Submission to Executive Policy Committee
January 4, 2005

Urban Development Institute Submission in support of the Plan Winnipeg Amendment for Waverley West.

By Ross McGowan – Vice President

Good Morning, my name is Ross McGowan and I appear before you today in my capacity as Vice President of the Urban Development Institute and in support of the Waverley West Development. As you are aware UDI is the voice of the land development industry in Manitoba and was established in 1962. UDI was formed to promote well planned communities by encouraging the reasonable use of land for residential, public, commercial and industrial purposes. Over the past few years UDI members have BEEN. actively involved with various City studies and committees including:

- Participating in regular meetings with standing committees to review common development issues, standards, and specifications for services ranging from parks to sewers to roads.
- Membership on the advisory committee examining alternative storm water management plans

boundaries. In the '70's, The City of Winnipeg in its wisdom of the day extended 41/2 ft. sanitary sewer and a 2 ½ ft water line to the site in anticipation of future residential expansion. Therefore there is no need for the premature extension of services as they are already there.

- With respect to density, the proposed minimum density of 5upa for Waverley West will in fact be higher than many of the existing neighbourhoods that have been used as examples of sound planning for the industry :

  - River Heights 4.42 upa
  - Norwood Flats 3.99 upa
  - Riverview 3.18 upa

In addition to the increased density anticipated for Waverley West, it is evident from the preliminary planning that substantially more multi-family lands will be created than we have seen in past developments which will raise the projected density levels even higher than the 5 upa minimum to in some cases doubling or tripling the densities in current urban neighbourhoods.

We have seen from both the City of Winnipeg's analysis and that of the proponent that a serious shortage of serviced land exits and that a normally anticipated 20 year supply of developable land necessary for future growth is non existent. Winnipeg's conservatively estimated growth

levels suggests that the population of the city will exceed 750,000 by 2026, ….20 years from the projected start date of Waverly est. Out development pace, at present will not be sufficient to meet the market demands over the next 20 years which, without such developments as Waverly west will have serious negative economic consequences to the city not the least of which being unsustainable housing prices and lost economic growth due to lack of affordable housing.

As is evident from the ~~preceding~~ PROPONENTS presentation, Waverly West is an example of planned growth not urban sprawl and therefore the development needs to be considered in the broader context of time and space. It is not a question of how much land is being developed, it is a matter of the pace at which the development occurs relative to the projected growth of the City over the next planning horizon of 20 years. Growth in itself is not Urban Sprawl. Waverly West is not Urban Sprawl. Planned growth can be managed!

In conclusion Mr. Chairman, UDI believes that Waverley west is an example of a thoughtful and thorough planning process which responds to the needs of the City of Winnipeg in a ~~responsive and~~ responsible manner. We support the application for the Plan Winnipeg Amendment that will designate these lands for present and future development and we believe that the continued collaboration with City officials through the Area Structure Plan and Secondary Plan processes will safe guard against unwarranted or ill advised development. We believe that

the issue before you is one of civic sustainability and whether we will have the necessary supply of land to accommodate the future growth needs of our city.

Thank you for your consideration.

physical pattern of low density expansion of large urban areas, under market conditions into surrounding agricultural areas. Sprawl lies in advance of the principle lines of urban growth and implies little planning control of land subdivision. Development is patchy, scattered and strung out, with a tendency to discontinuity because is leap frogs over some areas leaving agricultural enclaves

There are four generally regarded characteristics of Urban sprawl namely:

- Leap Frog Development
- Premature Extension of trunk services
- Low density development
- Development pace that exceeds population growth.

In all cases, the common denominator to urban sprawl is a lack of planning and foresight.

The Waverley West Development does not support either the definition or characteristics of sprawl in that :

- the proposed development will be built adjoining the existing communities of Whyte Ridge, Lindenridge, Waverly Heights and Richmond West. There will be no agricultural lands separating the development and hence no leapfrogging.

- In terms of trunk services, the services required to develop Waverly West are within or abutting its

-Joint funding with the City a study which examined the cost sharing formulas, policies and practices for municipal services and land dedication charges.
-Most recently UDI participated in the design charette for the Waverley West Lands

While others will no doubt deal with such issues as population growth, market demand, servicing and other development related matters, I will focus my comments on the notion that Waverly West is a manifest of Urban Sprawl and therefore should not receive the necessary Plan Winnipeg Amendment for it to Proceed.

What is Urban Sprawl?

Urban sprawl can be defined in a number of ways:

- A slang term for the growth of Cities in an unplanned and often wasteful manner

- The unplanned expansion of development over a large area.

- The effect of unmanaged growth that inefficiently converts rural and natural lands to urban uses. Some refer to this as the 'leapfrog' approach whereby a community's land base is converted to non traditional uses at a rate higher than the communities actual population growth.

- EFA (the European Environment Agency) perhaps sums it up best as they define Urban Sprawl " as the