INTRODUCTORY REMARKS:

Harry Finnigan, Director of Planning Property and Development

- **Mr. Mayor and members of EPC, I am here today as your Director to provide you with our best professional advice and to outline why we have concluded that the Plan Winnipeg Policy Plate A should be amended to re-designate lands from Rural Policy Area to Neighbourhood Policy Area. The area in question is commonly known as Waverley West.**

- **As the administrative Report which is before you indicates, this application was initiated by myself, as Director, in view of the fact that two of the major property owners had advised the City that they were seeking amendments to Plan Winnipeg to allow residential development on their respective lands. As such it was appropriate for the City to initiate the amendment in these circumstances, as the legislation allows, in order to manage the Plan Winnipeg review process in a coordinated and collaborative manner. I'm not appearing before you as an "interested party" as such – you will be hearing from various property owners and members of the public - but rather to provide you with objective professional advice and our recommendations, based on our analysis of the information the city has gathered, to assist you in your deliberations.**

- **Forming this recommendation really was a team effort involving representatives of several city departments, including Ken Rosin – Public Works; Kim Raban – Water and Waste and Bill Menzies – Winnipeg Transit.**

- **From Planning, Property and Development, we have Chris Knoll – Manager of the Planning and Land Use Division; Mike McGinn – Manager of Finance; Jacquie East – Co-ordinator of the Urban and Neighbourhood Planning Branch; Michelle Richard – Senior Planner; and Martin Grady – Senior Planner who in a few minutes will be presenting our analysis on why we are recommending this amendment.**

- **Prior to handing over the floor to Martin, I thought it would be appropriate to comment briefly on what Plan Winnipeg is - Plan Winnipeg is City Council's long range policy plan which can be seen as the guiding vision document for the City.**

- **Among other things, it sets out specific long-range plans for land use and development in the City of Winnipeg. Through a series of policy statements and policy plates that designate land use policy areas, short and long term transportation requirements and targeted neighbourhoods, the City broadly regulates land use and development – which brings us to why we are here today –**

- **Plan Winnipeg also acknowledges that land designated as "rural" should be converted to "neighbourhood" only when there is a demonstrated need for additional land to satisfy projected demand. Our job today is to summarize why we feel that there is demonstrated need.**

- **In Martin Grady's presentation, you will see how we have arrived at this conclusion. To assist you however, we would like to introduce three exhibits:**
    1. **the outline of Martin's Power Point Presentation;**
    2. **The City of Winnipeg Residential Land Supply Study;**
    3. **The City of Winnipeg Waverly West Financial Analysis.**

- **The latter two documents provide the background information (including an outline of our analysis) which forms the basis of our recommendation. Because of the interest in this initiative which has been shown, we have gone out of our way to make these documents available in advance to interested members of the public –for instance the Residential Land Supply study was posted on our website on October 15th while our Financial Analysis was posted on December 10th, 2004.**

- **In conclusion, we feel an amendment to Plan Winnipeg is warranted. Overall, we are confident that we have met the policy criteria laid out in Plan Winnipeg. On this note, I invite Martin Grady to provide you with a more detailed overview of our recommendation.**

- *Martin's presentation*

- **Mr. Mayor and members of EPC, we would be happy to answer any questions which you may have about our presentation. Again, our intent is to provide you with our best professional advice. We will also be available toward the end of the public hearing to address any issues that may arise during the proceedings on which you may wish to receive our professional input or comments.**

- *Q & A*