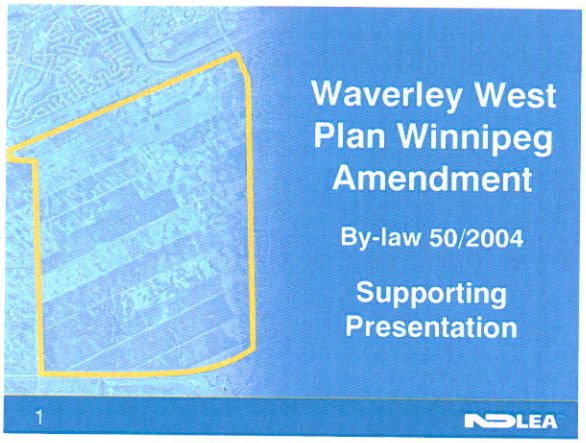


Waverley West Approval Process

1. **Plan Winnipeg Amendment**
   - Applicant - City of Winnipeg
   - Collaborative Approach
   - February 2003 - today
2. **Area Structure Plan**
   - Process to commence early 2005
3. **Subdivision and Rezoning**
   - Process to commence mid 2005

2 NDLEA

Plan Winnipeg Measurements

- **Policy 3B-08: Regulate Land Uses in Rural Areas**

iii) allowing the re-designation of Rural land to Neighbourhood only where:

- there is a **demonstrated need** for additional land to **satisfy projected demand**, and
- where a **full range** of municipal infrastructure can be provided in an **environmentally-sound economical and timely manner**.

3 NDLEA

THIS IS EXHIBIT "49" REFERRED TO
IN FILE NO. EF-1.1 (FW 21/2005)
DATED THIS 4TH DAY OF JAN 20 04

CLERK

Plan Winnipeg Amendment Submissions:

- **Exhibit "A"** – Housing and Population Report, September 2003
- **Exhibit "B"** – Demographic and Market Analysis Report, January 2004
- **Exhibit "C"** – Transportation Review, December 2003
- **Exhibit "D"** – Costs Benefit Analysis to the City of Winnipeg, December 2004

4 NDLEA

Additional Processes

- **Area Structure Plan**
  - Consultative process – Commencing Jan. 05
  - Servicing – regional and arterial street network; water; waste water; land drainage
  - Land use capabilities – land use directions and Neighbourhood development
  - Development goals and objectives

5 NDLEA

Additional Processes

- **Subdivision and Rezoning**
  - Detailed development/neighbourhood plans
  - Focused on initial phases of development
  - Integration with surrounding existing and future neighbourhoods

6 NDLEA

Presentation Focus

Part I – the demonstrated need for additional land to satisfy projected demand.

Part II – how municipal infrastructure can be provided in an environmentally-sound economical and timely manner.

Part III – impacts of lot shortage

7 NDLEA

Part I

"...demonstrated need..."

8 NDLEA

Part I

"...demonstrated need..."

Market Supply & Demand

9 NDLEA

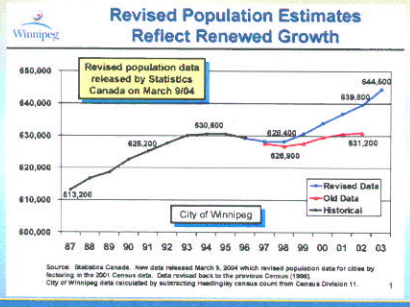
Supply and Demand

- **Residential lot supply in Winnipeg is at a critical junction**
  - Particularly in South West Winnipeg – lot supply will be fully depleted by the end of 2005
  - South East Winnipeg in a similar position – end of 2006
- **Demand is increasing**

Housing Demand

- **Demand for housing is growing**
  1. **Population growth**
  2. **Continuing demographic shifts**
  3. **Strong economic conditions**

1. Renewed Population Growth



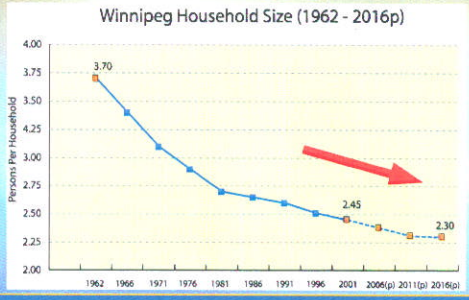
Source: City of Winnipeg CAO Secretariat

Population Growth

- Conference Board of Canada projects continued population growth between 4,000 - 6,000 annually to Winnipeg
- Manitoba Bureau of Statistics projects annual increases of 10,000 residents to Manitoba

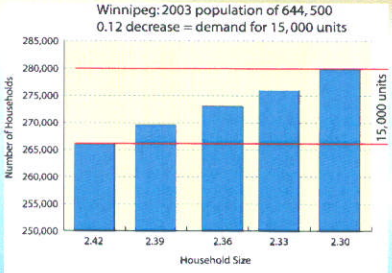
13 NDLEA

2. Continued Demographic Shifts



14 Source: Statistics Canada Census Data 1962-2001; NDLEA projection 2006-2016. NDLEA

- **15,000 unit demand without any growth in population**



15 NDLEA

3. Strong Economic Conditions

- Manufacturing sector leads solid growth (Scotia Bank, Oct/04)
- Job growth above national average (Stats Canada, Oct/04)
- Third highest economic growth in the country for 2004 at 3.3% (Winnipeg Free Press Dec/04)
- Continuing attractive interest rates

16 MLEA

Significant new capital investment 10 – 15+ years

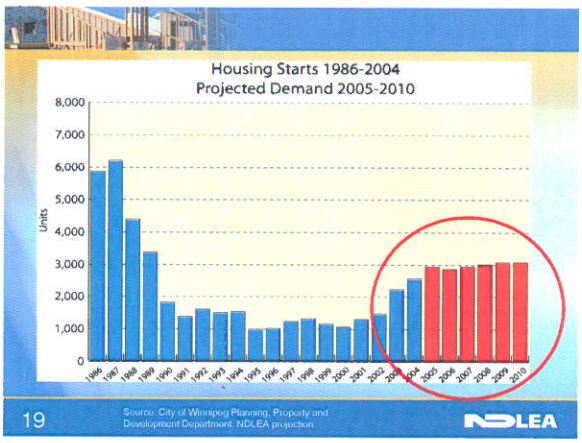
Wuskwatim Dam	$1.0 billion
Floodway expansion	$0.7 billion
Manitoba Hydro office building	$0.2 billion
Water treatment plant	$0.3 billion
Airport terminal	$0.4 billion
Storm sewer upgrades	$0.7 billion
Future Hydro generation and transmission	$10.0 billion
TOTAL	**$12 - 13 billion**

17 MLEA

Housing Demand Projection

- Average demand of 3,000 additional residential units per year…

18 MLEA



Demand projection note:

- Demand projections are based on Conference Board of Canada population projections to 2008
  - do not account for Provincial Government policy to attract 10,000 immigrants to Manitoba
- Projection of an average demand for 3,000 units per year may be low (based on Manitoba Bureau of Statistics)

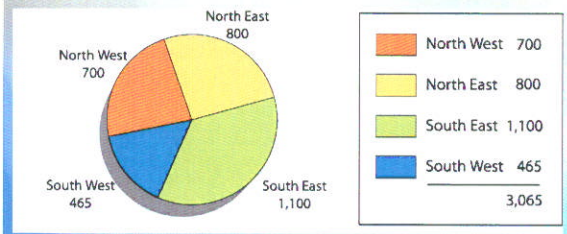
20 NDLEA

Part I (cont.)
(... demonstrated need)

Residential Lot Supply in Winnipeg

21 NDLEA

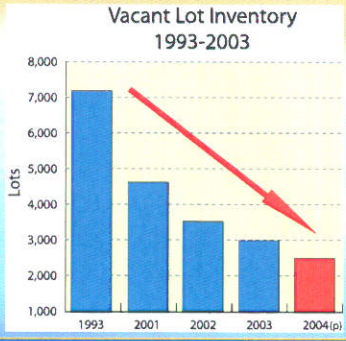
Present Winnipeg developable lot supply



22 Source: City of Winnipeg Planning Property and Development Department

NDLEA

Winnipeg's existing building lot inventory is decreasing



23 City of Winnipeg Vacant Lot Inventory-Serviced and Readily serviceable lots (2004 projection)

NDLEA

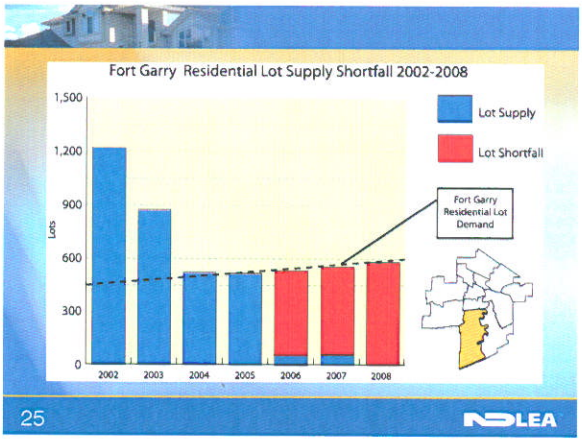
Fort Garry Supply effectively depleted by the end of '05

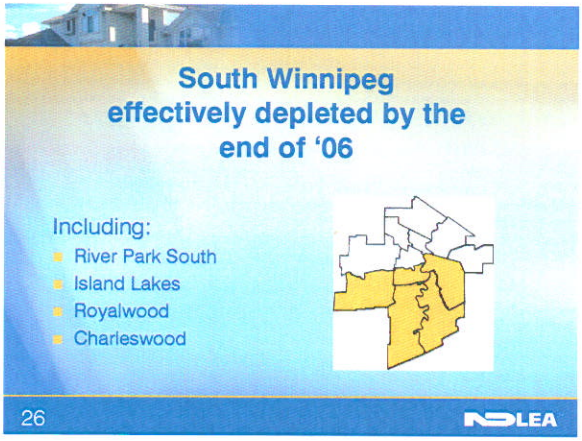
- Whyte Ridge
- Linden Woods
- Linden Ridge
- Richmond West

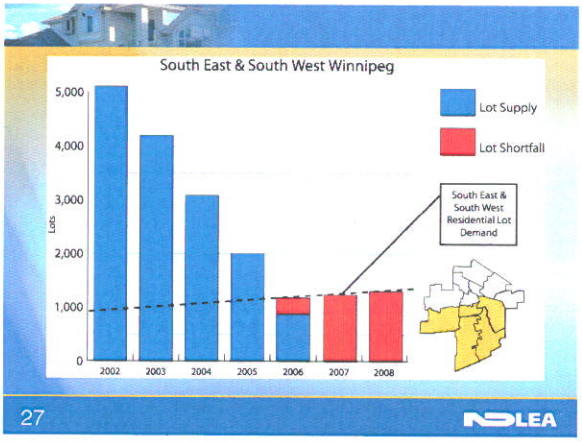


24

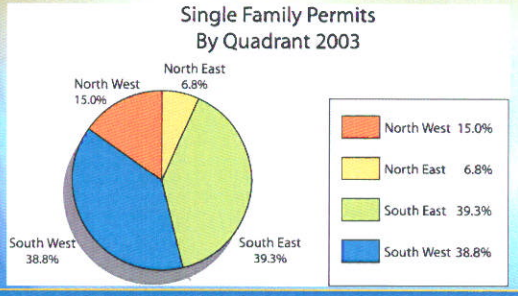
NDLEA


Fort Garry Residential Lot Supply Shortfall 2002-2008
1,500
1,200
900
600
300
0
Lots
2002
2003
2004
2005
2006
2007
2008
Lot Supply
Lot Shortfall
Fort Garry Residential Lot Demand
25
LEA


South Winnipeg effectively depleted by the end of '06
Including:
River Park South
Island Lakes
Royalwood
Charleswood
26
LEA


South East & South West Winnipeg
5,000
4,000
3,000
2,000
1,000
0
Lots
2002
2003
2004
2005
2006
2007
2008
Lot Supply
Lot Shortfall
South East & South West Residential Lot Demand
27
LEA

Market Share – by quadrant



11 Source: City of Winnipeg Planning, Property and Development Department NDLEA

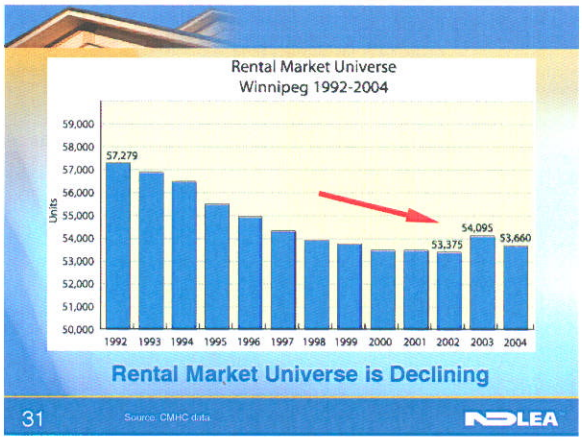
Meeting the Demand

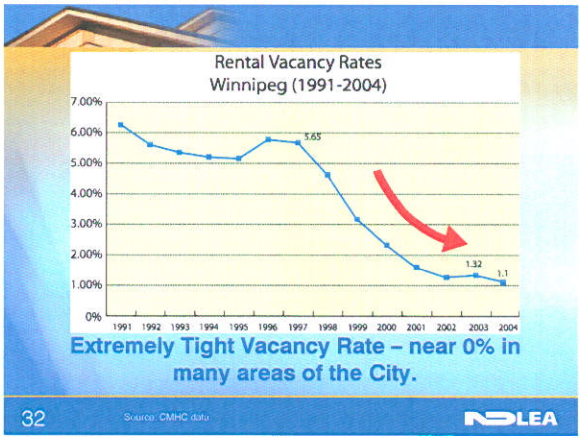
1. Rental housing market
2. Resale housing market
3. New home market
4. Where can the demand be met?

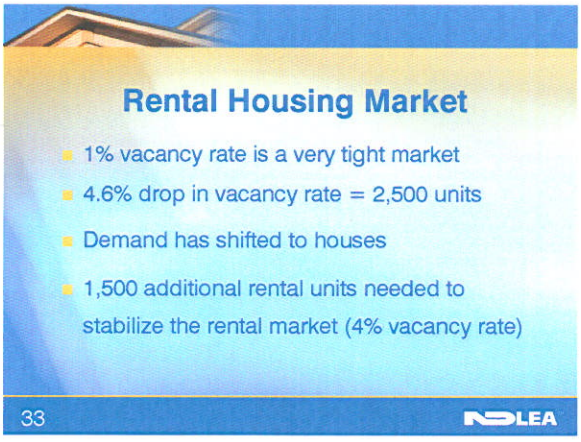
29 NDLEA

1. Rental Housing Market

30 NDLEA

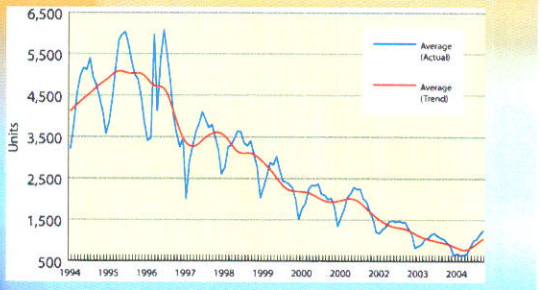

Rental Market Universe
Winnipeg 1992-2004
Units
59,000
58,000
57,000
56,000
55,000
54,000
53,000
52,000
51,000
50,000
57,279
54,095
53,375
53,660
1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004
Rental Market Universe is Declining
31
Source: CMHC data
NDLEA


Rental Vacancy Rates
Winnipeg (1991-2004)
7.00%
6.00%
5.00%
4.00%
3.00%
2.00%
1.00%
0%
5.65
1.32
1.1
1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004
Extremely Tight Vacancy Rate – near 0% in many areas of the City.
32
Source: CMHC data
NDLEA


Rental Housing Market
1% vacancy rate is a very tight market
4.6% drop in vacancy rate = 2,500 units
Demand has shifted to houses
1,500 additional rental units needed to stabilize the rental market (4% vacancy rate)
33
NDLEA

2. Resale Housing Market

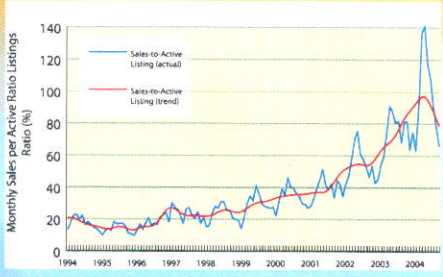
34



Number of active listings has declined to less than 1,500

35

*based on Residential and Condominium Sales
Source: CMHC, Winnipeg Real Estate Board



Sales to active listing ratio is at an unprecedented high – Extremely Tight Market

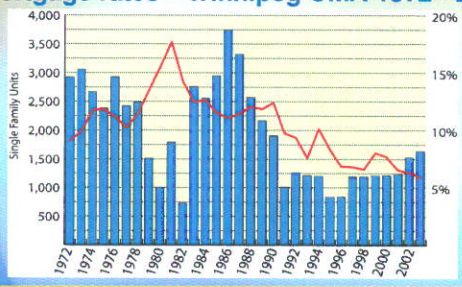
36

*based on Residential and Condominium Sales
Source: CMHC, Winnipeg Real Estate Board

3. New Home Market

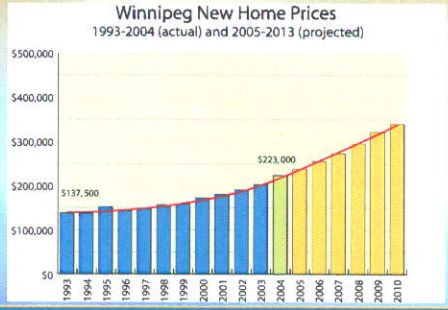
37

Single-family housing starts & 5-year mortgage rates – Winnipeg CMA 1972 - 2003



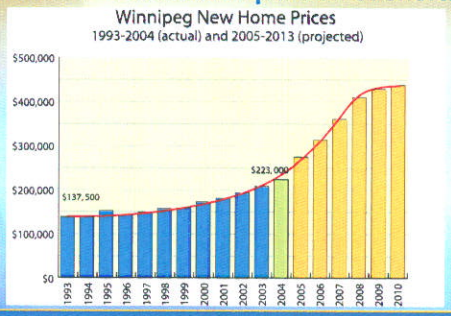
38 Source: CMHC, MB Urban Affairs

Scenario A – continuing today's pace



39 Source: 1993-2003 CMHC data ; continuing trend to 2013

Scenario B – Potential impact of lot shortage



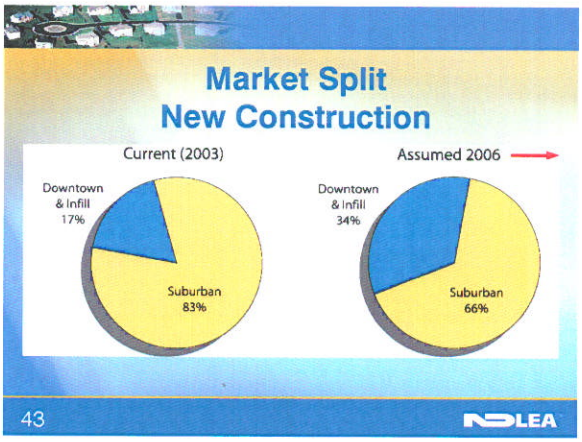
40 Source: 1993-2003 CMHC data., continuing trend to 2013 NDLEA

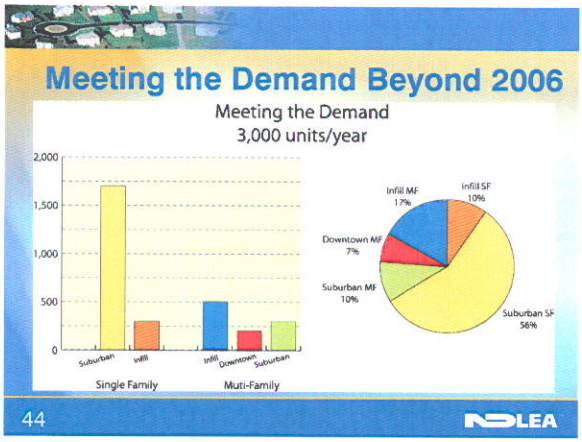


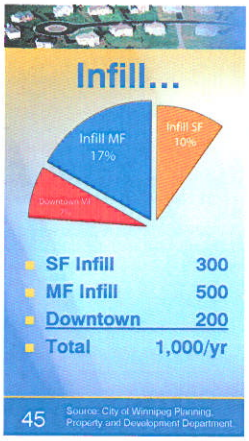
41 Source: CMHC data. NDLEA

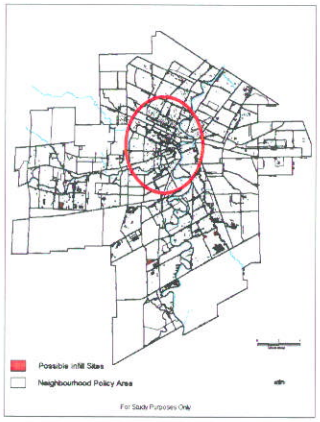
4. Where Can the Demand be Met?

42 NDLEA


Market Split
New Construction
Current (2003)
Assumed 2006
Downtown & Infill 17%
Suburban 83%
Downtown & Infill 34%
Suburban 66%
43
NDLEA


Meeting the Demand Beyond 2006
Meeting the Demand
3,000 units/year
2,000
1,500
1,000
500
0
Suburban
Infill
Infill
Downtown
Suburban
Single Family
Muti-Family
Infill MF 17%
Infill SF 10%
Downtown MF 7%
Suburban MF 10%
Suburban SF 56%
44
NDLEA


Infill...
Infill MF 17%
Infill SF 10%
SF Infill 300
MF Infill 500
Downtown 200
Total 1,000/yr
45
Source: City of Winnipeg Planning, Property and Development Department


Possible infill Sites
Neighbourhood Policy Area
For Study Purposes Only

Downtown and infill

- Based on these assumptions on market share, at best, a 2 - 3 year supply of viable infill lots remains
- Although the downtown has capacity, rental housing is current not economically viable and does not provide an alternative

46 NDLEA

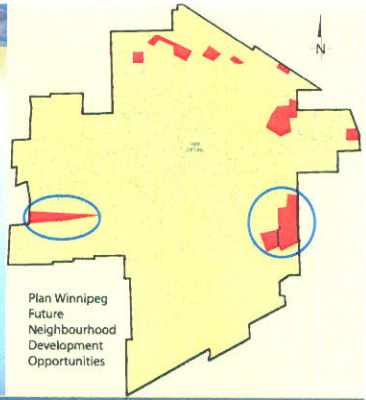
Downtown and infill

- The downtown and older neighbourhoods are ***not*** capable of supplying the entire housing market

47 NDLEA

Other South Winnipeg residential developments

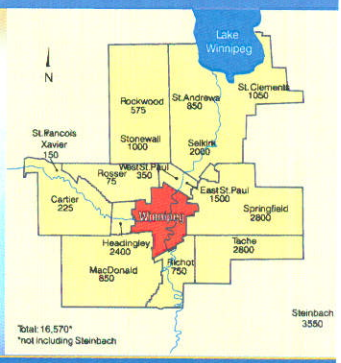
- Not capable of supplying entire market
- Number of years away



48 Source: City of Winnipeg Planning, Property and Development Department NDLEA

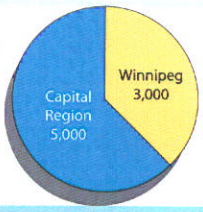
Capital Region

- 5,000 existing approved lots
- Up to an additional 11,000 potential lots (Development Plans)



Existing lot supply
Winnipeg and surrounding municipal jurisdictions

- Winnipeg – 3,000
- Surrounding – 5,000



Summary:
Need to provide adequate supply in all markets

- **Suburban / *greenfield***
  - All quadrants
- **Infill and Downtown**
- **Re-development**