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Speaking Notes

Plan Winnipeg Amendment – Waverley West

January 4, 2005

Good afternoon, my name is Eric Vogan. I am here on behalf of Qualico Developments to speak in favour of the proposed amendment to designate Waverley West as Residential under Plan Winnipeg.

Qualico has been in the real estate business for over 50 years. Starting in Winnipeg as a home builder, Qualico has evolved into a diversified real estate developer involved in activities from land development to single family homes, multi-family homes, and commercial development. Our homebuilding companies together comprise Western Canada's largest homebuilder, having built over 1,800 single-family homes and 400 condominiums in the last year.

In Winnipeg we are not only developing land and building homes in suburban communities, we are building homes and condominiums in and about the center of Winnipeg.

- We have developed and own rental apartments downtown.
- We are delivering condominiums in Osborne Village, Ft. Rouge, and in North St. Boniface.
- We have new projects coming up on Provencher and on Waterfront Drive.
- We have a show home on 996 Sherburn Street – it's open Saturdays & Sundays and we hope to have a long, successful run from this location

  ~~which…. will require over $30,000 in support from Governments as well as free land in order to meet the price the market will pay.~~
- And we continue to look for opportunities throughout the City of Winnipeg.

We are here not as a landowner in Waverley West, but as a company that recognizes Winnipeg's need for the land that will be developed in the next 25 to 40 years.

This Plan Winnipeg Amendment represents a planning opportunity; the beginning of a process which will guide the provision of regional services in a responsible fashion. Proper planning now will reap great dividends in the quality and efficiency of development later.

Good planning and market forces (economics) will dictate the pace of development, which may occur over 25 to 40 years.

(For example, our River Park South development, comprising some 1,600 acres, is now in its 28th year.)

The pace of development in Waverley West will also be determined by what other alternatives are available.

Waverley West should not be the only area of development, but one of several offering Winnipeg citizens' opportunities to live downtown, in the shoulder communities, or in newer neighbourhoods as demands of the market and its growth dictate.

That being said, barriers to orderly development elsewhere within Winnipeg must be recognised and dealt with.

If we cannot address the problems that prevent the orderly development within the City, development will flow to the outlying municipalities, ~~as Winnipeg chokes itself.~~

I'm not just talking about East St Paul and Headingley – think about Steinbach, Lorette, Beausejour, and Stonewall. People will drive as far as they have to in order to find an affordable home in a decent neighbourhood.

Finally, a lot shortage benefits only those that are planning to sell out and leave town.

We must recognize the implications of inadequate land supply. Our builders are now facing a shortage of show home locations. This is the thin edge of the wedge.

A shortage of homesites will result in a lack of work for the many trades in our industry at a time when their skills should be in great demand. Workers in these trades will necessarily consider locating elsewhere. – and opportunities for their skills are certainly available elsewhere.

It is important to provide the homesites to ensure that these skills remain available in Winnipeg or we will further cripple our ability to grow and sustain our City.

We ask that your Committee and Council positively endorse this Amendment.