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WAVERLY WEST PRESNTATION
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The Manitoba Real Estate Association represents approximately 1700 Realtors throughout the province who have subscribed to a Quality of Life action plan for the benefit of all Manitobans. **Realtors are committed to improving our quality of life by supporting quality growth that encourages economic vitality, provides housing opportunities and builds better communities with good schools and safe neighborhoods.**

Mr. Mayor, all vibrant communities must meet the needs of all their residents; not just one segment. Accessible housing for all their citizens is a requirement for sustained economic growth.

The Manitoba Real Estate Association believes that Urban Growth does not necessarily equal Urban Sprawl. We support a balanced approach to growth with an environment that is conducive to urban growth as well as in fill housing. Urban growth and in fill housing are not mutually exclusive.

We believe that infrastructure costs of new development should continue to be borne by the developers and the residents of the new subdivisions and we support the Mayor's position of encouraging redevelopment of infill homes by their owners through freezing assessment rates and property tax incentives for new infill construction.

The opponents of urban growth have built a logical argument based on an incorrect premise ..... That you can force people where to live.....in particular people with economic resources. Limiting the supply of new lots for growth will have serious implications. Money is liquid. Effectively eliminating new suburban development opportunities will force those with the resources to afford them and who want that lifestyle, to vote with their feet;..... to move away. For those who choose to remain, the bidding war will begin..... prices of homes will rise dramatically; not just in higher priced homes. There will be a domino effect resulting in less accessible housing for citizens of all economic strata throughout the city.

By hampering urban growth we will effectively chase away many of our largest property tax payers reducing the growth in our assessment rolls. Many will move further away from their place of work, creating longer commute times, greater consumption of non-renewable resources and increased pollution.

Infill housing should be encouraged through positive incentives; not through negative incentives for urban growth.

Mr. Chairman, I have had the pleasure of selling real estate in Winnipeg for almost twenty years. During that time I have had the opportunity to sell infill housing and suburban housing; condo's in the Downtown and Exchange as well as condos in the suburbs. Mr. Mayor, a condo buyer and a house buyer are not the same. And, a suburban buyer and an infill buyer are not the same; and you can't force them to be the same by limiting their choice. They will just go elsewhere along with their economic contribution.

In considering amending Plan Winnipeg, Mr. Chairman, council must consider the needs of all its citizens and provide for growth through urban development as well as infill development.

Thank you for your consideration

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