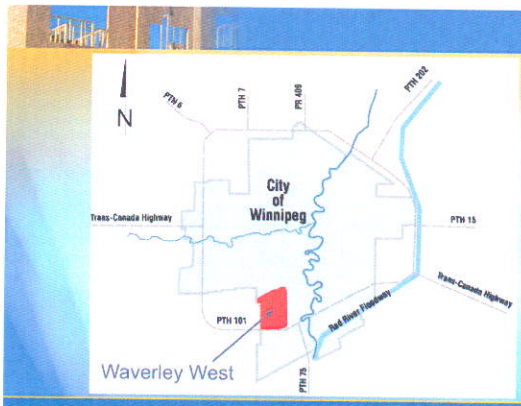
Part II

Municipal Infrastructure
(Waverley West)

52



53

Waverley West:

- The long-term planned development of south west Winnipeg
- 3,000 acres, prime for sustainable neighbourhood development
- Utilizes existing infrastructure
- "Planned growth" not "sprawl"

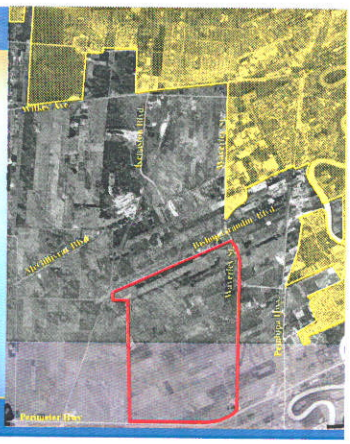
54

Waverley West:

- The continuation of the Fort Garry marketplace – 35% of Winnipeg's new home market
- 11,000 total residential units – mixture of single-family and multi-family homes
- 18-25 years to build out

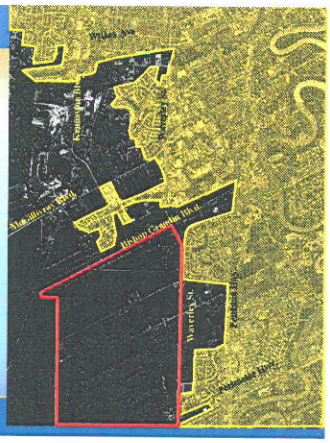
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South West Winnipeg 1970



56

South West Winnipeg 1988



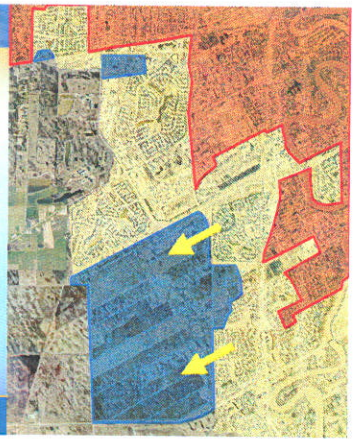
57

South West Winnipeg Today



58

Planned Growth for South West Winnipeg: 1970, today, and future



59

Fort Garry residential market past 25 years



60

Fort Garry residential market next 25 years



61

Waverley West:

- Will incorporate *Smart Growth* principles in a Winnipeg context:
  - Preserve and enhance existing natural areas
  - Walkable - linear parkways
  - Provide a range of housing opportunities and choice
  - Provide opportunities for mixed-use
  - Readily serviceable - regional services and infrastructure have been in place for 20 years
  - Landowner cooperation

62 NDLEA

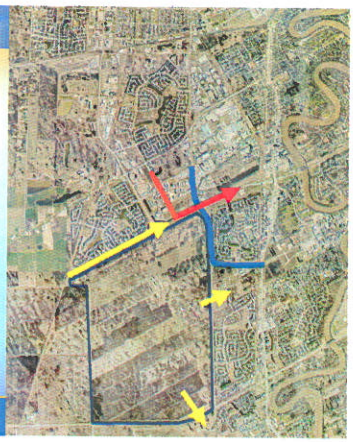
Waverley West:

- Planning opportunity at a scale not previously available in Winnipeg

63 NDLEA

Existing trunk services

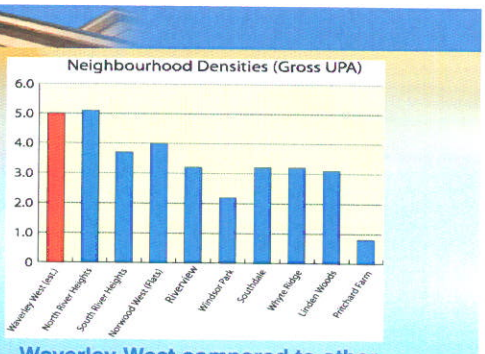
Land Drainage
Sewer Main
Water Main



64

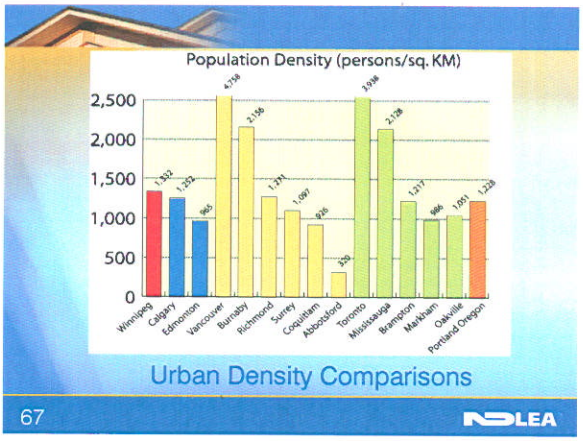
Waverley West is not "sprawl"

65



Waverley West compared to other Winnipeg Neighbourhoods

66



Urban Density Comparisons

67

Portland, Oregon

- Urban Growth Boundary (UGB) has had a negative impact on the City of Portland
- Portland has become one of the least affordable cities in the US
- Has had a negative impact on business growth
- Has forced densification onto existing neighbourhoods – resulting in mass NIMBY revolt

68

Portland

- Excessive leapfrog development to exurban centres outside of UGB – producing true sprawl – unplanned development at extremely low densities (1 - 3 upa)
- State legislation requires cities to provide a 20-year supply of buildable land within the urban boundary (Winnipeg presently has about an 8 year supply).

69

Portland

- **Portland has attempted to achieve the densities and other urban characteristics that Winnipeg already has – yet maintains a 20-year supply of land.**

70 NDLEA

Waverley West continued:

- **Will not be built overnight:**
  - 18 – 25 years to build-out
- **Will not supply the city's entire residential market:**
  - 30 – 35% of single-family homes
  - Approximately five years worth of supply for the entire City

71 NDLEA

Waverley West:

- **Will not compromise "Downtown First"**
  - "Downtown First" does not mean "Downtown Only"
  - Inner city supply is not capable of supporting entire Winnipeg demand
    - In 2003, experienced a 500% increase in starts, to 214 units, in city centre
    - Our Supply & Demand model allows for 1,000 unit / year in downtown & city centre

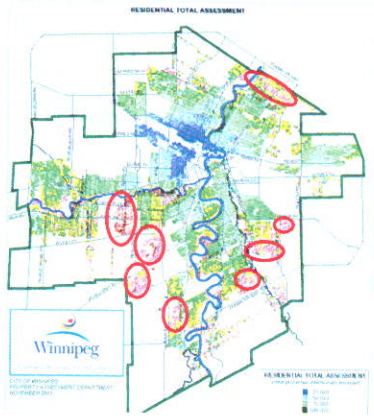
72 NDLEA

Waverley West is Financially Sustainable

- Is not going to be a drain on the City's financial situation
  - Net Present Value of **$213 million** after all costs
- Financially positive from "day-one"
- Houses with above-average assessment are needed to help pay for city services in older neighbourhoods

73 NDLEA

Winnipeg Homes assessed at $150,000 or greater



74 Source: City of Winnipeg Assessment Department

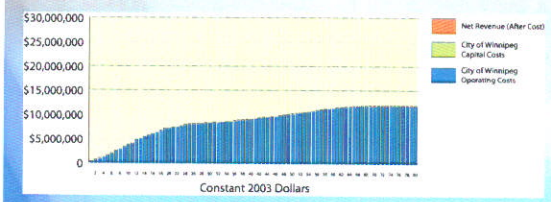
Who pays for new development?

Capital Costs:

- 80-85% paid for in price of "serviced lot":
  - Development fees, watermains, wastewater sewers, land drainage, street pavements, sidewalks, streetlights, boulevard trees & parks
- 15-20% paid for by the City:
  - Regional streets and trunk services, community facilities, new equipment (e.g., fire trucks)

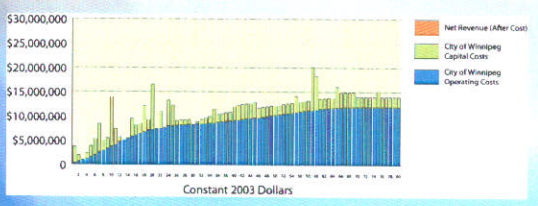
75 NDLEA

Financial Analysis: Operating Costs



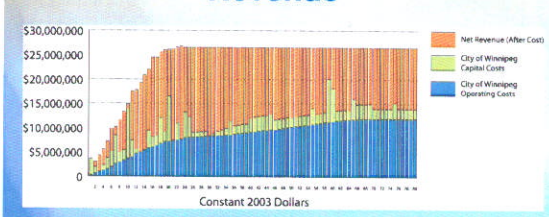
76 NDLEA

Financial Analysis: Capital Costs



77 NDLEA

Financial Analysis: Revenue



78 NDLEA

Financial Analysis: Summary

- **$800 million net to the City of Winnipeg**
  - **$213 Million** in Present Value
- **City of Winnipeg Analysis**
  - **$71 million** in Present Value

79 NDLEA

Financial Considerations

- 175 new houses in Fort Garry
  = $40 ***million (6 months)***
- Kenaston / CNR underpass
  = $40 ***million (3 years)***

80 NDLEA

Part III
Impacts of Lot Shortage

81 NDLEA

Dramatic impact on the home building industry

- Is a ***$ billion*** industry to the local economy
- Adds ***$500 million*** to the assessment base annually
  - Over ***$6 million*** in incremental taxes per year

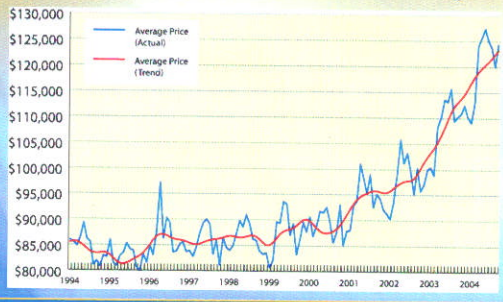
82 NDLEA

Loss of Housing Affordability

- **All levels of housing**
  - New home market
  - Resale
  - Rental

83 NDLEA

Resale Home Prices Escalating...

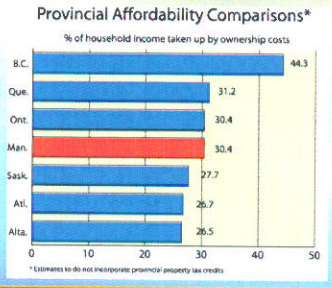


*Based on Residential and Condominium Sales
Source: CMHC, Winnipeg Real Estate Board

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Impact - loss of affordability...

- Affordability Index...Manitoba is one of the least affordable provinces



 Source: RBC Financial Group

NDLEA

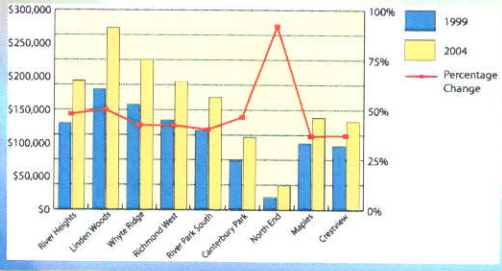
Impact - loss of affordability...

- "...in one of the worst erosions of affordability in the country as Manitoba's index moved to 30.4% from 29.6% (3rd quarter 2004)
- "...the province's homebuilders are facing a number of hurdles, including shortages of building lots in core urban areas (south Winnipeg)..."

 Source: RBC Financial Group

NDLEA

Average Price Increase (single-family) 1999-2004



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

NDLEA

Economic Impacts

- Loss of a competitive advantage
- Bank of Montreal forecasts Manitoba's growth rate will double in 2005, lead by "...manufacturing...and a robust housing sector..." (Winnipeg Free Press Oct. 22, 2004)

88 MBLEA

Who will be impacted most:

- Existing homeowners
- First-time homebuyers
- Low-income families
- Residential development industry

89 MBLEA

Who will be impacted most continued...

- City of Winnipeg
  - Potential loss of housing starts (2,000 houses)
  - Loss of $2.4 million annual net revenue (permanent loss, not deferred)

90 MBLEA

Conclusion

All indicators point to:

- Winnipeg facing a major, serviced residential lot shortage
- Very tight new, used and rental housing markets
- Potential rapid increases in shelter costs

91 NDLEA

Conclusion

- The early stages are evident today, and will compound monthly until addressed
- This will affect all residents of the city, particularly the most vulnerable
- This must become a municipal government priority

92 NDLEA

Conclusion

- **Winnipeg needs a well balanced housing market including**
  - Tenure – rental and ownership
  - Location, including
    - **Suburban in all quadrants**
    - **Infill in existing neighbourhoods**
    - **Downtown**

93 NDLEA

Burden of Proof

- **Policy 3B-08:**
  - **There is a demonstrated need for additional land to satisfy demand**
  - **A full range of municipal infrastructure can be provided in an environmentally sound economical and timely manner**

94 NDLEA

Timing

- **To avoid a lot shortage, the goal is to have serviced lots available by the end of 2006**

1. Area Structure Plan: summer 2005
2. Rezoning & subdivision applications: fall 2005
3. Land development start: spring 2006

95 NDLEA

Thank you

96 NDLEA