOUGH IF YOU ALLOW EXTENSION FOR BAY WINDOW OF FIVE FEET DOWN TO 20. WE HAVE A LOT -- FIRST TO THE LAST PART OF IT. IF THIS IS A WELL THOUGHT OUT PLAN WITH A LOT OF DISCUSSION AND LOT OF AGREEMENT BETWEEN DEVELOPERS AND ADMINISTRATION AND PUBLIC, THEN THAT SHOULD BE THE LAW. THERE SHOULD BE NO VARIANCES ALLOWED. SHORTEST QUICKEST WAY TO GET THE CITY FULLY DEVELOPED IS BY NOT ALLOWING VARIANCES.

MADAM SPEAKER: THANK YOU. QUESTIONS IF ANY. THANK YOU FOR YOUR PRESENTATION. OUR.

CLERK: JAMES IS NOT IN THE ZOOM MEETING. KEEP GOING. CAL SHAR REESE VIA ZOOM.

MADAM SPEAKER: GOOD AFTERNOON. GOOD AFTERNOON. I AM CAL SHARIFE BUSINESS OWNER, SCOUT LEADER. I AM THOUGHTFUL PLANNING. SAFE STREETS AND DIGNITY OF RIVER HEIGHTS. I WAS FORTUNATE TO BUY A HOME RICH WITH TREES, SIDEWALKS AND LAUGHTER AND NEIGHBORLY RHYTHM. FUTURE GENERATIONS DESERVE BIKE PATHS BIODIVERSITY, GREEN PACES ROOM TO BREATHE. THIS IS NOT NOSTALGIA IT IS LIVABLE WHAT WE SHOULD REPLICATE NOT COMPROMISE. HOW CHANGE IS PROPOSED. CURRENT INFILL STRATEGY ABSENT MEANINGFUL PROTECTIONS AND NEIGHBORHOOD SPECIFIC CONSULTATION THREATENS TO ERODE THE QUALITIES THAT DEFINE OUR CITY SUCCESSFUL COMMUNITIES. AS MY NEIGHBOR CHARLENE CURRY PATIENTLY IN THE GALLERY NOTES. RESIDENTS ARE NOT MERELY UNCOMFORTABLE UNHEARD DISPLACED AND THESE ARE NOT GROWING PAINS. THESE ARE WARNING SIGNS. WE MUST LEARN FROM OTHER CITIES. IN CALGARY RAPID ZONING HAS SPARKED CONCERN MOVING TOWARDS CITY-WIDE FOUR FLEX ZONING, RAISED QUESTIONS ABOUT RESPECT FOR COMMUNITY CHARACTER. VANCOUVER SEEN AS PLANNING LEADER DRAMATICALLY

INCREASED HOUSING SUPPLY TRIPLING SINCE 1970S. LEAST AFFORDABLE CITY IN NORTH AMERICA. PATRICK CONDON STATED CAN'T DELIVER AFFORDABILITY. IS THIS PARTICULAR PROPOSED BUILDING IS GOOD PRECISE DEPARTMENT BE TO APPROVE. WHEN POLICY IS VOLUME OVER VISION SPECULATION THRIVES AND FAMILIES LOSE OUT. CHICAGO OFFERS MORE CONSTRUCTIVE BLUEPRINT. CITY DEPARTMENT OF HOUSING RELEASED 2022 ANNUAL REPORT. PROGRAMMES LIKE SOUTH SHORE CO-OP PRESERVATION AND CHICAGO RECOVERY PLAN DEMONSTRATES CITIES UPLIFTING STRUGGLING AREAS AND PROTECTING AFFORDABILITY. TARGETING REPAIR INCENTIVES, LEGALLY BINDING AFFORDABILITY COVENANTS. COMMUNITY ENGAGEMENT TO ENSURE RESIDENTS ARE CO-CREATORS OF CHANGE. WE ARE AT TIPPING POINT DOWNTOWN. WE NEED VIBRANCY AND COMMUNITY REINVESTMENT. WE ARE STRUGGLING. 2025 FRAZIER INSTITUTE SHOWS WINNIPEG LEADS COUNTRY IN VIOLENT CRIME. 675IS DENTS PER 100,000. DOUBLE THE NATIONAL AVERAGE. POLICY RESPONSE DIVERTS ENERGY AWAY. INSTEAD OF PRIORITIZING RENEWAL WE ARE TURNING TO STABLE NEIGHBORHOODS TO ABSORB PRESSURE LIKE THIS. THAT IS BACKWARDS PLANNING PENALIZES COMMUNITIES WORKING IGNORES THOSE THAT NEED SUPPORT. BANDAID YOU ZONING WITH HIGH DENSITY BUILDS WITHOUT COMPREHENSIVE FRAMEWORK RESULTS IN LOSS OF ARCHITECTURAL INTEGRITY AND RISING TENSIONS BETWEEN NEIGHBORHOODS. THESE ARE HAPPENING NOW. UNIVERSITY IN FINLAND STUDY CONFIRMS UNCOORDINATED INFILL LEADS TO DROP IN PUBLIC TRUST AND FRAYING OF LOCAL IDENTITY CALLING SOMEBODY NOT SMART. SARD GRADUATE SCHOOL DENSITY -- HARVARDSYS DENSITY WITHOUT INVESTMENT IS DISRUPTIVE. QUICKLY, FEDERAL PROGRAMMES ARE PART OF OUR SOLUTION. UNLESS WE PAIR WITH BINDING COMMUNITY CONSULTATION, WE RISK REPEATING VERY PATTERNS WE CAME TO CORRECT. DEVELOPERS WILL NATURALLY PURSUE HIGHEST MARGIN NEIGHBORHOODS WITH BEST TREES AND SCHOOLS AND LEAST RESILIENCE. THAT IS OPPURR TUNISM. IT IS QUIETED DISPLACEMENT. SORRY, BUT IT IS NOT. RETURN POWER TO THOSE WHO MAINTAIN STREETS, RAISE FAMILIES, CARE FOR SENIORS AND STEWARD TREES. BE SMART ENOUGH TO SAY EXCUSE ME BUT WE HAVE A COUPLE THINGS TO ADD. I ASK THIS COUNCIL TO STEP FOR CARD WITH CLARITY AND FIGURE TO BUILD A CITY NOT JUST IN NUMBERS BUT NEIGHBORHOODS TRUSTING THE COUNCIL. CITY WORTH INHERITING. THANK YOU. WILL.

MADAM SPEAKER: THANK YOU. QUESTIONS. COUNCILLOR ROLLINS.

COUNCILLOR ROLLINS: THANK YOU VERY MUCH FOR YOUR PRESENTATION. PRIME MINISTER RE-CONFIRMED THE COURSE THAT WE ARE ON AND THE DOLLARS TIED TO INITIATIVES WE ARE DEBATING. DID YOU BRING UP ANY OF THIS DURING THE LAST FEDERAL ELECTION? IF NOT, WHY NOT? WELL, I AM NOT A POLITICIAN. I AM A BUSINESS OWNER MAKE EDUCATIONAL GAMES FOR CANADIAN SPACE AGENCY. SITTING IN THIS ROOM PROGRAMMING ALL OF THE TIME. BRINGING UP NOW BECAUSE IT WAS BROUGHT TO MY ATTENTION BY MY NEIGHBORS CANVASSING THE AREA. I READ THE LETTER FROM HONORABLE SHAWN FRASER. I HAVE A COPY. DON'T SEE ANY REASON WHY WE CAN'T HAVE CONSULTATION IN NEIGHBORHOODS. PEOPLE WHO BELIEVE IN DEMOCRACY WE SHOULD PUT SOMETHING BINDING NOT JUST GOING ONLINE TO FIND PERMITS WHICH AS WAS

POINTED OUT BY THE ADMINISTRATORS WHICH A LOT OF PEOPLE DON'T KNOW ABOUT. THEY WON'T FIND OUT ABOUT. IT TOOK MY NEIGHBOR TO TELL ME ABOUT IT.

COUNCILLOR ROLLINS: ONE OF THE ITEMS IN THE SPEECH FROM THE THRONE WAS ANOTHER IMPACT ON WINNIPEG WHICH IS THAT WE WOULD HAVE TO HALF ALL CITIES WILL HAVE TO HALF DEVELOPMENT CHARGES. IT IS IN THIS CONTEXT I AM ASKING WHY YOU WOULD ASSUME THAT THE CONSULTATION IN EVERY NEIGHBORHOOD WOULD HAPPEN WITH YOUR MUNICIPAL GOVERNMENT, ONE WITH THE LEAST ACCESS TO TAX DOLLARS AND MOST HANDCUFFS ASSOCIATED WITH IT AND NOT THE FEDERAL GOVERNMENT. I ASK AGAIN. IS THIS GOING TO RESULT IN FEDERAL GOVERNMENT DISCUSSION BY YOU? IT CAN. I AM GLAD TO SPEAK TO FEDERAL GOVERNMENT. HOWEVER, YOU ARE PASSING POLICY THAT DOESN'T REQUIRE AND CORRECT ME IF I'M WRONG. FROM WHAT I HAVE READ DID NOT REQUIRE BINDING CONSULTATION WITH NEIGHBORS AFFECTED BY 38-FOOT LOT TO THE LEFT AND RIGHT. I AM NOT AGAINST INFILL HOUSING. I SIMPLY THINK IF YOU LISTEN TO THE PEOPLE WHO ARE CITIZENS LIVING IN THESE HOUSING THEY HAVE IDEAS HOW THEIR NEIGHBORHOOD COULD EVOLVE FOR CHILDREN. I THINK WINNIPEG IS HOLLOWING OUT FROM INSIDE. I LIVED HERE MY WHOLE LIFE DESPITE FIVE YEARS IN TORONTO. WE KNOW THAT IS THE CASE. I THINK WE SHOULD MAYBE PUSH BACK A LITTLE BIT AND THAT IT IS WELL WITH IN COUNCIL'S ABILITY TO AMEND AND ASK FOR A SLIGHT AMENDMENT TO ALSO INCLUDE AS OF RIGHT BUT ALSO INCLUDE AS OF RIGHT INCLUDING CONSULTATION WITH NEIGHBORS.

COUNCILLOR ROLLINS: YOU ARE AWARE AFTER THIS AND IN ALL GOOD POINTS YOU ARE MAKING. THANK YOU FOR RESPONDING TO MY QUESTION. YOU ARE AWARE THAT PHYSICALLING THIS HEARING AND, YES, WE CAN MAKE AMENDMENTS YOU WILL HAVE A RIGHT TO APPEAL? YOU ARE AWARE? I AM NOT AWARE THAT I SEE A RIGHT TO APPEAL IN THE AMENDMENTS AS THEY ARE LISTED BEFORE ME. IF THAT IS THE CASE, THAT IS GREAT. I DO NOT SEE BINDING APPEAL BEING MENTIONED OFTEN HERE. CORRECT ME IF I'M WRONG, BUT IT SEEMS LIKE A REASON. THE WHOLE REASON I WAS ASKED TO SPEAK. A LOT OF PEOPLE ARE UPSET. PEOPLE THAT CANVAS AND CAME TO MY HOUSE AND PRESENTED ME WITH THE LETTERS FROM THE FEDERAL GOVERNMENT. YOU KNOW, I WOULD BENEFIT, QUITE FRANKLY, FROM INFILL HOUSING. MY PROPERTY VALUE WOULD GO UP MORE THAN LIKELY BECAUSE, YOU KNOW, THE PROPERTY VALUES GO UP WITH INFILL HOUSING. THIS IS ABOUT WHAT KIND OF CITY ARE WE BUILDING FOR THE FUTURE? WE NEED TO LOOK MORE AT THE CORE RATHER THAN BUILDING SOUTHWARD AND NORTHWARD AND BUILDING INTO COMMUNITIES.

MADAM SPEAKER: THANK YOU. COUNCILLOR MAYES FOLLOWED BY COUNCILLOR ORLIKOW. COUNCILLOR MAYES: NO RIGHT TO APPEAL EXCEPT TO MUNICIPAL BOARD WHICH IS NOT IN HERE. I AM NOT CLEAR ON THAT. THERE IS NO APPEAL. THERE IS NO RIGHT TO APPEAL OF THIS PUBLIC HEARING EXCEPT TO MUNICIPAL BOARD, I WOULD THINK. THAT STANDARD IS A BIT CONFUSED, GIVEN THE PROVINCIAL LEGISLATION. WE HAD A LOT OF PEOPLE YESTERDAY EXERCISING DEMOCRATIC RIGHT. EXERCISING DEMOCRATIC RIGHT TO SAY WE SHOULD NO LONGER HAVE PUBLIC GATHERINGS ON THE RE-ZONING IN THE VAST MAJORITY OF

CASES. DEMOCRATIC RIGHT TO SAY NO MORE INPUT. THAT IS DEMOCRACY. THANK YOU FOR APPEARING TODAY AND YOUR COMMENTS. TO CLARIFY ONE THING. I DO APPRECIATE YOU SAYING YOU COULD ADD SOME CONDITIONS. THAT REALLY IS THE STATE WE ARE AT. 13-3 VOTE. I WAS WITH THE 3 TO PROCEED UNDER HOUSING ACCELERATOR. ONE CONDITION WAS TO BE DONE ON THE FOURPLEXES BY JUNE 12. NO LEEWAY TO GO BACK TO THE PUBLIC. ALSO, IN THAT VOTE A NUMBER OF THINGS. COUNCIL BE WITH SET CERTAIN STANDARDS WE WILL COME TO THAT TOMORROW LIKELY. WE RETAIN DISCRETION. THAT IS IN THE HALF AGREEMENT. COUNCIL RETAINS DISCRETION. I WANT BE TO MAKE SURE YOU ARE AWARE WE ARE UP AGAINST JUNE 12 DEADLINE. YOU ARE CORRECT IN SAYING, YES, IT IS NOT JOHN FRASER ANY MORE. ADD CONDITIONS. ARE YOU AWARE OF THAT TIMEFRAME BUT OUR ABILITY TO ADD SOME CONDITIONS? I THINK THAT IS EXCELLENT. THANK YOU.

MADAM SPEAKER: COUNCILOR ORLIKOW.

COUNCILOR ORLIKOW: I DID READ YEAR LETTER YOU SENT IN. I APPRECIATE YOU DOING THAT AS WELL. I GOT MOST OF YOUR POINTS. ONE MORE POINT ON ONE OF THE AMENDING MOTIONS REGARDING CONSULTATION. WHAT EXTENT DO YOU BELIEVE THE CONSULTATION WOULD BE TO? FOR EXAMPLE, WOULD IT BE, NO, WE DON'T WANT BE THAT? WOULD IT BE SOMETHING ABOUT WINDOWS, HVACS, SOME OF THE PROTRUDING? JUST SO YOU KNOW MY SPOUSE THINKS WE SHOULD BE GRANULAR ABOUT THAT. I THINK IN THAT ACTUALLY HAVE REGULATIONS ABOUT HVAC, ETC. I BELIEVE THAT INDIVIDUALS NEIGHBORHOODS YOU COULD STRIKE COMMITTEE THAT WHERE THE FINAL VOTE WOULD BE FINAL, WHERE PEOPLE HAVE PRESENTED THE PLAN. THIS IS WHAT WE WOULD LIKE TO DO. WHERE NEIGHBORS WHO ARE AFFECTED COULD COME FORWARD AND SAY THIS ISN'T WORKING FOR ME. THE IDEA OF THE ETHICAL PROCESS EVERYBODY IS AN END TO THEMSELVES. IF ONE PERSON DOESN'T WANT 38-FOOT HIGH RISE ON EITHER SIDE OF THE HOUSE THEY HAVE BEEN LIVING IN FOR 60 YEARS THAT NEEDS TO BE LISTENED TO AS EQUALLY AS SOMEBODY WHO IS PERHAPS SELLING THEIR HOME. I THINK IT CAN BE DONE NOT GRANULAR AND SLOWLY. VERY EFFICIENTLY IF ONE WERE TO STRIKE COMMITTEES AND USE THE LOVELY NEIGHBORHOODS WE HAVE ALREADY. I DO FAVOR MOVING MORE OF THE INFILL SITES DOWNTOWN WHERE POSSIBLE AND PERHAPS THAT IS INCENTIVE PROCESS. I ALREADY COVERED THAT IN MY LETTER. THAT WOULD BE MY ANSWER TO THAT. THE FEDERAL GOVERNMENT HAS THE AS OF RIGHT REQUIREMENT? THEY DO. I THINK YOU CAN ADD TO THAT. I DON'T THINK YOU HAVE TO SAY AS OF RIGHT. ALSO AS OF RIGHT, I DON'T KNOW. WE HAVE TO FIGURE OUT HOW TO HAVE BOTH, WHICH MAY BE VERY DIFFICULT, I UNDERSTAND.

COUNCILOR ORLIKOW: IT IS EXTREMELY DIFFICULT. THANK YOU VERY MUCH. I APPRECIATE YOUR TIME TODAY. THANKS. YOU ARE VERY WELCOME.

MADAM SPEAKER: THANK YOU, CAL. ONE MORE QUESTION. COUNCILLOR DOBSON. COUNCILLOR DOBSON: THIS IS A MAJOR CHANGE FOR ZONING WITHIN THE CITY. DO YOU FEEL WINNIPEGGERS WERE PROPERLY CONSULTED AND INFORMED. YOU FOUND OUT FROM YOUR NEIGHBOR. I WILL ANSWER THAT QUESTION. AS A PERSON WHO GREW UP AND WORKED AT THE CBC AND LIVED IN TORONTO AND STARTED MY

COMPANY HERE ALMOST 20 YEARS NOW. I LAMENT THE FACT IT IS VERY DIFFICULT TO GET INFORMATION THESE DAYS. WE LIVE IN A DIFFERENT WORLD WHERE WE DON'T ALWAYS HEAR REPORTING. I THINK, HOWEVER, NEIGHBORHOOD ACTIVISM WORKS. THAT IS HOW I HEARD ABOUT IT. IF THERE WAS BINDING CONSULTATION WHERE PEOPLE FELT EMPOWERED PEOPLE WOULD SHOW UP FOR QUORUM AT SOMETHING LIKE THAT. WE CAN TRUST THOSE GROUPS OF PEOPLE TO MAKE DECISIONS. I THINK TAKING POWER AWAY IS HOW THE PEOPLE I HAVE TALKED TO FEEL ABOUT IT. IT IS JUST THAT I THINK WE WOULD ALL BENEFIT IF PEOPLE HAVE THESE DISCUSSIONS. WE REALLY NEED THAT AS A CITY.

COUNCILOR ORLIKOW: THANK YOU. YOU ARE WELCOME.

MADAM SPEAKER: NEXT SPEAKER, MADAM CLERK.

CLERK: ERIC LOWEN VIA ZOOM.

MADAM SPEAKER: WELCOME, ERIC. I WILL SHARE MY SCREEN. LET ME KNOW IF THAT IS WORKING.

MADAM SPEAKER: WE HAVE GOT IT. THANK YOU. THIS PRESENTATION IS SIMILAR TO WHAT IS IN THE HANDOUT I GAVE BUT A BIT MORE INFORMATION BASED ON OTHER DISCUSSIONS. I AM IN OPPOSITION, AS YOU KNOW. CAN YOU SEE THE HEADING ON MY SCREEN RIGHT NOW?

MADAM SPEAKER: YES, WE CAN. PEOPLE I KNOW HAVE MOVED INTO MATURE NEIGHBORHOODS BECAUSE OF THE CHARACTER, BIG TREES AND FAMILY LIFESTYLE. WHEN WE PURCHASED OUR HOUSE LIVING WITH LESS SQUARE FOOTAGE IN THE SUBURBS SAME PRICE A SACRIFICE WE WERE WILLING TO MAKE. HEAVILY TREED YARDS FOR CHILDREN TO PLAY. CHARACTER HOMES, TREES, AND YARDS ARE BEING DESTROYED BY INFILL HOUSING THAT HAS ALREADY BEEN APPROVED OR CONSTRUCTED. UNJUST TO MAKE SWEEPING ZONING CHANGES TO TAKE OUR VOICES AWAY. MAIN REASONS THAT IS APPLIED TO MATURE NEIGHBORHOODS WITH BACK LANES. LOTS TOO SHORT TURN BACK LANES TO PARKING LOTS. ONLY BE WAY THE HOUSING DEVELOPMENT WORKS. PAST HEARING THE HOMEOWNER REFERRED TO THE INFILL HOUSING WITH ONLY PARKING IN BACK HEAT ISLANDS. THIS IS ALREADY HAPPENING ON ENTIRE BLOCKS IN RIVER HEIGHTS. IN RIVER HEIGHTS SIMILAR NEIGHBORHOODS THE SOILS ARE CLAYS AND SILTS WITH SHIFTING OCCURRING. STRUCTURAL ENGINEER WHO LOOKED AT OVER 60 HOUSES IN MATURE NEIGHBORHOODS. MAXIMIZING FOURPLEXES TO THE LIMIT OF LOTS WILL AND HAS HAD SIGNIFICANT STRUCTURAL IMPACTS RESULTED FROM DAMAGE TO NEIGHBORING PROPERTIES. ACCESSIBILITY. HOUSINGS WITH THREE FEET ARE NOT ACCESSIBILITY. AGE IN PLACE. 25-FOOT LOTS THE RAMPS TAKE UP THE FRONT YARD. I HAVE DRAWN IT OUT AND FRONT YARD IS GONE WITH ACCESSIBLE RAMPS. UNDESIRABLE REMOVES FRONT VEGETATION. BACK VEGETATION IS REMOVED. WINDOWS ARE NOT ALLOWED. IF YOU CAN'T PUT A WINDOW IN SOUTH FACING PART OF YOUR HOUSE. UNSAFE FOR A LADDER TO PERFORM MAINTENANCE. THEY HAVE THE SAME SETBACK AND MATCH CHARACTER

OF THE NEIGHBORHOOD. THESE LOTS ARE DEEPER ALLOWING SMALL BACKYARD AND MATURE TREES RETAINED. THESE ARE GREAT EXAMPLES OF INFILL HOUSING. THESE INFILLS NEARBY IN RIVER HEIGHTS ON THE MARKET HALF A YEAR. PRICE 700 TO $800,000. REPLACE A HOUSE WORTH $250,000. NUMBER OF HOUSES FROM ONE TO FOUR. DENSITY INCREASED. STARTER HOME REPLACED BY TWO THOUSAND AND THREE TIMES THE COST. SET BACKS. ISSUE WITH A LOT OF SETBACKS. FAR TOO SMALL. REALLY GLARING EXAMPLE MOST PEOPLE DON'T UNDERSTAND. THIS IS SECTION OF WOOLSLEY. HERE IS TYPICAL HOUSE. EXISTING SET BACK 195 FEET. THAT IS YELLOW LINE. TO THE RIVER. 25-FOOT SET BACK WOULD MEAN FOURPLEX COULD GO IN THE RED AREA ON ADJACENT LOTS. IMAGINE IMPACT TO YOUR HOUSE WITH BUILDING 25 FEET FROM PROPERTY. IT IS RIDICULOUS 25 FEET FROM THE RIVER. DEFINITELY THE PROPERTY VALUE OF THE HOUSE IS GOING DOWN. I WAS AT ONE OF THE PUBLIC INFORMATION SESSIONS. THERE WAS INFORMATION THAT WAS NOT INTENTIONAL MISLEADING. FOCUS ON THE PICTURE TO THE RIGHT INFILL HOUSING. THIS PICTURE NOW ON THE LEFT IS NOT INFILL HOUSING. SHOWS TREES, LOTS, PROPERTY ON EITHER SIDE, REALLY NICE NEW HOUSE. WHAT IS REALLY INFILL HOUSING IS ON THE RIGHT. THOSE HOUSES ARE SIX FEET APART, NO WINDOWS BETWEEN THEM. ACCESSIBLE WHEELCHAIRS AND WALKERS CANNOT GET THROUGH. BACKYARD BINS, MECHANICAL UNITS AND PARKING. EXAMPLE FROM PUBLIC INFORMATION SESSIONS. LOOK AT PICTURE ON THE RIGHT. YOU HAVE GOT TWO UNITS BETWEEN 2.5 STORY HOME. IT LOOKS SMALL.

MADAM SPEAKER: ERIC THE FIVE MINUTES IS UP. WE ARE GOING TO QUESTIONS NOW. WHAT IF PEOPLE WANT TO HEAR THE REST?

MADAM SPEAKER: COUNCILLOR EADIE. COUNCILLOR EADIE: MADAM SPEAKER, I WOULD LIKE TO KNOW WHAT THE FINAL PART OF HIS PRESENTATION IS.

MADAM SPEAKER: MOVE EXTENSION. COUNCILLOR EADIE: WHAT IS THE REST OF YOUR PRESENTATION?

MADAM SPEAKER: YOU ARE ASKING A QUESTION. OKAY. ERIC, QUESTION POSED TO YOU. DID YOU HEAR IT? YES. COUPLE IMAGES AND SLIDES SHOWING SUCCESSFUL DEVELOPED 600 UNITS IN RIVER HEIGHTS THAT HAVE ALREADY HAPPENED.

MADAM SPEAKER: NEXT QUESTION. COUNCILOR ORLIKOW.

COUNCILOR ORLIKOW: THANK YOU VERY MUCH. COUPLE QUESTIONS. I AM MISSING ON HEARING WORKING ON AMENDMENTS. SEE WHAT HAPPENS WHEN WE GET THERE. I WANT TO CLARIFY. I HAVE BEEN HEARING I AM NOT 100% ON THE ANSWER. 25-FOOT FROM THE RIVER AS SET BACK. MY UNDERSTANDING AND I WILL BE CORRECTED LATER ON. IT IS ACTUALLY 25-FOOT BACK FROM FLOOD ZONE. FLOOD ZONE VARIES SIGNIFICANTLY FROM PROPERTY TO PROPERTY. SOME FLOOD ZONES ARE WITHIN 40 FEET OF EXISTING HOUSE. SOME CAN BE 150 FEET AWAY. I AM VERY FAMILIAR WITH THE PROPERTIES ON WOOLSLEY. THAT FLOOD ZONE CAN BE THE 25 FEET OR 150 FEET.

COUNCILOR ORLIKOW: THANK YOU. THAT IS MY QUESTION FOR THAT ONE.

MADAM SPEAKER: NEXT QUESTION. COUNCILLOR MAYES. COUNCILLOR MAYES: I HAD IN MY NOTES COMMENTS ABOUT DEPTH OF PROPERTIES AND BACK LANE ACCESS. I WONDER IF YOU COULD ONE OF THE INCONGRUITIES ARE NOT DOING ANYTHING ABOUT LOT SIZE JUST WIDTH. THAT IS A DECISION MADE BY THE PLANNING DEPARTMENT. WE CAN DEBATE THAT IF WE CHOOSE TO. CAN YOU ELABORATE YOUR CONCERNS ABOUT THE DEPTH OF PROPERTY. NOT WIDTH BUT THE DEPTH OF PROPERTIES. THIS PICTURE IS FROM CENTENNIAL. LOTS 100 FEET DEEP. THAT IS WHY NO ROOM FOR ANYTHING BUT PARKING. NO BACKDOOR OR STAIR STEP. PICTURES LOOKED NICE 120-FOOT DEEP ON LINDSEY WITH ROOM FOR SMALL BACKYARD AND GARAGE. THEY WEREN'T FORCED TO CUT DOWN TREES IN THE FRONT YARD BECAUSE THEY HAD ENOUGH ROOM TO WORK WITH.

MADAM SPEAKER: COUNCILLOR MAYES. COUNCILLOR MAYES: GLENNWOOD LOOKING THE 100-FOOT WITH PAVED BACKYARD.

MADAM SPEAKER: COUNCILOR ORLIKOW.

COUNCILOR ORLIKOW: TO FOLLOW UP. CORRECT ME IF I'M WRONG. IF THE PROPERTY HAS 120-FOOT DEPTH THAT ALLOWS A LITTLE BACKYARD SPACE NOT JUST PARKING LOT IN THE BACK. WHAT NUMBER WOULD YOU SAY WOULD BE TOO SHORT? 100 FEET? 100 FEET IS TOO SHORT. 110 WILL PROBABLY RESULT -- THEY WILL MAXIMIZE HOUSE SIZE. I WOULD SAY 110 IS TOO SHORT AS WELL. 115 OR 120. 120. THAT IS WHAT I HAVE SEEN WORK. SMALL BACKYARD STILL EXISTS.

COUNCILOR ORLIKOW: THANK YOU VERY MUCH.

MADAM SPEAKER: NO FURTHER QUESTIONS. THANK YOU FOR YOUR PRESENTATION, ERIC. NEXT SPEAKER.

CLERK: STEVE MCMANN JOINING US IN PERSON. STEVE IS NOT HERE. JENA MCCARTY. THEN KEVIN DUNBY AND CAROLINE BOSCH.

MADAM SPEAKER: WELCOME. I DON'T DO THIS OFTEN. BEAR WITH ME, PLEASE. SPEAKER, COUNCIL, MAYOR. I REPRESENT CRESCENT WOODS. 20, 30 OTHER RESIDENTS IN THAT AREA OR HOMEOWNERS. CRESCENT WOODS WAS DEVELOPED BY ASSOCIATE GOES FIRST TOOK SHAPE IN 1902. PRINCIPAL DRIVE. YOU WOULD OCCUPY AREA BOUNDED BY WELLINGTON CRESCENT TO THE NORTH AND WEST TO CAMBRIDGE. SOUTH TO GROSVENOR. SINGLE FAMILY HOMES. IN AN ERA WHERE DEVELOPMENT WAS AT THE WHIM AND RIGHT OF LANDLORD. WHY WOULD PERSPECTIVE HOMEOWNERS AGREE TO BUILD UNDER SUCH RESTRICTIONS? THEY COULD GO ANYWHERE ELSE WITH FREE REIGN? IT IS IMPORTANT TO NOTE WINNIPEG WAS NOT ALWAYS THE CITY IT IS TODAY WITH A STABLE ECONOMY AND POPULATION GROWTH 1.2 TO 1.4%. BOOM AND BUST WHERE THE FORTUNES WERE WON OR LAST. MANSIONS BECAME ROOMING HOUSES. CONTINUED WILLY-NILLY UNDER DEVELOPMENT, DROVE MANY OF THE WINNIPEG NEIGHBORHOODS INTO

AREAS OF DISREPUTE. [INAUDIBLE]

MADAM SPEAKER: THAT IS NOTED. TODAY HOME OWNERSHIP WAS BIGGEST SINGLE INVESTMENT AN INDIVIDUAL WOULD MAKE. THEY OFFERED A NEIGHBORHOOD WHERE THOSE WHO CHOSE TO BUILD THERE AGREED TO CONDITIONS AND LIMITATIONS PROTECTED FROM SPECULATORS AND LANDLORDS FOR 100 YEARS PRESERVING INTEGRITY OF NEIGHBORHOOD FOR GENERATIONS AS SINGLE FAMILY OWNER OCCUPIED. NEIGHBORHOOD FOR PROSPEROUS WINNIPEGGERS TO BUILD FAMILY HOMES AND RAISE THEIR CHILDREN. MY NEIGHBORHOOD. NEIGHBORHOOD OF FOR EVER HOMES. MANY OF US WOULD HAVE LIVED AND AGED IN PLACE FOR 30, 40, 50 PLUS YEARS. SO HERE WE STAND TODAY. FACING A CITY COUNCIL WHO WILL ALLOW THIS HISTORICAL NEIGHBORHOOD BY THE STATEMENT DEVELOPERS AND SPECULATORS IN MISGUIDED ATTEMPT TO ENCOURAGE [INAUDIBLE] THE BUILDING OF AFFORDABLE HOUSING. DID I GET THAT DEDUCTED FROM MY TIME? WHY FOLLOW RECOMMENDATION TO REGULATE ZONING PRIVATIZE URBAN PLANNING TO DEVELOPERS? REAL ESTATE PROFITS. FROM JANUARY OF THIS YEAR QUOTE ZONING BY-LAWS THE BRUSH REPAINT THE CITY. COLLECTION OF REGULATION GOVERN WHAT CAN BE BUILT WHERE. SINGLE MOST IMPORTANT TOOL WE HAVE FOR SHAPING GROWTH AND DEVELOPMENT OF THE PLACES WE LIVE. WITHOUT THEM, DECISIONS ABOUT THE FUTURE OF OUR HOMES ARE DICTATED BY IMPERATIVES OF BUSINESS. NO NATIONAL PUBLIC HOUSING SYSTEM. NO HOUSING BENEFIT. NEED REGULATIONS TO PREVENT INVESTORS. PRIVATE SECTOR PROVED INCAPABLE OF SOLVING HOUSING CRISIS. DEVELOPERS HOLD NOSES AT AFFORDABLE HOUSING NOT BUILDING AT ALL WHEN THERE IS A POSSIBILITY IT WILL GO DOWN. [INAUDIBLE]

MADAM SPEAKER: I WILL NOTE COMMENTS BEING MADE, PLEASE. DENSIFYING CITIES CAN LEAD TO INCREASED INFRASTRUCTURE TRAIN AND SOCIAL INFRASTRUCTURE STRAIN. IT CAN LEAD TO INCOME INEQUALITY WEALTHY RESIDENTS BENEFITING FROM INCREASED PROFIT VALUES AND LOW INCOME RESIDENTS PLACE RISING COSTS OF LIVING. DOES NOT ADDRESS HOUSING AFFORDABILITY. IT MAY LEAD TO CHALLENGES FOR LOW INCOME. ZONING DEREGULATION IS NOT CURE ALL. ROBIN FISHER THEY WON'T CREATE CONTROVERSY. THEY ARE SERVED BY PUBLIC INFRASTRUCTURE. CONSIDER FEDERAL PROVINCIAL OR MUNICIPAL PUBLIC LANDS. THEY SHOULD BE GIVEN PRIORITY FOR REDEVELOPMENT. HOW TO KEEP HOUSING AFFORDABLE STATE INTERVENTION AND MANDATORY HOUSING. HOUSING BENEFIT. ZONING IS ONE ASPECT OF AFFORDABLE HOUSING STRATEGY NOT MOST TARGETED. CAROLINE WOODS MAN OF GEOGRAPHY DEPARTMENT UNIVERSITY OF OTTAWA. IF YOU WANT SUPPLY FIGURE OUT THE RIGHT SUPPLY. WHO IS IT FOR, WHAT SIZES, WHAT PRICE POINTS? OWNERSHIP OF LAND IS REALLY IMPORTANT. TO CONCLUDE WE NEED MORE REGULATION IF THERE IS A WILL TO EFFECT CREATION OF MORE AFFORDABLE HOUSING UNITS. TARGET FINANCIAL ASSISTANCE PROTECT RENTERS WITH RENT CONTROLS AND BUILD PURPOSE BUILT AFFORDABLE UNITS. I WILL END BY A QUOTE.

MADAM SPEAKER: QUESTIONS FROM COUNCIL? COUNCILLOR DUNCAN.

COUNCILLOR DUNCAN: THANK YOU, MADAM SPEAKER. FOR A POINT OF CLARIFICATION. ARE YOU AWARE. I LIVE A VERY BUSY LIFE. I DIDN'T KNOW WHAT WAS GOING ON. NEITHER DID MY AREA RESIDENTS THAT I SPOKE TO WHICH WAS MOST OF YALE AVENUE.

MADAM SPEAKER: COUNCILLOR DUNCAN. COUNCILLOR DUNCAN: I APPRECIATE A BUSY LIFE. I RECEIVED A CARD IN THE MAIL AND WENT TO AN OPEN HOUSE. I DID NOT SEE ONE PERSON THERE THAT I SPOKE TO. THERE WASN'T ANYBODY TO SPEAK TO THAT WAS FOR THE DEREGULATION. COUNCILLOR DUNCAN: ARE YOU AWARE I SPOKE WITH OTHER DELEGATES DURING ONE OF THE BREAKS. UNFORTUNATELY, THIS IS NOT FOR AFFORDABLE HOUSING, NOT FOR RENT GEARED TO INCOME AND NOT FOR BELOW MARKET RATE HOUSING. I'M SORRY. COUNCILLOR DUNCAN: WITHOUT GOING BACK AND FORTH WITH YOU. ARE YOU AWARE THERE ARE PEOPLE WHO CANNOT ACQUIRE A HOME NO MATTER WHAT FINANCIAL STATUS? ABSOLUTELY. I ALSO KNOW THERE IS A HUGE PROBLEM WITH HOMELESS PEOPLE. THIS ISN'T TO ADDRESS THEM EITHER. THOSE ARE SOCIAL CHALLENGES. THOSE ARE MENTAL HEALTH ISSUES. THOSE ARE TRAUMA ISSUES. THEY HAVE TO DO WITH RECONCILIATION. THIS IS A COMPLICATED ISSUE, OF COURSE. I MEAN WE ARE TALKING ABOUT DEREGULATION. I AM JUST WONDERING WHAT THE POINT OF IT IS. IS IT JUST TO GET $165 MILLION?

MADAM SPEAKER: COUNCILOR ORLIKOW.

COUNCILOR ORLIKOW: I AM GLAD YOU RECEIVED MY POSTCARD. I DID. THANK YOU. I WOULD HAVE LOVED TO HAVE SOMEBODY. SORRY TO SAY THIS. I DID HEAR ABOUT THE FUND MADE AVAILABLE 2022. I PHONED YOUR OFFICE. I PHONED MY MP AND MY MLA AND EVERYBODY FOUR TIMES. YOU WERE AWAY FOR QUITE A PERIOD OF TIME. I PHONED FOUR OR FIVE TIMES NOBODY GOT BACK TO ME. I WANTED TO KNOW HOW IS THIS AFFECTING US? YOU KNOW WHAT? WE HAVE THE RIGHT TO CHOOSE THE NEIGHBORHOOD WE LIVE IN. IT IS A MASSIVE INVESTMENT.

COUNCILOR ORLIKOW: THAT IS WHY I WAS CONCERNED ABOUT THE LACK OF FEEDBACK I WAS GETTING FROM THE THOUSANDS OF E-MAILS. AGAIN, THAT IS WHAT THE POSTCARDS WERE USED FOR ON FOR OF THE THOUSANDS OF E-MAILS. IF YOU WOULD LIKE TO ARE YOU AWARE WE HAVE AN E BULLETIN SYSTEM AT ORLIKOW.CA TO KNOW WHAT IS HAPPENING IN OUR NEIGHBORHOOD. YOU CAN TELL MR. BULLS AS WELL THAT AND HE HAS SIGNED UP. HE SHOULD SIGN UP. I AGREE WITH YOU. HAVING INPUT IN THE NEIGHBORHOOD IS VERY VALUABLE FOR BETTER DEVELOPMENTS. MY QUESTION FOR YOU IS WHAT THEY ARE TALKING ABOUT IN THIS IS FORUM BUILT RATHER THAN. WE HAVE LARGE HOUSES IN THE AREA. I AM ON DORCHESTER. AGAIN I GREW UP ON YALE. MY MOTHER WAS THERE QUITE A FEW GENERATIONS. I UNDERSTAND THE FEELING. THAT IS WHY I WAS CONCERNED PEOPLE WEREN'T CONSULTING US. IF WE HAD A HOUSE THAT LOOKED LIKE CRESCENTWOOD HOUSE WITH THREE FAMILIES IN IT, WOULD THAT BE BAD? YES, WELL, LISTEN. FOR ME I AM NOT THE HISTORIC EVERY HOUSE NEEDS TO LOOK THE SAME. THIS WAS A HETEROGENOUS NEIGHBORHOOD DEVELOPED OVER STAGES. IT ALLOWED YOU TO BUILD YOUR HOME. YOU GO FROM GRAND MANSIONS

TO MODEST HOMES. NO, AND I LOVE WHEN YOU SEE SOMETHING DIFFERENT. I SUPPORT ARCHITECTS AND I SUPPORT PEOPLE WITH IDEAS. MY NEIGHBORS I HAVE SPOKEN TO ON MY STREET OPPOSE TO THEM BEING NON-OWNER OCCUPIED. YOU ARE LEAVING THESE DEVELOPMENTS TO PEOPLE WHO WILL GO WHERE THE MONEY IS, RIGHT? IT IS MORE PROFITABLE FOR THEM TO HAVE RENTALS. SOMETIMES YOU WILL HAVE DUPLEX WITH OWNER ONE LEVEL AND RENTER. NO, WE WANTED TO LIVE IN SINGLE FAMILY DEVELOPMENT AND THAT'S IS WAY WE WOULD LIKE TO STAY. EVEN THOUGH WE STAND HERE AS PEOPLE WHO WOULD PROFIT FROM THIS. MY PROPERTY IS NICE BIG LOT. YOU CAN'T DO FOURPLEX BUT YOU COULD DO A TRIPLEX.

MADAM SPEAKER: NEXT QUESTION.

COUNCILOR ORLIKOW: I UNDERSTAND. YOU ARE SAYING ABOUT THE OWNER OCCUPIED. WHAT ABOUT CONDOMINIUMS? ARE THEY OKAY. IF THEY ARE OWNER OCCUPIED I AM THINKING THAT IS WHAT A DEVELOPER MIGHT DO IF THEY WERE THINKING ABOUT THE NEIGHBORHOOD AND IT BEING OWNER OCCUPIED NEIGHBORHOOD. NOT REALLY. I AM GOING TO SAY MOST PEOPLE GO WHAT ABOUT BACK LANES. ONE PARKING STALL PER UNIT AND EVERYBODY IS ON THE STREET. WE STILL HAVE CERAMIC PIPES FOR SEWAGE. IT IS A BIG, BIG PRESSURE ON THE NEIGHBORHOOD.

COUNCILOR ORLIKOW: THANK YOU.

MADAM SPEAKER: COUNCILLOR EADIE FOLLOWED BY COUNCILLOR MAYES. COUNCILLOR EADIE: I DECLINE. COUNCILLOR MAYES: YOU HAVE A QUOTE. I HAVE TWO QUOTES. PATRON SAINT OF COMMUNITIES JACOBS. I WILL NOT DO THAT. IT WAS SHORT. KINGLY BOWLS IS THE FOURTH GENERATION OF HIS FAMILY TO LIVE IN A HOME BUILT BY HIS GREAT GRANDFATHER FOUR GENERATIONS. HE WANTED ME TO SAY, AND IF I CAN QUOTE HIM, PLEASE. SHELDON SURPRISINGLY WITH SO MUCH TO SAY HAD NOTHING TO SAY. MY NEIGHBOR KINGLY BOWLS WANTED ME TO REMIND MAYOR AND CITY COUNCIL NOT TO MAKE IN MISTAKE. DON'T HAVE LEGACY AT CITY HALL BE THOSE PEOPLE WHO BACK IN 2025 GAMBLED IRREVERSIBLY MESSED UP OUR NEIGHBORHOOD. UNQUOTE.

MADAM SPEAKER: COUNCILLOR WYATT.

COUNCILLOR WYATT: ARE YOU AWARE IN CANADA WE HAVE A MIDDLE CLASS LARGELY, I BELIEVE, BECAUSE OF OUR EARLY POLICIES AS NATION WITH REGARDS TO DECENTRAL LIGATION OF LAND AND LAND OWNERSHIP? ARE YOU AWARE OF THAT? I AM NOT. 1867 G.D.P. CANADA AND PER CAPITA OF MEXICO WAS THE SAME? THAT IS INTERESTING.

COUNCILLOR WYATT: ARE AWARE EARLY CANADIAN GOVERNMENT DE-CENTRALIZED LAND TO SMALL HOLDINGS? MEXICANS WILL BIG BIG HACIENDAS, ARE YOU AWARE OF THAT? IT WAS ONLY THE UPPER CLASS AND EVERYBODY ELSE.

COUNCILLOR WYATT: ARE YOU AWARE THAT THOUGH WE DID APPLY THAT IN RURAL CANADA WITH URBAN GROWTH WE HAVE NOT APPLIED POLICY. TRANSCONA THAT THE MILLION DOLLAR PROJECT WAS ON THE SOUTH SIDE OF THE SHOPS. MOVED TO THE NORTH SIDE. WHY? A GENTLEMAN BY THE NAME OF CURRAN BROUGHT UP THE LAND. I WENT TO SEE IT. ARE YOU AWARE? I AM NOT SURPRISED. ARE YOU AWARE THE DEVELOPMENT INDUSTRY IS SMALL IN EVERY CITY. WE SEEM TO RATE POLICIES TO DEAL WITH A HANDFUL OF PEOPLE VERSUS WE AS CITY AND BUILDING A STREET. PEOPLE COULD BUILD THEIR OWN HOMES. ARE AWARE WE HAVE A DIFFERENT SYSTEM? YES, I AM AWARE THE BIGGEST LANDOWNER IN THE COUNTRY IS A BIG CORPORATE LAND REIT OR SOMETHING THEY CALL THEM.

COUNCILLOR WYATT: I KNEW THAT PERSON. MY LAST QUESTION IS BY AND LARGE IN THE LAST 20 YEARS WE HAVE SEEN SHIFT AWAY FROM HOME OWNERSHIP IN TERMS OF MULTIPLE FAMILY. WE HAD STRONG CONDOMINIUM SECTOR THAT IS GONE NOW. YOU SEE MULTIPLE FAMILY PROJECTS RMF BUILT LARGELY RENTALS. TENANTS RENT. ARE YOU AWARE BY AND LARGE MAJORITY OF THE FOURPLEXES WHICH IS GOING TO BE THE PRODUCT MOST INTEREST HERE TO DEVELOPMENT INDUSTRY IS LARGELY RENT? YES.

COUNCILLOR WYATT: NOTHING WRONG WITH THAT OTHER THAN THE FACT THAT HOME OWNERSHIP IS THE CORE OF THE MIDDLE CLASS IN THIS COUNTRY OF MAINTAINING IT. THANK YOU.

MADAM SPEAKER: COUNCILLOR ORLIKOW.

COUNCILOR ORLIKOW: I WILL ASK YOU THIS IN ALL DUE RESPECT. MY OFFICE GETS CONCERNED WHEN I HEAR THAT WE NEVER RETURNED YOUR CALL. I KNEW YOU WERE AWAY. I DIDN'T CALL AGAIN.

COUNCILOR ORLIKOW: WE MAKE NOTES. ON DECEMBER 7 OF 2023 OUR OFFICE SPOKE TO YOU ABOUT YOU WERE CONCERNED AND ANGERED. HAVING FOURPLEX AS A NEIGHBOR. WE HAD THAT CONVERSATION, OUR OFFICE. NOT WITH ME. I SWEAR TO GOD.

COUNCILOR ORLIKOW: IT IS IN MY NOTES. I PHONED ABOUT A MONTH AGO. THAT WOULD HAVE BEEN THE CONVERSATION I HAD. NOT IN 2023 OR WHATEVER. YOU WOULD KNOW WHO I WAS.

COUNCILOR ORLIKOW: I DID KNOW WHO YOU WERE.

MADAM SPEAKER: TAKE THAT OFFLINE? ANY OTHER QUESTIONS? THANK YOU FOR YOUR PRESENTATION. THANK YOU. I AM NERVOUS.

MADAM SPEAKER: NEXT SPEAKER.

CLERK: KEVIN JOINING US IN PERSON. THANK YOU, MADAM SPEAKER. I NEVER PUBLIC SPEAK. EDMONTON NEW ZONING BUILDS AS MUCH CRAP AS SOON AS

POSSIBLE. THIS IS IN EDMONTON JOURNAL JUNE 2, YESTERDAY. I WILL GO FAST AS I CAN TO GET IT IN. CITY COUNCIL WILL MEET ON TUESDAY TO REVIEW FIRST YEAR OF NEW ZONING BY-LAW. THE REASON I BROUGHT THIS UP. IT WAS ON MY PHONE YESTERDAY. SEVERAL OF THOSE FOR THE PROPOSAL THAT AGREED WITH THIS STUFFER USED EDMONTON A LOT. MENTIONED EDMONTON A LOT. REPORT NOTES SOME TWEAKS ARE NECESSARY. WHEN THE CITY UNVEILED THE NEW CITY PLAN A FEW YEARS AGO WE HEARD DIFFERENT TUNE. BEST WAYS TO BUILD BETTER FUTURE TO PRIORITIZE GROWTH WITHIN EXISTING NEIGHBORHOODS. ADDING STRATEGIC DENSITY ON MAJOR CORRIDORS AND SUPPORT GROCERY STORES AND RESTAURANTS AND SCHOOLS AND REC CENTERS, LESS PER CAPITA TO MAINTAIN SERVICE THIS DENSITY WOULD BE CRUCIAL WITH SHRINKING INDUSTRIAL BASE AND MORE COSTS BY THE PROVINCIAL GOVERNMENT. SOME WILL NOT APPLY TO US BECAUSE WE ARE WINNIPEG NOT EDMONTON. TO ALLOW FLEXIBILITY COUNCIL FAST TRACKED CONSOLIDATION OF ZONING RULES INCREASING PERMITTED NUMBERS OF TOWNHOMES AND GARDEN SUITES IN SINGLE FAMILY NEIGHBORHOODS TO WELCOME MORE NEIGHBORS. SUBSTITUTE WITH TWO, THREE, FOURPLEXES THAT IS US. THIS DENSIFICATION WOULD MAINTAIN EDMONTON HOUSING AFFORDABLE AND REDUCE PER CAPITAL EMISSIONS. 15 MINUTE NEIGHBORHOOD NEXT TO UNIVERSITY OF ALBERTA. IT IS ONE OF THE DENSEST NEIGHBORHOODS. MAIN DRAG IS POCKMARKED WITH PARKING LOTS. DERELICT PROPERTIES BOUGHT UP OVER YEARS BY SPECULATORS WHERE UNTOUCHED. THE COUNCIL'S BIG PAYOFF IS BOARDINGHOUSES OVER PAST YEAR GIANT COMPLEXES POPPING UP THROUGHOUT RESIDENTIAL STREETS SURROUNDING UNIVERSITY. HISTORIC HOMES MAKE WAY FOR MICRO SUITES. FORGET HIGH RISES AND INFILL DEVELOPERS WITH GARDEN SUITES. CITY PLANS TO REPLACE CHARACTER WITH SHODDY CONSTRUCTION SERVING THE HOUSING. WE ARE NOT GOING THAT WAY. WE ARE DOING TWO, THREE, FOURPLEXES NEXT TO SINGLE FAMILY HOMES. DIFFERENT. IT GETS TO WHAT IS HAPPENING HERE. CITY COUNCIL DOUBLED DOWN. SINCE GARNO IS NEAR TRANSIT. THEY ARE RECOMMENDING RE-ZONING UP TO EIGHT STORIES. COMPLEX BUILT FORM DOESN'T MATTER. IF BUILDER ADDS UNITS CITY PLANNERS WILL SWEAR IT IS IN THE CITY PLAN. YOU WILL NOT SAY PUT UP EIGHT STORIES. THAT IS NOT YOU. COUNCIL VOTED 9-3 TO UP ZONE MORE HISTORIC STREETS TO MAKE ROOM FOR SIX STORY TOWERS. I DON'T THINK YOU WOULD DO THAT. DESPITE UPROAR FROM RESIDENTS THEY ARE ASKING FOR PAUSE TO ALLOW IT TO WORK WITH U OF A ON NEIGHBORHOOD PLAN REST OF MAJORITY ON COUNCIL DIDN'T BAT AN AYE. WHAT DID THEY ASK FOR? NO CONSIDERATIONS FOR AFFORDABLE HOUSING. BASICALLY, WHAT I WANT YOU TO DO IS GO TO THE EDMONTON JOURNAL AND JUST TYPE IN EDMONTON CITY CRAP. THAT IS HOW I GOT THIS BACK UP. READ THIS ARTICLE. I DON'T BELIEVE YOU GUYS WOULD DO THIS. I DON'T LIKE IDEA OF THESE INFILLS. I AM IN WINDSOR PARK. I COULD HAVE ONE RIGHT NEXT TO ME BECAUSE I HAVE A BACK LANE. I AM IN THE SHADED AREA. I LOOKED AT THE MAP AT THE OPEN HOUSES YOU HAD. I AM AGAINST THIS. WE SHOULD HAVE SOME SAY. WE SHOULDN'T BE ALLOWED TO STOP THESE. THAT IS MY OPINION. MY TIME IS UP. YESTERDAY FIRST PERSON SPEAKING AGAINST THIS WAS KELLY RYBACK. YOU KNOW KELLY. WE WENT TO SCHOOL.

MADAM SPEAKER: TIME IS UP. TWO SECONDS. WE WENT TO SCHOOL AND WERE FRIENDS. WHEN I WAS THERE I WAS A GRADE AHEAD OF HIM. I SUBMIT COUNCIL WOULD UNANIMOUSLY AGREE THAT EVEN THOUGH I AM A YEAR OLDER THAN KELLY RYBACK. I LOOK MUCH YOUNGER. THANK YOU.

MADAM SPEAKER: WE WILL TAKE QUESTIONS. COUNCILLOR MAYES. COUNCILLOR MAYES: WINDSOR PARK WE HAVEN'T HEARD FROM. IT IS INTERESTING TO HEAR. COUNCILLOR ALLARD AND I TALKED ABOUT WINDSOR PARK AND BEST APPROACH THERE. NOT FORGOTTEN. COMMENT ABOUT EIGHT STORIES BRINGS TO MIND SOMETHING WE ARE GOING TO ASK ABOUT TOMORROW. THERE IS A PROVISION UNDER COMPLETE COMMUNITIES SECONDARY PLAN AMENDMENT 5. TALKS ABOUT MOVING FROM FIVE OR SIX STORIES TO EIGHT STORIES. THIS DOES PERMIT FOR EIGHT STORIES IN SOME MEDIAN RESIDENTIAL AREAS AN AMENDMENT WE ARE ASKED TO MAKE. ASK THE CLERKS ABOUT JURISDICTION ON THAT. IN SHORT, WE ARE NOT DEALING WITH EIGHT STORIES. WE MAY BE DEALING WITH IT INDIRECT SENSE. ARE YOU AWARE WE HAVE THIS ONE EIGHT STORY ISSUE HANGING OVER US? NO. ALL I EVER HEARD AND SAW AT OPEN HOUSES AND EVER SAW WAS TWO, THREE, FOURPLEXES. NEVER AT THE OPEN HOUSES ABOUT THAT. I CAN'T FATHOM THAT. COUNCILLOR MAYES: NOT TO CREATE FEAR WHERE I DON'T NEED TO. I WILL ASK THE CLERK AT BREAK. COUNCIL IS IF HEARING BODY FOR THE FOURS AND FOURS, BEAUTY AND BULLETPROOF. NOT FOR COMPLETE COMMUNITIES AMENDMENTS THAT DON'T PERTAIN TO THAT. THANK YOU FOR THAT.

MADAM SPEAKER: COUNCILLOR WYATT.

COUNCILLOR WYATT: DO YOU BELIEVE THAT WHAT I WAS TALKING ABOUT EARLIER? HOME OWNERSHIP AND OWNERSHIP OF LAND IS CORE PART OF ENSURING A MIDDLE CLASS. DO YOU BELIEVE THAT? YES. ALSO, I BELIEVE YESTERDAY YOU MENTIONED CANADIAN DREAM. WHEN YOU WERE TALKING. WHEN I WAS GROWING UP IN THE '60S. THAT WAS THE CANADIAN DREAM WAS A HOUSE WITH A YARD. [CAPTIONER SWITCH] CANADIAN DREAM WAS A HOUSE WITH A YARD. AND THE COUNCILLOR ALSO MENTIONED SHE WAS TALKING ABOUT HER AREA AND HOW THE PEOPLE COMING INTO HER AREA, THE NEW CANADIANS, THIS ISN'T THEIR DREAM. THEY MAY NOT WANT A YARD. THEY MAY NOT. THEY'RE USED TO HIGH-DENSITY HOUSING, THIS IS WHAT THEY'RE USED TO. II'VE GOT TO BE HONEST WITH YOU. I'VE GOT A GRADE TWELVE EDUCATION. I FINISHED HIGH SCHOOL AND I WENT INTO A GOVERNMENT JOB. I DIDN'T GO TO UNIVERSITY. COUNCILLOR MAYES: LET ME SAY IT THIS WAY, IF YOU CAN'T AFFORD TO BUY A HOUSE, WHAT ARE YOU GOING TO DO RIGHT NOW? YEAH. YES. COUNCILLOR MAYES: SO AND YOU'RE AWARE THAT IT'S HARDER NOW BASED ON ALL THE STATISTICS OUT THERE FOR YOUNG PEOPLE TO QUALIFY AND GET A HOME IN THE CITY THEY'RE WORKING IN. YOU'RE AWARE OF THAT. OH, YEAH.

COUNCILLOR WYATT: SO BASICALLY WHAT I'M SAYING AND MAYBE I HAVEN'T ADVERTISED IT AS A QUESTION, THAT THE IDEA OF THE DREAM YOU'RE TALKING ABOUT IS BECOMING LESS AND LESS TENABLE FOR MORE PEOPLE IN THIS COUNTRY AND THAT THE SAVINGS THAT YOU ACQUIRE LARGELY THE CANADIAN MIDDLE

CLASS HAS BEEN DRIN BY THE ABILITY TO SAVE VIA EQUITY OF THE HOME THEY'RE LIVING IN. YOU'RE AWARE OF THAT. IF THAT'S UNDERMINED. STILL A LITTLE ABOVE ME BUT I GOT MOST OF IT. I GET WHAT YOU'RE SAYING AND IT'S JUST I -- I'M NOT SO MUCH -- I'VE SEEN INFILL HOUSES AND IRONICALLY MY WIFE AND I ARE THE FIRST HOUSES ON MOORELY. WE WENT DOWN MOORELY. WE SAW THE FOR SALE SIGN. THE HOUSE WAS GONE AND IT WAS AN INFILL HOUSE.

COUNCILLOR WYATT: ONE LAST QUESTION, MADAM SPEAKER. ARE YOU AWARE THAT WE AS A COUNCIL CAN ADDRESS ALL THE CONCERNS ABOUT THE ATTACK ON THE CANADIAN MIDDLE CLASS. ALL WE HAVE TO DO IS SAY TWO-THIRDS OF A FOUR PLEX OR THREE UNITS, THREE UNITS OUT OF FOUR OR TWO-THIRDS OF A THREE PLEX TWO OUT OF THREE OR HALF OF A DUPLEX SHALL HAVE A CAVEAT REGISTERED TO THE PERSON LIVING THERE PROOF THAT THEY ARE OWNER OCCUPIED AND THAT WOULD ENSURE THE MIDDLE CLASS ITSELF WOULD CONTINUE TO GROW AND IT WOULD DEMONSTRATE TO THE FEDERAL LIBERALS, ARE THEY REALLY SINCERE ABOUT SUPPORTING THE MIDDLE CLASS INSTEAD OF BIG COMPANIES. ANYWAY. JUST QUICKLY. I'M NOT AGAINST THIS IN THAT SENSE. WHAT I'M AGAINST IS ME NOT BEING ABLE TO SAY THAT MY NEIGHBOUR'S HOUSE NEXT DOOR I HOPE NEVER HAPPENS CATCHES FIRE, BURNS DOWN, IT GETS BOUGHT BY ONE OF THESE DEVELOPERS. I'M A BACK LANE IN WINDSOR PARK. I WAS IN THE PURPLE ZONE THERE WHERE I CAN GET A FOUR PLEX NEXT TO ME. THAT'S ALL I'M SAYING. I SHOULD HAVE SOME SAY AGAINST IT.

MADAM SPEAKER: FINAL QUESTION, COUNCILLOR WYATT.

COUNCILLOR WYATT: IT IS CHANGE IN TERMS OF WHAT WE PERCEIVE A COMMUNITY LOOK LIKE. HOWEVER, I WOULD ARGUE THAT ARE YOU AWARE IT'S PROBABLY MORE IMPORTANT TO CONCENTRATE ABOUT THAT THE UNDERLYING ECONOMIC CONDITIONS OF THE FAMILIES THERE AND THEIR ABILITY TO SAVE OR NOT SAVE IS MORE IMPORTANT THAN DENSITY AND EVERYTHING ELSE PUT TOGETHER. IF IT'S DENSE, THAT'S JUST HOW PEOPLE LIVE IN OTHER CITIES TOO. LIFE CONTINUES BUT DOES IT CHANGE? IS IT CHANGED AND IT'S HARD TO CHANGE SOMETIMES, RIGHT? I AGREE WITH YOU. I'M NOT AGAINST THESE FOUR PLEXES AND THAT. I SHOULD HAVE SOME SAY. I DON'T WANT THE ZONING OR DO THAT THING WHERE I HAVE TO GO ONLINE. I JUST WANT TO BE ABLE TO SAY SOMETHING.

MADAM SPEAKER: THANK YOU, KEVIN. THAT CONCLUDES OUR PRESENTATIONS. ARE THERE ANY PRESENTERS IN SUPPORT? IN OPPOSITION.

MADAM SPEAKER: IN OPPOSITION. WE DID HAVE A LATE REGISTRATION FROM CAROLYN BOSCHE. THAT CONCLUDES OUR LIST OF REGISTERED SPEAKERS. IS THERE ANYONE'S NAME WHO HASN'T BEEN CALLED AND WISHES TO SPEAK IN OPPOSITION TO THE APPLICATION? SEEING NONE.

MADAM SPEAKER: SEEING NONE, WE'LL MOVE ON TO THOSE FOR INFORMATION. CORRECT. OUR FIRST REGISTERED SPEAKER FOR INFORMATION IS DEBBIE BOEKE AND SHE'S JOINING US VIA ZOOM. IF YOU WANT TO TURN ON YOUR CAMERA AND

UNMUTE YOURSELF, YOU HAVE UP TO FIVE MINUTES FOR YOUR PRESENTATION. THANK YOU. I'M GOING TO SHARE MY SCREEN AND I'M GOING TO PLAY A VIDEO. HERE WE GO. (VIDEO PLAYING) RIGHT NOW THE COUNCILLORS SHOULD HAVE RECEIVED AN E-MAIL WITH SEVERAL RECOMMENDATIONS. MY HOUSE IS 100 YEARS OLD. THE INFILL NEXT TO ME WAS BUILT THREE FEET FROM THE PROPERTY LINE. SO THE HOUSES ARE FOUR FEET APART. THIS CREATES AN ISSUE. I'VE GOT WINDOWS HERE AND THE FRONT DOOR AND FRONT STEPS TO THE INFILL ARE FOUR FEET AWAY FROM MY BEDROOM WINDOW. EVERYBODY HAS A DIFFERENT LIFE STYLE. SOME PEOPLE LIKE TO ENTERTAIN A LOT. THEY WORK SHIFT WORK AND THEIR ENTERTAINING IS DONE AT DIFFERENT HOURS THAN MINE. THE RENTER NEXT DOOR IS A GOOD RENTER. HE'S A GOOD GUY, I LIKE HIM, HOWEVER, HIS LIFESTYLE'S DIFFERENT THAN MINE AND THAT'S OKAY. BUT HE ENTERTAINS AND PEOPLE ARE COMING AND GOING FROM HIS FRONT STEPS LATE HOURS AT NIGHT. HE'S A RESPECTFUL RENTER AND BECAUSE OF THAT, HE MAKES SURE THAT PEOPLE AREN'T SMOKING IN HIS RENTAL BECAUSE THAT'S NOT ALLOWED. THEY COME ON TO THE FRONT STEPS HERE TO SMOKE. THEY ARE TALKING IN A NORMAL VOICE, MAYBE A BIT OF LAUGHTER, NO CARRYING ON, NO SCREAMING, NO YELLING, HOWEVER, WHEN IT'S 4 FEET FROM MY BEDROOM WINDOW IT WAKES ME UP. THIS IS NOT A RENTER PROBLEM, THIS IS A DESIGN PROBLEM. THAT NEEDS TO BE ADDRESSED AND FIXED. WE NEED TO LOOK AT DOOR PLACEMENT WHEN YOU'RE BUILDING THIS CLOSE TO THE HOUSE NEXT DOOR. FOLLOWING, THIS IS ANOTHER ISSUE. WHERE ALL THE MECHANICALS ARE. I'M IN WHAT I CALL THE ECHO CHAMBER BETWEEN THE HOUSES. I'VE GOT THE HIGH EFFICIENCY EXHAUST HERE NEXT TO MY OTHER BEDROOM WINDOW FOUR FEET AWAY. I'VE GOT THE FAN EXHAUST HERE FOR THE FANS INSIDE THIS HOME WHICH IS FOUR FEET AWAY FROM MY WINDOW AND UNFORTUNATELY WHEN THIS IS RUNNING, IT HAS A VERY HIGH-PITCH WHISTLE TO IT. IT DRIVES ME CRAZY. I DO EVERYTHING I CAN TO TRY TO CUSHION THE SOUND BY PLACING A MEMORY FOAM TOPPER IN MY WINDOW, I CAN STILL HEAR IT. DOOR PLACEMENT IS KEY WHEN YOU'RE BUILDING NEXT TO AN EXISTING HOME. WE'VE ALSO HEARD FROM OTHER PEOPLE IN OUR NEIGHBORHOOD THAT ARE STRUGGLING WITH DOOR PLACEMENT BECAUSE WHEN THEY'VE GOT DOORS ON THE SIDE AND BEDROOMS RIGHT ACROSS, IT CREATES AN ISSUE. AS YOU CAN SEE, I'M WALKING ON CRUSHED GRANITE, THIS WAS NOT WHAT WAS IN THE LANDSCAPING PLAN. THE LANDSCAPING PLANS HAVE SHRUBS, TREES WITH GRASS IN THEM AND FOR SOME REASON, ALL OF THESE LANDSCAPING WITH CRUSHING GRANITE DOWN THE STREET THEY'VE GOT CRUSHED QUARTER DOWN AS A FRONT LANDSCAPE. THOSE WERE NOT THE ONES PROPOSED AND THEY SHOULD NOT BE SIGNED OFF ON BUT THEY ARE BEING SIGNED OFF ON IN OUR NEIGHBORHOOD. WE NEED TO GET THAT FIXED. SO THAT'S JUST A FEW OF THE ISSUES THAT WE'RE HAVING, SO OUR REGISTERS ARE THAT DOOR PLACEMENT SHOULD EITHER BE ON THE INTERIOR WALL OR IF IT'S A NOUCHLT FOUR PLEX, THAT WOULD BE CLOSER TO THE CENTRE AND CERTAINLY NOT ON THE SIDES WHERE IT AFFECTS THE HOUSE NEXT DOOR. THANK YOU FOR YOUR CONSIDERATIONS.

MADAM SPEAKER: THANK YOU, DEBBIE. HELLO. I SHOULD HAVE A MINUTE AND 10 SECONDS LEFT HERE, SO I'M GOING TO GO AHEAD AND FINISH UP. THE INFILL NEXT TO ME WAS BUILT SEVERAL YEARS AGO AND REQUIRED A VARIANCE. THE VARIANCE

WAS APPROVED AND THEN THE DEVELOPER CHANGED THEIR HOME DESIGN AND I HAD NO SAY JUST LIKE AS OF RIGHT. FURTHER TO MY VIDEO, THE MECHANICAL PLACEMENTS IN MY CASE ARE TO BUILDING CODE, HOWEVER, THAT CREATES LIVEABILITY ISSUES FOR FUTURE BUILDS BY EXPECTING THEM TO BE OUT THE BACK. DOOR PLACEMENT SHOULD NOT BE ALLOWED ON EXISTING -- SHOULD NOT BE -- SORRY. DOOR PLACEMENT SHOULD NOT BE ALLOWED BY EXISTING HOME'S BEDROOMS. NOW IS THE TIME TO ADDRESS THIS BY MAKING AMENDMENTS. A YEAR AGO THE GUNMAN ASSOCIATION HAD A RESIDENT'S ISSUE AND THE OVERWHEN HE WILLING CONCERN WAS FROM RESIDENTS IN COMPLIANCE. ON PAGE 15 --

MADAM SPEAKER: FIVE SECONDS TO WRAP UP. I WAS DONE. OKAY.

MADAM SPEAKER: YOU'RE DONE. NO I JUST WANTED TO FINISH MY SENTENCE. THAT'S FINE.

MADAM SPEAKER: WE DO HAVE QUESTIONS PERHAPS. THANK YOU. THANK YOU FOR YOUR PRESENTATION AND YOUR VIDEO. THANK YOU.

MADAM SPEAKER: MADAM CLERK, NEXT.

CLERK: OUR NEXT SPEAKER IS PATRICK MCGEARY AND PATRICK IS IN-PERSON.

MADAM SPEAKER: WELCOME, PATRICK. THANK YOU, GOOD AFTERNOON COUNCILLORS AND CHAIRPERSON SHARMA. THANK YOU FOR HOSTING THIS IMPORTANT PUBLIC MEETING. YOU PROBABLY DON'T GET A LOT OF PRAISE FOR THAT AND SUFFER ACCORDINGLY, BUT I'M HAPPY THE FORUM EXISTS. I'M GOING TO STICK TO THE POINT. YOU'VE HEARD A LOT ABOUT THE DIFFERENT ISSUES RELATED TO REZONING. MY POINT IS ABOUT HOW I LOVE THE RIVERS IN WINNIPEG AND THEY'RE SO MUCH THE FABRIC OF OUR CITY. YOU ALL LOVE THEM TOO I'M SURE. WHY I'M ON AS FOR INFORMATION RATHER THAN FOR OR AGAINST ACTUALLY I SEE A LOT OF ENVIRONMENTAL HEALTH AND ECONOMIC BENEFITS FROM INFILL HOUSING. MAYBE YOU HAVEN'T HEARD OF IT A LOT. MAYBE YOU HAVED TO. AT ANY RATE, THE IDEA OF WASTE WATER INCREASING AND HOW THAT WOULD COMPROMISE POTENTIALLY COMBINE SEWERS. I LIVE IN AN R1 COMBINED SEWER DISTRICT AND I AM CONCERNED ABOUT THAT AND TRYING TO GET INFORMATION TO SATISFY MYSELF AND HOPEFULLY YOU AS COUNCILLORS THAT IN FACT THE EFFECT OF THIS ZONING AMENDMENT IS WELL, CERTAINLY INCREASE WASTE WATER FLOW AND HOW IS THAT TO BE HANDLED. YOU'RE ALREADY AT A THRESHOLD. YOU'RE UNDER ENVIRONMENT ACT LICENSE. HOW MUCH MORE ROOM IS THERE IN THE SYSTEM AND WHAT IS BEING DONE TO MITIGATE THAT. WHAT IS THE ASSESSMENT. I COULDN'T FIGURE OUT THAT BECAUSE NOBODY WOULD PROVIDE THAT INFORMATION. THE FACT IS THAT IF YOU ADD NEW WASTE WATER FLOW TO A COMBINED SEWER, YOU REDUCE THE CAPACITY FOR WET WEATHER FLOW. THAT POTENTIALLY IS A PROBLEM. THAT MEANS YOU'D ALSO BE IN VIOLATION OF YOUR ENVIRONMENTAL LICENSE WHICH IS PRETTY CLEAR ON THAT. MAYBE MITIGATION HAS BEEN REVIEWED IN DIFFERENT WAYS AND DIFFERENT FORMS. I'M JUST URGING COUNCIL AND COUNCILLORS TO SATISFY THEMSELVES THAT IN FACT

IMPLEMENTING THIS ZONING AMENDMENT WILL NOT EXACERBATE THE PROBLEM. JUST TWO QUICK POINTS. ONE IS THE C.S.O. MASTER PLAN OF 2019, I'LL JUST DO A QUICK QUOTE HERE. "THE ASSUMPTION OF THE HYDRAULIC MONOFER SAYS POPULATION REMAINS AT EXISTING LEVEL BECAUSE THE E.A. LICENSE." THAT WOULD MEAN THAT ANY INCREASE IN WASTE WATER FLOW FROM DEVELOPMENT OF INFILL MUST BE CONTAINED ON THESE SITES. ADD TO THAT, THE LETTER I ATTACHED TO THE MATERIAL I SUBMITTED, THE CITY'S OWN ENGINEER BROUGHT OUT MITIGATION FOR THAT PROBLEM AS WELL AND THAT ON SITE STORAGE MAY BE REQUIRED OR SHOULD BE REQUIRED SO THE WET WEATHER FLOW DOES NOT INCREASE. NOW, I DON'T KNOW WHAT HAS BEEN DONE SINCE THEN IN TERMS OF TRYING TO MITIGATE THIS ISSUE. I WOULD LIKE TO KNOW. SO AND I TRIED TO FIND THAT OUT. AND JUST IN PERSPECTIVE, THE -- HOW MUCH TIME DO I HAVE?

MADAM SPEAKER: TWO MINUTES. IN PERSPECTIVE, THE POTENTIAL FOR INCREASE IN WASTE WATER FLOW FROM INFILL IS SIGNIFICANT. I DID A QUICK CALCULATION. I'M NOT GOING TO GO THROUGH IT, BUT IT'S NOT TOO HARD TO DOUBLE OR TRIPLE FLOW OVER TIME AS MORE INFILL HOUSING COMES INTO EFFECT. SO IF THERE IS A PROBLEM THERE, I'D BE VERY INTERESTED TO KNOW HOW IT'S BEING ADDRESSED. THE CITY ITSELF INDICATED WHETHER THEY WOULD CONSIDER ON SITE STORAGE. IF THAT IS SO, I DON'T SEE THAT IN THE DRAFT BY LAW. AND THAT'S WHERE IT SHOULD BE. YOU SPEND A LOT OF TIME ON SETBACKS AND HEIGHT, AND DISTANCES, ALL WHICH I HAVE CONCERNS BUT I THINK YOU'VE HEARD AND STUDIED THAT ISSUE QUITE A LOT AT THIS POINT. IN MY SUMMATION, I'LL JUST QUICKLY GO THROUGH MY RECOMMENDATIONS, THE OVERFLOWS INTO WINNIPEG'S RIVERS WILL NOT INCREASE IN FREQUENCY OR VOLUME, THE INCIDENTS AND LEVEL OF BACKUPS WILL NOT INCREASE AND COMBINED SEWER DISTRICTS. THE REQUIREMENTS IN CLAUSE EIGHT WILL BE MET THROUGH IMPLEMENTATION OF THE BY LAW COMMITMENT AND THAT REQUIRES ON SITE STORAGE BEING INCLUDED IN THE BYLAW SO THAT IN FACT YOU WILL BE IN COMPLIANCE AND WET WEATHER FLOWS WILL NOT INCREASE AND EXACERBATE OUR RIVER PROBLEM. THANK YOU.

MADAM SPEAKER: THANK YOU. ANY QUESTIONS FOR OUR PRESENTER? COUNCILLOR MAYES. COUNCILLOR MAYES: THANK YOU FOR USING EXACERBATE. THE SECOND, IT'S THE ABSOENS OF THE PROVISION THAT IS THE CLUE HERE. IT'S IN THE SEWER BYLAW. WE ALL REMEMBER PERHAPS THE FIRST DAY HERE WE WERE SAYING THIS DOESN'T AMEND THE SEWER BYLAW. SO MULTI-FAMILY YOU'VE GOT TO DO THE RETENTION. YOU'VE GOT TO DO THE LAND DRAINAGE. YOU MIGHT SAY, WAIT, YOU'RE PUTTING IN A DUPLEX WITH A SINGLE FAMILY HOME. WE'VE HAD THAT DEBATE HERE FOR YEARS AND THE ANSWER IS NO. IS HOW WE'VE LANDED WHETHER FOR GOOD OR BAD. SO IT IS BEING ADDRESSED. IT DOES HOWEVER LEAD TO AND THERE'S A QUESTION COMING CONCERNS ABOUT AND I KNOW COUNCILLOR ALLARD HAS BROUGHT THIS UP. WE JUST DID THE INFILL GUIDELINES ALL THIS DEBATE ABOUT LOSS OF POPULATION AND DECAYING NEIGHBORHOODS AND HOUSES PAST. YOU'LL HEAR SOME AMENDMENTS TOMORROW THAT I THINK WILL TRY TO ENCOURAGE MORE OF THIS INTO THE MATURE COMMUNITIES. BUT YOUR CONCERNS ABOUT THE C.S.O. I GUESS IS PART OF THE CONCERN, WELL,

WHAT THE IMPACT WOULD BE ON THESE MATURE COMMUNITIES? THE IMPACT ON THE COMMUNITIES IF ANY WASTE WATER FLOW INCREASES WITHOUT MITIGATION, THAT LEADS TO INCREASE OF BASEMENT BACKUPS I WOULD THINK. UNLESS THE CITY WATER AND WASTE DEPARTMENT HAS BETTER IDEAS FOR MITIGATION WHICH I HAVEN'T SEEN. I KNOW THEY HAD A HIGH FLOW MODEL WHICH TOOK YEARS AND COST A LOT OF MONEY THAT COULD BE USE INTO DETERMINE THE SEWER WHAT THE IMPACT OF PUTTING HALF A BLOCK OR HALF A NEIGHBORHOOD INTO INFILL HOUSING AND THAT COULD HAPPEN OVER TIME. I THINK THE TOOLS ARE AVAILABLE, I'M NOT SURE WHAT THE MITIGATION IS AND I HOPE COUNCIL CAN FIGURE THAT OUT AS WELL. IT'S NOT TRANSPARENT. SIMPLY REFERRING TO A PROCESS IN WATER AND WASTE WELL, I DON'T KNOW WHAT'S IN THERE, IT'S A BLACK BOX. UNLESS THIS IS A ASSESSED PROPERLY HOW THAT'S DONE. WHAT IF I'M THE LAST GUY IN THAT'S A DEVELOPER, TOO BAD, WE'RE OUT OF CAPACITY. NEITHER OF WHICH YOU WANT AND THAT'S ON THE DEVELOPMENT SIDE. ON THE HOMEOWNER'S SIDE, WE'VE GOT INCREASED RISK AND SO DO THE RIVERS OF WINNIPEG.

MADAM SPEAKER: THANK YOU. ANY FURTHER QUESTIONS? OKAY. SEEING NONE. THANK YOU. THANK YOU FOR YOUR PRESENTATION. THANK YOU.

MADAM SPEAKER: MADAM CLERK, THERE ARE FIVE MR. SPEAKERS.

CLERK: CORRECT. OUR NEXT SPEAKER IS RAY HESLINE JOINING US VIA ZOOM. I'D LIKE TO ASK YOU TO COME ON THE BENCH, PLEASE. RAY, YOU CAN GO AHEAD. GOOD AFTERNOON. MY NAME IS RAY HESLINE. I LIVE IN THE NEIGHBORHOOD OF GLENWOOD. I'M A MEMBER OF THE GLENWOOD NEIGHBORHOOD ASSOCIATION. YOU'VE HEARD FROM SOME OTHERS IN OUR ASSOCIATION. I'M GOING TO PUT FORWARD FIVE ADDITIONAL RECOMMENDATIONS TO THE CITY REGARDING THE ROLL-OUT OF INFILL NEEDED BY FUNDING. THESE RECOMMENDATIONS AS WELL AS THE ONES PREVIOUSLY PRESENTED BY MY G.N.A. COLLEAGUES ALONG WITH SUPPORTING DOCUMENTATION WERE SENT TO ALL COUNCILLORS AND THE MAYOR'S OFFICE ABOUT TEN DAYS AGO. I WON'T HAVE TIME TO GO INTO ALL OF THE SUPPORTING DOCUMENTS. A RECOMMENDATION NUMBER ONE, THE G. NVMENTD A. RECOMMENDS THAT THE CITY REQUIRE ALL DEVELOPERS AND BUILDERS OF INFILL HOUSING TO BE MEMBERS OF THE MANITOBA HOME BUILDER'S ASSOCIATION. THIS WILL IMPROVE THE QUALITY OF THE DEVELOPMENTS, REDUCE THE IMPOSITIONS ON COMMUNITIES DUE TO IMPROPER PRACTICES AND REDUCE THE COST OF COMPLIANCE ENFORCEMENT FOR THE CITY AND I'M GOING TO READ YOU A REPLY THE G.N.A. RECEIVED FROM LANI MCGINNESS, THE PRESIDENT AND C.E.O. OF MANITOBA BUILDER'S ASSOCIATION. ALL MUST MEET OUR STRINGENT MEMBERSHIP REQUIREMENTS, THAT'S DEEP COVERAGE, PROPER PERMITS, REPUTATIONAL CHECKS, ETC. BEFORE THEY CAN APPLY FOR MEMBERSHIP IN OUR ASSOCIATION AND THEY MUST CONTINUE TO MEET OUR REQUIREMENTS IN ORDER TO MAINTAIN MEMBERSHIP WITHIN THE M.H.B.A., THIS DOES ALSO MEAN THAT NOT ALL BUILDERS OR DEVELOPERS WHO OPERATE IN MANITOBA ARE ABLE TO MEET OUR REQUIREMENTS AND STANDARDS. I CAN ASSURE YOU THAT OUR ASSOCIATION AND OUR MEMBERS RAISE THE SAME CONCERNS REGARDING BUILDERS AND

DEVELOPERS WHO DON'T COMPLY WITH CITY REQUIREMENTS WITH THE ADMINISTRATION. WE WORK CLOSELY WITH THE CITY ADMINISTRATION ON IDENTIFYING WAYS TO IMPROVE COMPLIANCE WITH THE CITY REQUIREMENTS ACROSS THE BOARD INCLUDING BETTER ENFORCEMENT, BUT OUR ABILITY TO WORK DIRECTLY WITH BUILDERS TO DIRECTLY COMPLY WITH THE CITY REQUIREMENTS UNFORTUNATELY DOES NOT EXTEND BEYOND OUR OWN MEMBERSHIP. AS A VOLUNTARY ASSOCIATION, WE CAN ONLY WORK WITH OUR MEMBERS ON ISSUES REGARDING BUILDER COMPLIANCE. WE DON'T HAVE ANY ABILITY TO WORK WITH BUILDERS WHO DON'T BELONG TO OUR ASSOCIATION OR TO ASSIST WITH COMPLAINTS REGARDING THEIR ACTIVITIES. RECOMMENDATION NUMBER TWO, THE G.N.A. RECOMMENDS THE EXPECTING RESULTING INCREASE IN DENSITY AND THE DISTRIBUTION OF INFILL WITHIN NEIGHBORHOODS. THE G.N.A. AND ITS AREA COUNCILLOR BRIAN MAYES HAVE MADE THIS REQUEST FOR MANY YEARS. WE FEEL IT'S A FAIR AND REASONABLE REQUEST FOR EXISTING AND POTENTIAL RESIDENTS. RECOMMENDATION THREE, THE G.N.A. RECOMMENDS THAT THE CITY DEVELOP A PARK SPACE IN AREAS OF INFILL TO SUPPORT RESULTING FROM THE DENSITY INCREASES AND PARKING REQUIREMENTS. RECOMMENDATION NUMBER FOUR, THE G.N.A. RECOMMENDS THAT INFILL DEVELOPMENT BE PRIORITIZED TO THE FIRST 400 METRES FROM THE MAJOR TRANSIT ROUTES OF ST. ANN'S AND ST. MARY'S ROADS. MOST RESIDENTS LIVING WITHIN 400 METRES OF TRANSIT DO NOT USE IT OR CHOOSE TO DRIVE. THIS WOULD ALSO BE CONSISTENT WITH THE REQUEST BY OURS WINNIPEG THAT A 350-FOOT BUFFER ZONE FREE FROM DENSIFICATION. AND THE G.N.A. RECOMMENDS THAT THE CITY SPECIFICALLY ADDRESS FUTURE ENVIRONMENTAL OBJECTIVES ALREADY EXPRESSED IN CITY DOCUMENTS WHICH CARRYING OUT HALF-PROMOTED HOUSING. THESE OBJECTIVES SHOULD BE SUPPORTED BY EFFORTS SUCH AS PROMOTING ROOF DESIGN AND ORIENTATION TO FACILITATE SOLAR INSTALLATION, ELIMINATING FOSSIL FUEL USE FOR HEATING, PROVIDING FOR HOME CHARGING OF ELECTRICAL VEHICLES AND MAINTAINING PRECOVER TO PROVIDE CLIMATE MODERATION. THANK YOU.

MADAM SPEAKER: ARE THERE ANY QUESTIONS, MR. MAYOR?

MAYOR GILLINGHAM: THANK YOU, MADAM SPEAKER. I ALWAYS APPRECIATE YOUR PRESENTATIONS AND I CAN APPRECIATE WHY YOU AND SOME OTHERS HAVE CALLED FOR ANY BUILDER TO BE PART OF THE MANITOBA HOMEOWNER'S ASSOCIATION OR SOME OTHER ASSOCIATION. JUST A QUESTION, ARE YOU AWARE ON THE MANITOBA ASSOCIATION WEBSITE REQUIRED FOR ALL APPLICANTS, YOU MUST BE IN BUSINESS FOR TWO OR MORE YEARS. SO JUST ARE YOU AWARE? SO IF THERE'S SOMEONE WHO IS WANTING TO LET'S SAY BUY THE PROPERTY NEXT TO THEM AND PUT UP A DUPLEX, YOU KNOW, AND THEY'RE JUST -- THEY'RE NOT A BUILDER, BUT THEY WANT TO DO THIS AS MAYBE SOMETHING TOWARDS RETIREMENT, THERE'S HURDLES I THINK TO GETTING INTO THAT MEMBERSHIP. YOU DON'T HAVE TO FIX THAT, I JUST WANT TO MAKE YOU AWARE OF THAT. THANK YOU. IF I CAN COMMENT ON THAT. YES. I THINK WE'RE TALKING ABOUT PROBABLY A RELATIVELY SMALL PORTION OF THE DEVELOPMENTS UNDER THIS PROGRAM AND MAYBE SOME OF THE CLEVER PEOPLE IN THE ADMINISTRATION CAN FIGURE OUT

ESSENTIALLY A LOOPHOLE FOR THAT CONDITION, BUT AS OTHER MEMBERS OF THE G.N.A. HAVE EXPRESSED IN THEIR PRESENTATIONS, THE BIG -- THE NUMBER ONE BIGGEST PROBLEM IDENTIFIED BY RESIDENTS IN OUR AREA IS A LACK OF COMPLIANCE AND I THINK COUNCILLOR MAYES HAS ALSO NOTED THAT HE'S RECEIVED THOUSANDS OF E-MAILS OR CALLS ABOUT THESE KINDS OF CONDITIONS AND WE FEEL THAT THIS NOT ONLY WOULD BE A MUCH BETTER WAY OF DOING IT SINCE THE ASSOCIATION ALREADY EXISTS AND IS WELL-ORGANIZED, BUT ALSO A MUCH CHEAPER WAY FOR THE CITY BECAUSE IF THINGS ARE DONE WELL, YOU DON'T HAVE TO SPEND A LOT OF MONEY ON COMPLIANCE. AND RIGHT NOW, OUR EXPERIENCE AND WE'VE HAD OVER 150 LOT SPLIT DEVELOPMENTS IN GLENWOOD, OUR EXPERIENCE IS THAT THERE'S A HIGH PERCENTAGE OF NONCOMPLIANCE AND THE CITY SIMPLY DOES NOT HAVE THE RESOURCES TO LOOK AFTER INAPPROPRIATE TIME SCALES.

MADAM SPEAKER: OKAY. THANK YOU, RAY. SEEING NO FURTHER QUESTIONS, APPRECIATE YOUR PRESENTATION. CHRISTOPHER CLASSIO IS NEXT IN PERSON. FOLLOWING THAT VICK GISBERG. WELCOME, CHRIS. I WOULD LIKE TO FIRST START BY SAYING TO THE CITY COUNCIL, CITY STAFF, AND CITY CLERKS, THANK YOU AGAIN FOR YOUR SERVICE ON THE ZONING RULES WITHIN OUR CITY. I TRULY BELIEVE IN MY HEART AND BODY THAT THIS COUNCIL WILL APPROVE THESE RULES. RULE CHANGES, BUT WITH AMENDMENTS. WITH THAT BEING SAID, I HOPE MY OWN CITY COUNCIL LOR WILL VOTE YES OR AT THE END OF DEBATE IN THIS COUNCIL. IF YOU'RE THINKING ABOUT RESIDENTS LIKE MYSELF, WHO IS ONE OF THOSE WHO ARE UNABLE TO AFFORD A HOME AND FOR FUTURE GENERATIONS TO THE FOLKS WHO SPOKE IN SUPPORT OPPOSITION AND FOR INFORMATION. THANK YOU ALL FOR YOUR CIVIC ENGAGEMENT IN THE CITY PROCESS. HELLO, MY NAME IS CHRIS CLASSIO SHGZ. I'M A LONG-TIME RESIDENT ALMOST 32 YEARS OF MY LIFE AND I WAS NOT ABLE TO ATTEND ANY OF THE INFORMATION SESSIONS RELATED TO THESE NEW ZONING RULES, FROM MY PERSPECTIVE AND MY UNDERSTANDING, THESE RULE CHANGES ARE CITY WIDE BUT A LOT OF THESE CHANGES WILL HAVE MORE IMPACT ON MATURE NEIGHBORHOODS AND NOT IN SUBURBAN NEIGHBORHOODS LIKE MYSELF. AFTER HEARING ALL THE REMARKS FROM BOTH OPPOSITION AND FOR THOSE WHO ARE IN SUPPORT OF THIS PUBLIC HEARING, ON THE PUBLIC RECORD, I WOULD LIKE TO REQUEST THROUGH THE SPEAKER, COULD THE CLERKS MOVE MY POSITION FOR INFORMATION TO WHO IS IN SUPPORT OF THESE ZONING REFORMS. THIS PAST WEEK, I ATTENDED A BOOK LAUNCH FROM ONE OF THE PEOPLE WHO USUALLY TALKS IN THIS CHAMBER FROM MICHELLE WOOD. IT'S ABOUT MUNICIPAL FINANCE. AND A LOT OF THE CONCERNS THAT ARE ADDRESSED ABOUT HOW THIS WILL AFFECT THE CITY FOR FUTURE GENERATIONS IS THE THING THAT I'M THINKING ABOUT RIGHT NOW THESE ZONING RULES SHOULD ALSO BE LOOKED AT IN THE BIGGER PICTURE. WITH CONVERSATIONS ABOUT COMBINED ISSUES AND WHEN WE CAN ADDRESS THOSE CONCERNS. I DON'T KNOW IF THE CONVERSATIONS HAVE BEEN HAD IN THIS CHAMBER OR THIS CITY HALL BUT INVESTING IN MORE GREEN INFRASTRUCTURE THAT WILL MITIGATE SOME OF THESE COMBINED SEWER PROBLEMS THAT THE CITY HAS SPOKEN ABOUT. AND A FORMER MAYOR ONCE SAID WINNIPEG WILL BE A POPULATION GLOESDZ OF A MILLION PEOPLE STRONG BY 2030, BUT WE KNOW THAT IT WILL BE AROUND 2032. AND SO I HOPE ONCE AGAIN IN

SUPPORT THAT IF YOU DO SUPPORT THIS THIS MOVE IN COUNCIL THAT THIS WILL HELP SUPPORT THAT MILLION PEOPLE STRONG DREAM THAT THIS CITY OF HOPES TO ACHIEVE IN THE FUTURE. I DID HAVE QUESTIONS ABOUT HOW THE CITY IS GOING TO ADDRESS THE TREES AND ENVIRONMENTAL PROTECTIONS AND I HOPE THAT'S PUT INTO YOUR CONSIDERATIONS. LASTLY, ONE OTHER QUESTION, I HEAR PEOPLE TALKING ABOUT PARKING MINIMUMS. A CITY COUNCIL LOR HAS BEEN TALKING ABOUT PARKING MAXIMUMS. ADDRESSING SOME OF THE CONCERNS PEOPLE HAVE ABOUT PARKING AND HOW HOMES ARE BEING BUILT. THAT'S ALL I HAVE TO SAY AND THANK YOU AGAIN SO MUCH.

MADAM SPEAKER: THANK YOU. ANY QUESTIONS FOR CHRISTOPHER? NOT TODAY. THANK YOU. THANK YOU FOR YOUR PRESENTATION. MADAM CLERK.

CLERK: OUR NEXT SPEAKER IS VIC GEESEBROOKT. CHECKING THE GALLERY. I BELIEVE HE'S TRYING TO GET INTO THE MEETING.

MADAM SPEAKER: OUR CLERK WILL LOOK AT THAT IN SUPPORT OR OPPOSITION. CAROLYN WAS REGISTERED YESTERDAY IN OPPOSITION BUT SHE WASN'T IN THE MEETING.

MADAM SPEAKER: WE'LL COME BACK TO THAT. DO YOU HAVE CAROLYN IN THE -- SHE'S NOT IN THE WAITING ROOM. NEXT, MADAM CLERK.

CLERK: SO WE'LL HEAR FROM WALTER KLEINSCHMIDT WHO'S PARTICIPATING VIA ZOOM.

MADAM SPEAKER: WALTER, GOOD AFTERNOON. YOU'LL HAVE TO UNMUTE. THANK YOU. GOOD AFTERNOON, MADAM SPEAKER, MR. MAYOR, COUNCILLORS. I SPEAK TO YOU TODAY AS A LONG-TERM RESIDENT. I ARRIVED IN 1954. I GREW UP, STARTED MY FAMILY, HAVE FIVE CHILDREN, STILL HAVE FIVE CHILDREN AND HAD MY FIRST JOB ON THE RESIDENTIAL BASE. AFTER WORKING ON THREE CONTINENTS I RETURNED TO ST. BONIFACE TO RETIRE. WHICH I AM A MEMBER. BUT AS AN ADVOCATE ON A PERSONAL BASIS OF AGE IN PLACE, SOMETHING I'VE LEARNED TO APPRECIATE MORE AND MORE EVERY YEAR AND THAT REQUIRES AVAILABILITY OF HOUSING OPTIONS BOTH IN TERMS OF STYLE, SIZE, AND AFFORDABILITY. THIS BYLAW CAN DO THAT BUT IT DOES NOT ADDRESS AFFORDABILITY DIRECTLY AND A SET OF RULES OF LAW. BYLAW, THE BYLAW 143 DID ADDRESS AFFORDABILITY, SO I SEE NO REASON WHY THAT ISSUE ISN'T OMITTED IN BYLAW 59. I WILL STATE MY CAREFULLY CRAFTED WORDS DIRECTLY ON AFFORDABILITY. I PROPOSE POSSIBLE WORDING TO THE BYLAW WHICH HELPS ME WORD LOGICALLY MY RECOMMENDATIONS. WHEREAS THE INITIAL FOCUS INCLUDES INFILL HOUSING WITHIN THE COMMUNITIES AND WHEREAS AGE IN PLACE REQUIRES A MIX OF OWNERS AND TENANTS THAT REPRESENT NEW PARTICIPANTS, YOUNG FAMILIES, MATURE FAMILIES WITHIN THE MIX OFFERED IN A COMMUNITY. RESULT THAT THE BYLAW BE AMENDED AS FOLLOWS. SPECIFIC REGULATIONS TO DEFINE AND FACILITATE INCLUSION OF AFFORDABLE HOUSING WITH AN INFILL PROJECT WITH THE COMMUNITIES. PROVIDE ONE AFFORDABLE RESIDENTIAL UNIT IN ANY FOUR PLEX BUILT AS OF

RIGHT. TWO, ONE AFFORDABLE RESIDENTIAL UNIT WITHIN ANY PAIRS OF DUPLEXES BUILT ON THE SAME STREET OR BY THE SAME RELATED OWNER OR DEVELOPER. SECONDLY, A PROVISION THAT DEVELOPERS WITHIN A REASONABLE AND WITH THE ALLOWABLE BUILDING ENVELOPE, THE TOTAL FLOOR AREA PLAN ONE EXTRA RESIDENTIAL UNIT FOUR INSTEAD OF THREE OR FIVE INSTEAD OF FOUR, SUBJECT TO AN ADDITIONAL UNIT. SO THERE WE DON'T INCREASE THE USE OF LAND, BUT WE JUST PROVIDE WITHIN THE FOUR APPROVALS AN EXTRA RENTAL UNIT. THE NEXT POINT MAY BE A LITTLE MORE DIFFICULT. ALLOW A DEVELOPER TO ASSEMBLE ADJACENT R1 AND R2 PLOTS TO DEVELOP HOUSE STYLE RESIDENTS CONNECTED VERTICAL DUPLEXES WITH ALL UNITS ACCESSIBLE FROM A FRONT DOOR FACING ENTRY POINT TO PROVIDE A CONSISTENT POLICY. AND LASTLY A POINT THAT'S ALREADY BEEN RAISED BEFORE, THAT THE BYLAW CLEARLY STATES THAT NO VARIATIONS WILL BE CONSIDERED FOR ANY RESIDENTIAL UNIT OR UNITS BUILT UNDER THE AS OF RIGHT BUILDING REGULATIONS AND THAT PROVISION SHOULD BE ADDED IN BYLAW 143 TO 144. AND WHAT IS NOT WRITTEN IN THE NOTE BECAUSE I DID SEND THAT. SOMEHOW CREATE A BIAS IN THE REGULATION TO MAKE IT EASIER FOR OWNERS OR THE DEVELOPER TO BE OWNER OF ONE OF THE UNITS WITHIN DOING ALL OF THESE THINGS WILL HAVE DIFFERENT SHAPES OF HOUSING, DIFFERENT SIZES OF HOUSING BUT THE HOUSING CAN MEET THE DEMAND EXCEPT IMPROVE WITH THE CAPACITY. BENEFITTING FROM A STRONG IMMIGRATION AND AND FIND IT DIFFICULT TO ACCESS SOME SCHOOLS AND THE BYLAW AMENDMENTS THAT SUGGEST WOULD ALLOW TO MAINTAIN.

MADAM SPEAKER: THAT CONCLUDES YOUR TIME, WE WILL GO TO QUESTIONS RIGHT NOW. COUNCILLOR ALLARD. COUNCILLOR ALLARD: I'LL SPEAK FRENCH FOR THE FIRST TIME TODAY PERHAPS. [SPEAKING FRENCH] MR. CLERK, WOULD IT BE POSSIBLE TO GET MR. KLEINSCHMIDT'S SUBMISSION AT THIS POINT. NO? [SPEAKING FRENCH] [SPEAKING FRENCH].

COUNCILLOR ALLARD: OKAY.

MADAM SPEAKER: WALTER CAN CERTAINLY SEND IT IN TO CITY CLERKS.

COUNCILLOR ALLARD: OKAY. WALTER. [SPEAKING FRENCH] WENCH.

COUNCILLOR ALLARD: [SPEAKING FRENCH].

MADAM SPEAKER: THANK YOU. WALTER, THANK YOU FOR YOUR PRESENTATION. THANK YOU, MADAM CHAIRMAN.

MADAM SPEAKER: MADAM CLERK, NEXT SPEAKER IS VIRTUAL. IT'S CAROLYN. OR IS IT CATHY KATIE FIRST.

CLERK: SO IF YOU WOULD LIKE TO GO BACK. WE HAVEN'T FINISHED FOR INFORMATION.

MADAM SPEAKER: OKAY. LET'S FINISH THE INFORMATION AND WE'LL GO BACK.

CLERK: OKAY. SHE'S NOT SPEAKING TODAY. WE ALSO HAVE PAULA TUGESS WHO'S NOT SPEAKING. IS THERE ANYONE WHOSE NAME HAVEN'T BEEN CALLED AND WISHES TO ON THE APPLICATION. WE DID HAVE CAROLYN JOIN THE MEETING LATE, SO WE CAN GO BACK TO HER. CAROLYN, IF YOU CAN GO AHEAD AND TURN ON YOUR CAMERA AND UNMUTE YOURSELF, HAVE YOU FIVE MINUTES. MY AM APOLOGIES. I REGISTERED LATE AND ONLY RECEIVED THE MEETING AROUND 3:00 AND UNFORTUNATELY ONLY WENT TO MY JUNK MAIL. I HAVE AN ABBREVIATED VERSION OF MY SPEECH. MY NAME IS CAROLYN BOSCHE. I'M A RESIDENT OF 2244 PARK BAY. WITH NO BACK LANE. SO I AM DIRECTLY ONE OF THE HOMEOWNERS THAT THIS ZONING PLAN REWRITE AFFECTS. IF I DECIDED TO SELL MY HOUSE TOMORROW OR ONCE THIS COMES INTO EFFECT, A DEVELOPER COULD BUILD IT OR COULD BUY THE LOT FROM US AND BUILD ANYWHERE FROM TWO TO FOUR UNITS ON OUR LOT. OTHER THAN BEING A RESIDENT, I AM A YOUNG MOTHER. I HAVE EIGHT MONTH OLD TWINS SO IF YOU HEAR SOME SQUAWKING IN THE BACKGROUND THAT'S BECAUSE THEY'RE WONDERING WHY I'M NOT PLAYING WITH THEM AND I'M ALSO A PROFESSIONAL INTERIOR DESIGNER. I WORK FOR A LARGE ARCHITECTURAL FIRM. I WORK ON LARGE. I WORK ON NEW SCHOOLS ONE GOING UP IN C.H. CREEK FOR THE PROVINCE AND FOR THE SCHOOL DIVISION AS WELL AS DOING LARGE ADDITIONS TO PUBLIC BUILDINGS. SO I'M VERY FAMILIAR WITH THE WORLD OF CONSTRUCTION, WITH THE WORLD OF C.M.H.C. AND WHAT THIS TYPE OF DEVELOPMENT MEANS. I AM CONCERNED BECAUSE I DO BELIEVE EVERY NEIGHBORHOOD NEEDS TO EVOLVE. SOMETHING THAT I'M CONCERNED ABOUT IS THAT WE HAD A MEETING WITH BRIAN MAYES BECAUSE THERE WERE MANY THINGS WE WANTED TO UNDERSTAND ON OUR STREET. OUR NEIGHBORHOOD IS A 1960S NEIGHBORHOOD. MY HOUSE WAS BUILT IN 1962 AND THERE HAS BEEN LITTLE TO NO WORK DONE ON SEWERS, POWER, DONE ON WATER SUPPLY AND IF YOU THINK OF MY LOT, A SINGLE-FAMILY HOUSE, THERE'S TWO WASH ROOMS. WE HAVE A COUPLE TVS, SOME POWER COMING TO OUR HOUSE. IF THAT EXPONENTIALLY INCREASES TO TWO TO THREE TO FOUR DIFFERENT UNITS, HOW EXACTLY IS THAT GOING TO IMPACT OUR NEIGHBORHOOD AND MY NEIGHBOURS. I THINK THE LAST THING THAT OUR NEIGHBORHOOD WANTS TO SEE IS THAT HAPPENED THIS PAST YEAR IN FORT RICHMOND. ONE OF THE REASONS MY HUSBAND AND I BOUGHT OUR HOUSE IS WE LOVE THESE SCHOOLS IN OUR AREA. OUR CHILDREN ARE GOING TO GO TO FRENCH SCHOOLS. WE HAVE MARIANNE GABERIE. THE WAIT LIST EVEN BECAUSE WE'VE HAD TWINS, WE WERE TOLD DON'T EVEN BOTHER APPLYING BECAUSE THERE ARE NO SEATS. SO BRINGING MORE PEOPLE INTO THIS NEIGHBORHOOD, I DON'T UNDERSTAND HOW EXACTLY WITHOUT ANY PLANS FROM MY UNDERSTANDING THROUGH BRIAN MAYES TO INCREASE SEATS IN SCHOOLS, TO DO ANY RENOVATIONS TO ELEMENTARY SCHOOLS AND/OR HIGH SCHOOLS, TO BUILD DAY CARES IN OUR AREA. HOW DO YOU EXPECT TO INCREASE THE AMOUNT OF RESIDENTS IN OUR AREA MARKETING THESE UNITS AS AFFORDABLE UNITS TO YOUNG FAMILIES WHICH ST. PATELL IS A GREAT NEIGHBORHOOD TO RAISE A YOUNG FAMILY THAT'S EXACTLY WHY WE MOVED THERE. MY HUSBAND GREW UP THERE BUT IF YOU'RE NOT GOING TO INCREASE THE ACTUAL LOGISTICS OF HOW THIS NEIGHBORHOOD'S GOING TO FUNCTION WITH TRIPLE, QUADRUPLE THE AMOUNT OF PEOPLE THAT ARE GOING TO LIVE THERE. I DON'T UNDERSTAND HOW

PEOPLE CAN SAY THAT'S A GOOD IDEA. MY NEIGHBOUR HAS SIX LARGE MATURE OAKS. NOW, TO BUILD A QUAD PLEX, FOR EXAMPLE, ON HIS LOT, YOU WOULD HAVE TO CUT DOWN PROBABLY FOUR OF THOSE SIX OAKS. SO I DON'T UNDERSTAND HOW IN THE DOCUMENT THAT WAS SUPPLIED YOU CAN SAY THAT YOU'RE GOING TO PRESERVE GREEN SPACE. YES, WE ARE CLOSE TO ST. PATEL PARK. THAT CANNOT BE THE ONLY GREEN SPACE IN THE AREA IF YOU'RE GOING TO INCREASE THE AMOUNT OF HOUSING AND DECREASE THE AMOUNT OF GREEN SPACE SIMPLY BY HAVING TO REMOVE THEM. I WOULD LIKE TO HEAR FROM OTHER COUNCILLORS OTHER THAN BRIAN MAYES BECAUSE I KNOW HE HAS IDEAS LIKE INCREASING THE LOT REQUIREMENTS TO 60 FEET WHICH I THINK MAKES WAY MORE SENSE IF YOU'RE GOING TO BUILD AFFORDABLE AND FUNCTIONAL FAMILY UNITS, YOU NEED BIGGER LOT SIZES. AND SOMETHING THAT ALSO CONCERNS US IS THAT THIS ACTUALLY DOESN'T IMPROVE ANY OF THE URBAN SPRAWL IN OUR AREA. IN THINGS LIKE SAGE CREEK, BY SON RUN, OUR CITY'S EXPANDING AND GROWING AND THAT'S FANTASTIC, WE NEED TO EXPAND AND GROW WINNIPEG IS AN AMAZING PLACE TO LIVE, THAT'S WHY WE HAVEN'T MOVED WHEN WE HAD THE OPPORTUNITY BUT THAT'S NOT ACTUALLY CHANGING ANYTHING. WHAT YOU'RE DOING IS FORCING PEOPLE --

MADAM SPEAKER: CAROLYN, THE TIME IS UP FOR YOUR PRESENTATION. FAIR ENOUGH.

MADAM SPEAKER: I WILL ASK IF THERE ARE ANY QUESTIONS. NO QUESTIONS TODAY. THANK YOU FOR PRESENTING. THANK YOU FOR LETTING ME IN. APPRECIATE IT.

MADAM SPEAKER: OKAY. THAT CONCLUDES OUR SPEAKERS FOR TODAY, OUR PRESENTERS. MR. MAYOR.

MAYOR GILLINGHAM: THANK YOU, MADAM SPEAKER. IN JUST A SECOND I'LL MOVE TO ADJOURN UNTIL TOMORROW MORNING JUNE THE 4TH AT 9:30. ON BEHALF OF ALL COUNCIL, I WANT TO THANK ALL THE DELEGATES. FOR INFORMATION OPPOSED AND FOR WHICH THANK YOU EVERYONE FOR THEIR ENGAGEMENT, BUT I WOULD MOVE THE MATTER BEEN ADJOURNED UNTIL TOMORROW MORNING JUNE THE 4TH AT 9:30 A.M.

MADAM SPEAKER: THANK YOU, MR. MAYOR. ALL IN FAVOUR. CONTRARY, THAT'S CARRIED. ROLL CALL, MADAM CLERK.

CLERK: MADAM SPEAKER, COUNCIL COLORS ALLARD, EADIE, BROWATY, SHARMA, SANTOS, AND WYATT.

MADAM SPEAKER: MEETING ADJOURNED.