Agenda - Executive Policy Committee – January 19, 2005

PUBLIC HEARINGS

Item No. 1 Plan Winnipeg Amendment: Waverley West
File EP-1.1 (PW 2/2003)

ADMINISTRATIVE RECOMMENDATION:

1. That By-law No. 50/2004 be forwarded to Council for second reading to allow for a proposal to amend Plan Winnipeg By-law No. 7630/2000 by:

   A. Redesignating lands as identified on Attachment "A" from Rural Policy Area to Neighbourhood Policy Area.

2. That the future re-zoning, subdivision and development of the subject lands be managed by the City of Winnipeg through a comprehensive Secondary Plan adopted by Council.

Agenda – Executive Policy Committee – January 19, 2005

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 5, 2005, the Executive Policy Committee concluded the receipt of public representations and adjourned the public hearing to its meeting to be held at 9:00 a.m. on Wednesday, January 19, 2005, in the Council Building, 510 Main Street.

PUBLIC HEARING SUMMARY

File: EP-1.1 (PW 2/2003)

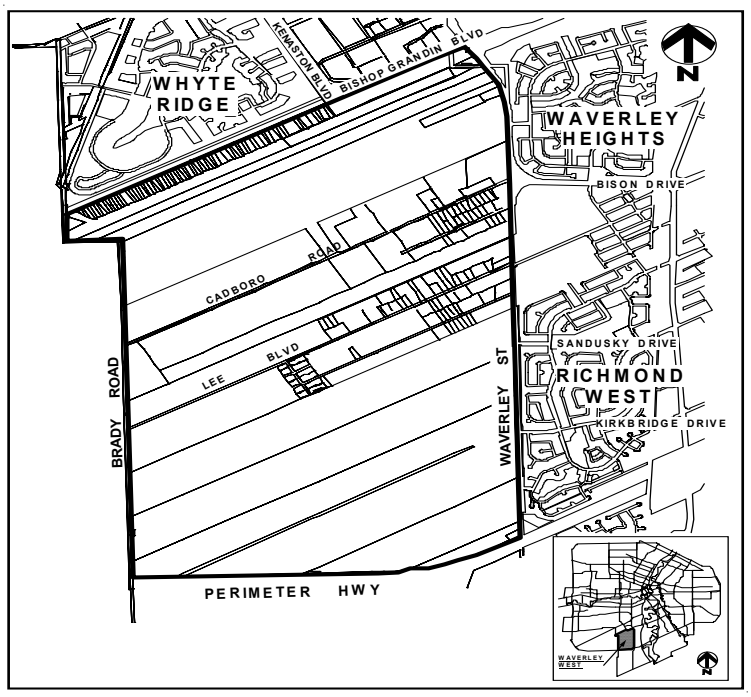
Before: Executive Policy Committee
His Worship Mayor Katz
Deputy Mayor Pagtakhan
Councillor Clement
Councillor Eadie
Councillor De Smedt
Councillor Steeves
Councillor Thomas

Public Hearing: January 4, 2005 adjourned to January 5, 2005
Council Chambers, Council Building, 510 Main Street

Applicant: Director of Planning, Property and Development

Subject: A proposal to amend Plan Winnipeg By-law No. 7630/2000 by:

1. Re-designating the lands as identified on Map 4 from Rural Policy Area to Neighbourhood Policy Area



Exhibits Filed:

1. Application dated September 17, 2003
2. Council Decision of March 24, 2004; contains report from the Director of Planning, Property and Development dated January 15, 2004
3. First Reading of By-law No. 50/2004 by Council on March 24, 2004
4. Notification of Public Hearing to the Minister of Intergovernmental Affairs and Trade dated November 10, 2004
5. Notification of Public Hearing to the Rural Municipality of Ritchot dated November 16, 2004
6. Notification of Public Hearing to the Rural Municipality of Macdonald dated November 16, 2004
7. Advertising Notices dated December 2, 9 and 16, 2004
8. Report from the Director of Planning, Property and Development dated December 7, 2004
9. Communication dated November 23, 2004 from Phyllis Watson, Serge Larochelle, Arlene Draffin-Jones, Carolyn Garlich, Margaret Stinson, Elizabeth Troutt, and Elizabeth Fleming, in opposition to the application
10. Communication dated December 15, 2004, from Barry Hammond in opposition to the application
11. Communication dated December 13, 2004, from Elizabeth Fleming, Chair, Urban and Rural Issues Committee, Provincial Council of Women of Winnipeg, requesting an adjournment of the public hearing
12. Communication dated December 14, 2004, from Jared Dano in opposition to the application
13. Communication dated November 23, 2004, from The Winnipeg Chamber of Commerce in support of the application
14. Communication dated January 4, 2005, from Nick Ternette in opposition to the application
15. Communication dated January 4, 2005, from Carolyn Garlich in opposition to the application
16. Communication dated December 21, 2005, from Alan Diduck, Environmental Studies Program, University of Winnipeg, in opposition to the application
17. Communication dated January 4, 2005, from Mayor Robert Stefaniuk, Rural Municipality of Ritchot, in support of the application
18. Communication dated December 21, 2004, from Chris Kirouac in opposition to the application

19. Communication dated December 17, 2004 from Christopher Leo, Professor, Department of Politics, University of Winnipeg, and Adjunct Professor, Department of City Planning, University of Manitoba, with respect to the application
20. Communication dated December 27, 2004, from John Muller, Project Manager, Central Church of Christ Building Project, in support of the application
21. Communication dated January 4, 2005 from Craig Stahlke, Secretary-Treasurer, Pembina Trails School Division Board of Trustees, with respect to the application
22. Communication dated December 29, 2004, from Ross Robinson, President, B.A. Robinson Co. Ltd., in support of the application
23. Communication dated December 30, 2004 submitted by Arlene Draffin Jones, President, The Provincial Council of Women of Manitoba, Inc., in opposition to the application and requesting an adjournment of the public hearing
24. Communication dated December 28, 2004 from Matthew Gemmel in opposition to the application
25. Communication dated December 31, 2004 from George and Fran Van Walleghem with respect to the application
26. Communication dated December 15, 2004 from Sheri Blake with respect to the application
27. Communication dated December 29, 2004 from Lindsay Kavalench, The Manitoban, with respect to the application
28. Communication dated December 29, 2004 from John Gunter in opposition to the application
29. Communication dated December 29, 2004 from Kim Milne in opposition to the application
30. Communication dated December 30, 2004 from Vaughn Barkman in opposition to the application
31. Communication dated December 30, 2004 from Lesley in opposition to the application
32. Communication dated December 30, 2004 from Ken Bishop, Chief Executive Officer, Habitat for Humanity Winnipeg in support of the application
33. Communication dated December 30, 2004 from Sean Espey and Diane Frolick in opposition to the application
34. Communication dated December 30, 2004 from Patricia Johnston in opposition to the application
35. Communication dated January 2, 2005 from Marcus Rempel in opposition to the application

36. Communication dated January 3, 2005 from Anne Lindsey, Executive Director, Manitoba Eco-Network, requesting an adjournment of the public hearing
37. Communication dated January 3, 2005 from Marianne Cerilli with respect to the application
38. Communication dated January 3, 2005 from Mark Golden in opposition to the application
39. Communication dated January 3, 2005 from Andrea del Campo in opposition to the application
40. Communication dated January 4, 2005 from Dougald Lamont in opposition to the application
41. Communication dated January 4, 2005 from Kimlee Wong Morrisseau in opposition to the application
42. Communication dated January 4, 2005 from Jeffrey Thiessen with respect to the application
43. Communication dated December 30, 2004 from Allan Lochman, Officer and Director, Super-Lite Lighting Ltd. and The Floor Show Ltd., in support of the application
44. Presentation dated January 2005 from Ian Walker, Member, Winnipeg Public Library Board with respect to the application
45. Presentation in support of the application submitted by Harry Finnigan, Director of Planning, Property and Development at the public hearing held on January 4, 2005
46. City of Winnipeg Residential Land Supply Study dated October 25, 2004, submitted by the Planning Property and Development Department at the public hearing held on January 4, 2005
47. City of Winnipeg Financial Impact Analysis dated December 10, 2004, submitted by the Planning Property and Development Department at the public hearing held on January 4, 2005
48. PowerPoint presentation dated January 4, 2005 with respect to the application, submitted by the Planning, Property and Development Department at the public hearing held on January 4, 2005
49. PowerPoint presentation with respect to the application submitted by Paul McNeil, ND LEA Engineers and Planners Inc., at the public hearing held on January 4, 2005
50. Exhibit "A" – Housing and Population Report dated September 2003, as referred to in the PowerPoint Presentation submitted by Paul McNeil, ND LEA Engineers and Planners Inc., at the public hearing held on January 4, 2005

51. Exhibit "B" – Demographic and Market Analysis Report dated January 2004, as referred to in the PowerPoint Presentation submitted by Paul McNeil, ND LEA Engineers and Planners Inc., at the public hearing held on January 4, 2005
52. Exhibit "C" – Transportation Review dated December 2003, as referred to in the PowerPoint Presentation submitted by Paul McNeil, ND Lea Engineers and Planners, at the public hearing held on January 4, 2005
53. Exhibit "D" – City of Winnipeg Financial Cost-Benefit Analysis dated July 2004, as referred to in the PowerPoint Presentation submitted by Paul McNeil, ND LEA Engineers and Planners Inc., at the public hearing held on January 4, 2005
54. Key Policy Questions submitted by Paul McNeil, ND LEA Engineers and Planners Inc., on behalf of Manitoba Housing and Renewal Corporation and Ladco Development Company, at the public hearing held on January 4, 2005
55. Presentation dated January 4, 2005 in support of the application, submitted by Alan Borger, President, Ladco Company Limited, at the public hearing held on January 4, 2005
56. Presentation dated January 4, 2005 in support of the application submitted by James Gallagher, Land Development Consultant, Manitoba Housing and Renewal Corporation, at the public hearing held on January 4, 2005
57. PowerPoint presentation dated January 4, 2005 with respect to the application, submitted by Terry Wotton, Manitoba Housing and Renewal Corporation, at the public hearing held on January 4, 2005
58. Presentation dated January 4, 2005 in support of the application submitted by Chris Lorenc, President, Manitoba Heavy Construction Association, at the public hearing held on January 4, 2005
59. Presentation dated January 4, 2005 with respect to the application, submitted by Lorne Weiss, Chair, MPAC, Manitoba Real Estate Association, at the public hearing held on January 4, 2005
60. Presentation dated January 4, 2005 with respect to the application, submitted by Ross McGowan, Vice-President, Urban Development Institute, at the public hearing held on January 4, 2005
61. Communication dated January 4, 2005 in support of the application, submitted by Roland Marcoux, President, The

Old Saint-Boniface Residents' Association, at the public hearing held on January 4, 2005

62. Presentation dated January 4, 2005 in support of the application, submitted by Dennis Owens, Senior Policy Analyst, Frontier Centre for Public Policy, at the public hearing held on January 4, 2005
63. Presentation dated January 2005 in support of the application, including highlights, submitted by Peter Squire, Winnipeg Real Estate Board, at the public hearing held on January 4, 2005
64. Presentation dated January 4, 2005 in support of the application, submitted by Eric Vogan, Qualico Developments, at the public hearing held on January 4, 2005
65. Presentation dated January 4, 2005 in support of the application, submitted by John Woods, President, Consulting Engineers of Manitoba, at the public hearing held on January 4, 2005
66. Communication dated January 5, 2005 from Guy Magnusson in support of the application
67. Communication dated January 5, 2005 from Martha Helgerson and Donald Houston in opposition to the application
68. Communication dated January 5, 2005 from Gaynor V. Powell with respect to the application
69. Communication dated January 5, 2005 from Bernard Ferguson in opposition to the application
70. Communication dated January 5, 2005 from M. Malyk in opposition to the application
71. Communication dated January 5, 2005 from Elaine Henrotte with respect to the application
72. Presentation dated January 5, 2005 from John Orlikow, Consultant, Orlie Inc., with respect to the application
73. PowerPoint presentation in support of the application submitted by Colin Mathieson, Access Advisory Committee and Canadian Paraplegic Association, at the public hearing held on January 5, 2005
74. Presentation in opposition to the application submitted by Tim Anthony at the public hearing held on January 5, 2005
75. Presentation in opposition to the application submitted by Councillor Benham, River Heights-Fort Garry Ward, at the public hearing held on January 5, 2005
76. Communication dated September 28, 1999 from Manitoba Housing /Urban Affairs with respect to the application submitted by Elizabeth Fleming, The Provincial Council of

Women in Winnipeg, at the public hearing held on January 5, 2005

77. Presentation in opposition to the application submitted by Matthew B. Gemmel at the public hearing held on January 5, 2005
78. Presentation submitted by Councillor Gerbasi, Fort Rouge-East Fort Garry Ward, in opposition to the application at the public hearing held on January 5, 2005
79. Presentation in opposition to the application submitted by Barry Hammond at the public hearing held on January 5, 2005
80. Presentation dated January 5, 2005 in opposition to the application submitted by Phyllis Watson at the public hearing held on January 5, 2005
81. Presentation dated January 4, 2005 submitted by Glenda Whiteman, Concerned Residents of Winnipeg Inc., Canadian Coalition for Health and Environment, in opposition to the application at the public hearing held on January 5, 2005
82. Presentation in opposition to the application submitted by Maggie Friesen, Spence Neighbourhood Association, at the public hearing held on January 5, 2005
83. CD entitled "City Plan Maps" submitted by Lee Haber at the public hearing held on January 5, 2005
84. Photocopy of front page of book entitled "City Transformed – Urban Architecture at the Beginning of the 21st Century" referred to by Lee Haber at the public hearing held on January 5, 2005
85. Presentation with respect to the application submitted by Reeve Rodney Burns, Rural Municipality of Macdonald, at the public hearing held on January 5, 2005
86. Presentation with respect to the application submitted by Bill Elliott, President and Chief Executive Officer, Fort Whyte Centre, at the public hearing held on January 5, 2005
87. Rendering entitled "Green Corridor 2004" submitted by Bill Elliott, President and Chief Environment Centre, Fort Whyte Centre, at the public hearing held on January 5, 2005
88. PowerPoint presentation dated January 5, 2005 with respect to the application submitted by Rodney McDonald at the public hearing held on January 5, 2005
89. PowerPoint presentation dated January 5, 2005 with respect to the application submitted by Lisa Hardess at the public hearing held on January 5, 2005

90. Excerpt from a Newsletter entitled "Select Environmentally Responsible Site" dated Winter 2004 submitted by Lisa Hardess at the public hearing held on January 5, 2005
91. Alternative Approaches to Secondary Planning submitted by the Director of Planning Property and Development at the public hearing held on January 5, 2005
92. Communication dated January 3, 2005 from Kim Tyson in opposition to the application
93. Communication dated January 4, 2005 from Ted Mann with respect to the application

REPRESENTATIONS:

In Support:

Harry Finnigan, Director of Planning, Property and Development
Chris Knoll, Manager of Planning and Land Use,
Planning, Property and Development Department
Jacquie East, Coordinator Urban and Neighbourhood Planning,
Planning, Property and Development Department
Martin Grady, Senior Planner (Plan Winnipeg),
Planning, Property and Development Department
Roy Hartmann, Traffic Assessment Engineer, Public Works Department
Mike McGinn, Manager of Finance, Planning, Property and Development Department
Kim Raban, Services Development Engineer, Water and Waste Department
Michelle Richard, Senior Planner (Plan Winnipeg),
Planning, Property and Development Department

Dale Amodeo
Barbara Anderson
David Angus, President and Chief Executive Officer, Winnipeg Chamber of Commerce
Jason Arlt
Tony Balaz
Adrienne Batra, Provincial Director, Canadian Taxpayers Association
James and Helen Bergen
Ken Bishop, Chief Executive Officer, Habitat for Humanity
Alan Borger, President, Ladco Company Limited
David Borger, Ladco Company Limited
Henry Borger, Ladco Company Limited
Dave Boutet, B. A. Robinson Co. Ltd.
Ken Braun, Qualico Group
Danai Carriere
Chad and Kimberly Celaire

Len Chambers
James and Phyllis Chase
Rick Cheney
Vince Cherepak
Doug Clark, Scatliff+Miller+Murray Architects
Denise Conan
Brian Contant, Character Homes
Brian Cornelsen
Frank Curtis
Chuck Davidson, Director of Public Affairs, Winnipeg Chamber of Commerce
Pedro and Wanda Daza
Michael Durcoe, B.A. Robinson Co. Ltd.
Bill Eva
James Gallagher, Land Development Consultant, Manitoba Housing and Renewal Corporation
Irene Gamache
Deb Goodfellow
Gordon R. Graveline, B.A. Robinson Co. Ltd.
Todd Gulra
Scott Harnish
David Hill
Allan L. Hochman, Officer and Director, Super-Lite Lighting Ltd. and The Floor Show Ltd.
Andrew Hretzay, Anson Development
Jason Jaquet, Technical Coordinator, Randall Homes
Randy Jaquet, President, Randall Homes
Greg Jasper, Genstar Development Company
Brenda Johnson
David King
Terry Klassen, B.A. Robinson Co. Ltd.
Mark Kneale
Leanne LaRinere, Steinbach Credit Union
Marcel Laurendeau
Garry Lemay
Chris Lorenc, President, Manitoba Heavy Construction Association
John Lund
Cynthia Lywak
Loretta MacDougall
Ross McGowan, Vice-President, Urban Development Institute
Carla McIntyre
Corrina McNamara
Paul McNeil, ND LEA Engineers and Planners Inc.
Guy Magnusson, Remco Realty
Roland Marcoux, President, Old Saint Boniface Residents' Association
Colin Mathieson, Access Advisory Committee and Canadian Paraplegic Association
Gerry Mawhiney
Wendy Mills. Manitoba Home Builders Association

Joshua N. Milne, Borland Construction
Peter Muir
John Muller, Project Manager for the Central Church of Christ Building Project
Spencer Newton
Ken Oblik, Ladco Company Limited
Dennis Owens, Senior Policy Analyst, Frontier Centre for Public Policy
Rick Powney
Ross Robinson, President, B.A. Robinson Co. Ltd.
Mark Robles
Brenda Rudolf
Scott Rutledge
Yves Sabourin, Chief Administrative Officer, Rural Municipality of Ritchot
Michael Scatliff, Scatliff+Miller+Murray Architects
David Shume
Dave Siwak
Glenda Sobie
Bridgette Sobkovich
Frank Spezzano, A& S Homes Ltd.
Peter Squire, Winnipeg Real Estate Board
Garth Steek, Executive Director, Manitoba Home Builders Association
John D. Stefaniuk
Mayor Robert Stefaniuk, Rural Municipality of Ritchot
Robert Swan
Richard Tebinka, ND LEA Engineers and Planners Inc.
Joel Thiessen
Albert Toews
Donovan Toews, ND LEA Engineers and Planenrs Inc.
Derek Thorsteinson, Parkhill Homes
Wayne Turner, Minister, Church of Christ
Kim Tyson
Dale Verville, Qualico Group
Frank J. Vickers
Eric Vogan, Qualico Developments
Rob Waite, Winnipeg Free Press
Lorne Weiss, Chair, Political Action Committee, Manitoba Real Estate Association
Leonard Wiens
Sharon Wiens
Donna Wilson
John Woods, President, Consulting Engineers of Manitoba
Terry Wotton, Manitoba Housing Renewal Corporation
Barry Yanchyshyn, Smith Carter Architects
Kel Zacharias

In Opposition:

Inonge Aliaga, Spence Neighbourhood Association
Tim Anthony
Vaughn Barkman
Andrew Basham
Councillor Donald Benham, River Heights-Fort Garry Ward
Julie Bubnick
Marianne Cerilli
Aviva Cipilinski
Jared Dano
Andrea del Campo
Arlene Draffin-Jones, President, Provincial Council of Manitoba, Inc.
Alan Diduck
Liz Dykman
Sean Espey
Bernard Ferguson
Elizabeth Fleming, Chair, Urban and Rural Issues Committee,
Provincial Council of Women in Winnipeg
Maggie Friessen, President, Spence Neighbourhood Association
Diane Frolick
Carolyn Garlich
Matthew B.M. Gemmel
Councillor Jenny Gerbasi, Fort Rouge-East Fort Garry Ward
Suzanne Gessler
Mark Golden
John Gunter
Lee Haber
Barry Hammond
Martha Helgerson
Catherine Holmes
Donald S. Houston
Catharine Johannson
Patricia Johnston
Chris Kirouac
Rudolph Koes
Douglas Lamont
Serge Larochelle
Robert and Sally Lawler
David Leibl
Lesley
Anne Lindsey, Executive Director, Manitoba Eco-Network
M. Malyk
Kia Mathison
AJ Matsune, Spence Neighbourhood Association

Kim Milne
Nelson P. Morrison
Dave Quanbury
Marcus Rempel
Kate Sjoberg
Hartley and Margaret Stinson
Nick Ternette
Elizabeth Troutt
Phyllis Watson
Alon Weinberg
Glenda Whiteman, Concerned Residents of Winnipeg (CROW) Inc., Canadian Coalition for Health and Environment
Kimlee Wong Morrisseau
Brandy Zoan

For Information:

Curwood Ateah, Landmark Planning and Design
Vivian Belik
Stephen Berg
Sheri Blake
Garry Bolton
Bob Brocklehurst
Reeve Rodney Burns, Rural Municipality of Macdonald
Austin Cooper
Enzo, Gino and Tony Cotroneo
Liese Dorber
Bojan Dulabic
Andrew and Cynthia Frey
Sheri Friesen
Joe Egan
Bill Elliott, President and Chief Executive Officer, Fort Whyte Centre
John Loewen, MLA for Fort Whyte, Province of Manitoba
Lawrence Lussier, Assistant Superintendent-Human Resources, Pembina Trails School Division
Lisa Hardess
Elaine Henrotte
Kaj Hasselriis
Lynne Hiebert
Dianne Himbeault
Timothy Hoover
Marjorie Jaman
Robert Jones
Alec Katz, Stechesen Katz Architects
Lindsay Kavalench, The Manitoban

Ken Klassen
Randall Kinley, University of Manitoba
K. Koster, Civic Environmental Committee, City of Winnipeg
Kristy LeBaron
Christopher Leo, Professor, University of Winnipeg and University of Manitoba
Hart Mallin
Ted Mann
Martin Maykut, Qualico Group
Rodney McDonald
Irene McKenzie
Kevin Miller
Bill Nanowsky
Holly Nelson
John Orlikow, Consultant, Orlie Inc.
Frances Paletta
Gaynor V. Powell
Tom Raine, Chief Administrative Officer, Rural Municipality of Macdonald
Alex Reid
Kim Sharman
Ravi Singh
Craig Stahlke, Secretary-Treasurer, Pembina Trails School Division
Mariano Tan
Kathy Taylor-Hallick, Coordinator, Access Advisory Committee
Jeffrey Thiessen
Nisha Tuli
Anita and David Tseng
Michael Van Wallegham
George and Frances Van Walleghem
Ian Walker, Member, Winnipeg Public Library Baord
Stephen Walker

SUMMARIZATON OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

January 4, 2005

Harry Finnigan, Director of Planning, Property and Development, provided an overview of the application and outlined why the Department has concluded that the Plan Winnipeg Policy Plate A should be amended to re-designate lands known as "Waverley West" from Rural Policy Area to Neighbourhood Policy Area, and submitted his presentation, filed as Exhibit 45. He also submitted a copy of the City of Winnipeg's Residential Land Supply Study and the City of Winnipeg Financial Impact Analysis, filed as Exhibits 46 and 47, respectively.

Martin Grady, Senior Planner (Plan Winnipeg), Planning Property and Development Department, provided a PowerPoint presentation with respect to the application, filed as Exhibit 48.

Discussion ensued between members of Executive Policy Committee and the Administration with respect to the following: secondary plan process which provides a direction and a blueprint for development; street improvements; land drainage; economic considerations such as costs and revenues; site saturation and the supply of land and the demand for land; transportation requirements; site saturation; and, direction from Council as it relates to the secondary plan process.

Paul McNeil, accompanied by Richard Tebinka, ND LEA Engineers and Planners Inc., appeared in support of the application. Paul McNeil provided a PowerPoint presentation with respect to the application, filed as Exhibit 49, and submitted Exhibits "A", "B", "C" and "D" referred to in the presentation, filed as Exhibits 50, 51, 52, and 53, respectively. In addition, he submitted "Key Policy Questions to be addressed with respect to (Plan Winnipeg) Policy 3B-08", filed as Exhibit 54.

Councillor Steeves questioned neighbourhood densities of Waverley West compared to other Winnipeg neighbourhoods. Paul McNeil responded by advising the industry anticipates changes in the market place needs as the City of Winnipeg evolves.

Alan Borger, President, accompanied by Ken Oblik, Ladco Company Limited, appeared in support of the application. Alan Borger submitted a presentation in this connection, filed as Exhibit 55.

James Gallagher, Land Development Consultant, Manitoba Housing and Renewal Corporation, appeared in support of the application, and read into the record his presentation, filed as Exhibit 56.

Terry Wotton, Manitoba Housing and Renewal Corporation, appeared in support of the application and provided a PowerPoint presentation with respect to the application, filed as Exhibit 57.

David Angus, President and Chief Executive Officer, The Winnipeg Chamber of Commerce, appeared in support of the application, and referenced The Winnipeg Chamber of Commerce presentation entitled "City of Winnipeg Residential Land Supply", filed as Exhibit 13.

Chris Lorenc, President, Manitoba Heavy Construction Association, appeared in support of the application, and read into the record his presentation, filed as Exhibit 58.

Lorne Weiss, Chair, MPAC, Manitoba Real Estate Association, appeared in support of the application, and read into the record his presentation, filed as Exhibit 59.

Adrienne Batra, Provincial Director, Canadian Taxpayers Association, appeared in support of the application. She expressed her opinion that the subject application will allow the tax base to increase, and commented that urban planning should be responsive not restrictive.

James Chase appeared on behalf of himself and Phyllis Chase, and Wanda and Pedra Daza, in support of the application and advised that they own approximately 5 acres of land in the Waverley West area. He further advised that although he currently lives in the Calgary area, he would like to return to Winnipeg and develop this land.

Brian Contant appeared in support of the application. He advised that he started a company called Character Homes and purported that many of his clients who wish to live in the subject area are unable to as there are no vacant lots available.

Andrew Hretzay, Anson Development, appeared in support of the application. He advised that Anson Development owns 100 acres in the vicinity of the subject location and commented that there is a need as a growing city for long-term development.

Jason Jaquet, representing Randall Homes, appeared in support of the application. He commented that the City of Winnipeg has grown and there is a lack of lands for housing in the south end of the City. He further commented that due to the lack of land, prospective homeowners are forced to reside outside the City of Winnipeg, which he purported negatively affects the tax base.

Ross McGowan, Vice-President, Urban Design Institute, appeared in support of the application and read into the record his presentation, filed as Exhibit 60.

Roland Marcoux, President**,** The Old Saint-Boniface Residents' Association, appeared in support of the application and read into the record his presentation, filed as Exhibit 61.

Wayne Turner, Minister, Church of Christ, appeared in support of the application, and read into the record a communication from John Muller, Project Manager for the Central Church of Christ Building Project, filed as Exhibit 20.

Dennis Owens, Senior Policy Analyst, Frontier Centre for Public Policy, appeared in support of the application and read into the record his presentation, filed as Exhibit 62.

Peter Squire, Winnipeg Real Estate Board, appeared in support of the application and read into the record his presentation, filed as Exhibit 63.

Derek Thorsteinson appeared in support of the application. He advised that he owns Parkhill Homes and commented that many people wish to reside in the area they grew up, however, there are no lots available in the Waverley West area for those who wish to remain in the area.

Eric Vogan, Qualico Developments, appeared in support of the application and read into the record his presentation, filed as Exhibit 64.

John Woods, President, Consulting Engineers of Manitoba, appeared in support of the application, and read into the record his presentation, filed as Exhibit 65.

Garth Steek, Executive Director, Manitoba Home Builders Association, appeared in support of the application. He advised there was a demonstrated need for housing lots in this area; the growth in the assessment (tax) base would be a benefit for the City, as well, the proposed development would be a catalyst for the home building industry in the next decade. He questioned whether the Planning, Property and Development Department would be willing to work in concert with the industry for the completion of a secondary plan by the fall of 2006.

Executive Policy Committee adjourned at 3:21 p.m. on January 4, 2005, and reconvened at 9:11 a.m. on January 5, 2005.

January 5, 2005

Colin Mathieson, Access Advisory Committee and Canadian Paraplegic Association, appeared in support of the application, and provided a PowerPoint presentation, filed as Exhibit 73.

Tim Anthony appeared in opposition to the application, and read into the record his presentation, filed as Exhibit 74.

Councillor Benham, River Heights-Fort Garry Ward, appeared in opposition to the application, and read into the record his presentation, filed as Exhibit 75.

Elizabeth Fleming, the Provincial Council of Women in Winnipeg, appeared in opposition to the application, and submitted a communication from the Manitoba Housing/Urban Affairs with respect to the application, filed as Exhibit 76. Elizabeth Fleming referred to the communication submitted from Arlene Draffin-Jones, President, Provincial Council of Manitoba, Inc., filed as Exhibit 23.

Carolyn Garlich appeared in opposition to the application. She advised that she was involved in a design charette for Waverley West, and in this connection, referred to her communication filed as Exhibit 15.

Matthew B. Gemmel appeared in opposition to the application, and read into the record his communication filed as Exhibit 24, and presentation, filed as Exhibit 77.

Councillor Gerbasi, Fort Rouge-East Fort Garry Ward, appeared in opposition to the application, and read into the record her presentation filed as Exhibit 78.

Barry Hammond appeared in opposition to the application, and read into the record his presentation filed as Exhibit 79.

Catharine Johannson appeared in opposition to the application. She suggested that a small portion of the lands be developed and not to proceed with the entire area, and that the City of Winnipeg should utilize the Waverley West application as a leverage during negotiations with the Province of Manitoba.

Nelson P. Morrison appeared in opposition to the application. He expressed his opinion that this is not the time for a large development on the outskirts of the City of Winnipeg as the City is not in a position to subsidize it and instead, that existing City development be supported.

Nick Ternette appeared in opposition to the application, and read into the record his presentation, filed as Exhibit 14.

Phyllis Watson appeared in opposition to the application, and read into the record her presentation, filed as Exhibit 80.

Alon Weinberg appeared in opposition to the application. He expressed concern relative to transportation and environmental impacts, such as fuel emissions. In this connection, he referred to the Action Plan for a New Winnipeg and indicated the need for expanded pedestrian and cycle pads. He expressed his opinion that Waverley West would further segregate the City, and commented that Plan Winnipeg should be supporting a "green belt" around the City of Winnipeg.

Glenda Whiteman, Concerned Residents of Winnipeg (CROW) Inc., Canadian Coalition for Health and Environment, appeared in opposition to the application, and read into the record her presentation, filed as Exhibit 81.

Brandy Zoan appeared in opposition to the application, and encouraged that funding for housing initiatives be concentrated in the downtown area versus in the suburbs.

Andrew Basham appeared in opposition to the application. He advised that he is a University of Winnipeg student studying Sustainability, and in his opinion, Waverley West should not be considered sustainable as the subject location is isolated and is primarily serviceable by cars.

Maggie Friesen, Spence Neighbourhood Association, appeared in opposition to the application, and submitted a presentation, filed as Exhibit 82.

Lee Haber appeared in opposition to the application, and suggested development in existing areas of the City of Winnipeg as opposed to on agricultural land on the outskirts of the City. He addressed the development of greenfield vs. brownfield sites, and submitted a CD containing images of greenfield and brownfield sites, filed as Exhibit 83. He also referenced a book entitled "City Transformed – Urban Architecture at the Beginning of the 21st Century" by Kenneth Powell, filed as Exhibit 84.

Marianne Cerilli appeared in opposition. She referred to a number of policy documents adopted by Council, and expressed her opinion that the subject proposal does not show need and demand,

an essential policy condition. In this connection, she commented that there is sufficient land available closer to the core of Winnipeg which could be developed rather than destroying prairie lands to develop Waverley West.

Reeve Rodney Burns, Rural Municipality of MacDonald, appeared for information, and read into the record his presentation, filed as Exhibit 85.

Craig Stahlke, Secretary-Treasurer, Pembina Trails School Division, appeared for information, and read into the record a presentation on behalf of the Board of Trustees of the Pembina Trails School Division, filed as Exhibit 21. In response to a question from Committee, relating to the School Division submitting to the City a site plan for the construction of a new school prior to the actual construction to ensure that the school meets the needs of the community, Craig Stahlke indicated that the School Division is prepared to work collaboratively with the City.

John Loewen, Member of the Legislative Assembly for Fort Whyte, appeared for information. He commented that the Province of Manitoba is in a conflict situation as they should be the regulator, not the developer. He indicated that two major issues need to be resolved during consideration of this application, namely school sites and traffic needs. With respect to existing schools in the south end of the City, he indicated their capacity is saturated and in some cases, overcrowded.

In responding to questions from the Committee, relating to proceeding with the development in phases with the development being tied to transportation benchmarks (i.e. extension of Kenaston Boulevard to the Perimeter Highway), John Loewen indicated that he had no objections and suggested that the development commence at the northeast quadrant adjacent to the Waverley Heights area (close to Lee Boulevard).

Bill Elliott, President and Chief Executive Officer, Fort Whyte Centre, appeared for information, and read into the record his presentation, filed as Exhibit 86. He displayed a rendering entitled "Green Corridor 2004", filed as Exhibit 87.

Rodney McDonald appeared for information, and read into the record his submission, and provided a PowerPoint presentation, filed as Exhibit 88.

Lisa Hardess appeared for information, and read into the record her submission, and provided a PowerPoint presentation, filed as Exhibit 89. In addition, she submitted an excerpt from a Newsletter entitled "Select Environmentally Responsible Site" dated Winter 2004, filed as Exhibit 90.

Michael Van Walleghem appeared for information for himself and on behalf of his parents, Georges and Frances Van Walleghem. He advised that his family has resided for 4 generations in the area of Waverley West, and referred to a rendering of the subject area entitled "Waverley West Zoned A based on Assessment January 13, 2003". He advised that his family currently farms Lot 13, comprising 60 acres of agricultural land from Waverley Street through to Brady Road. He requested that his family be included in the (land assembly) process and that if the

subject application proceeds, agricultural use be allowed to continue until such time as development takes place. He indicated that he was not opposed to the development, and asked to be treated respectfully and fairly throughout the process.

In summary, Harry Finnigan, Director of Planning, Property and Development, provided a rebuttal, and referred to the Department's PowerPoint presentation with respect to the application (Exhibit 48). Harry Finnigan responded to the following questions and concerns expressed by those in representation, namely; rapid transit; population growth; supply/demand of land and methodology used; participation by City of Winnipeg staff in the design charette; public consultation; the similar nature of area structure plans used in Alberta vs. the secondary planning process used by the City of Winnipeg. He indicated that if the subject application for a Plan Winnipeg amendment proceeds, the next step is the secondary planning process. In this connection, he clarified the process and submitted the "Alternative Approaches to Secondary Planning", filed as Exhibit 91. He further advised that the Planning, Property and Development Department is prepared to work collaboratively with the development industry on any of the secondary planning approaches, and would be awaiting Council's direction in this regard.

Councillor Thomas questioned if the current trend with respect to population growth and household size is that households will decrease to a little more than two people per household. Martin Grady responded that this is a trend across North America and not just Winnipeg.

Councillor Clement requested the Administration to elaborate on the development of the subject land on a "piece-meal" basis. Harry Finnigan responded by suggesting the approach to ensure a coordinated plan to address the whole area is through the secondary plan process, and in terms of phasing, the secondary plan process would address the whole issue of phasing and outline the entire game plan and vision.

Councillor De Smedt poised questions with respect to the following; adherence to Plan Winnipeg; financial analysis based on current or future proposed development standards; land assembly as it relates to the subject property; regional planning; and, the importance of timing.

In response, Harry Finnigan indicated that the principles of Plan Winnipeg have been adhered to. He interpreted comments expressed by those registered during the discussion of the Plan Winnipeg amendment as being wanting the City of Winnipeg to be more flexible in approaching applications, and that the City not operate in a vacuum. In this connection, he commented that ideally from the City's perspective, that the plan for the capital region needs be consistent with neighbouring municipalities. He indicated that he would like to have an approach that is a collaborative secondary planning process and that whatever the Planning, Property and Development can do to facilitate for the area, they will and take the lead role and work hard to facilitate a timely approach.

Councillor Steeves questioned the Administration on the estimated number of new dwelling units per acre and the revenue/cost projections. Martin Grady responded that based on a 18 to 25 years supply, the ND LEA study had estimated five gross units per acre. He indicated that the administrative number is based on discussions with developers and on the consideration of what

the land uses may be. He further indicated that it is difficult to predict the land density use at this stage and therefore a gross overall average density is used as some areas may be low in density and others of higher density. Mike McGinn confirmed that the Planning, Property and Development Department has been conservative with its numbers and reiterated that current projections are based on an average of the mix of densities, and further, that revenue/cost projections would be sorted out in the secondary planning process.

Councillor Clement questioned the Planning, Property and Development Department with respect to its consultation with residents of the area, to which Jacquie East confirmed public consultation occurred on June 24, 2003.

Councillor Clement indicated that an important concern for those who live in the area is they may be affected by a higher level of assessment when the designation of land is changed. Harry Finnigan responded that the Planning, Property and Development Department will follow-up with the Property Assessment Department in this connection. Ursula Goeres, City Solicitor/ Manager of Legal Services, advised that The Municipal Assessment Act provides for different evaluations that can be used for property when utilized for farm purposes.

His Worship Mayor Katz questioned the Administration that if land designation is complimentary across the City borders, if the Province of Manitoba would have an active role for planning in the region. Harry Finnigan responded that there are two ways to deal with the impact of one municipality on another, and that he would prefer a capital region policy is it would ensure a collaborative planning process including representation from the Rural Municipality, School Division, and the Province of Manitoba.

His Worship Mayor Katz further questioned that if when doing the economic forecasts expenses were underestimated can we be assured that there will not be a negative impact on existing neighbourhoods. Harry Finnigan responded by indicating that as development is defined, a more accurate financial impact can be prepared. Jacquie East indicated that secondary plans are based on financial assumptions and that if an assumption is missed, every time a new phase is considered there is an opportunity during development agreement process to reconsider the financial assumptions. In this connection, His Worship Mayor Katz reiterated that he wants assurance that any negative impact will be avoided on existing neighbourhoods, to which the Administration indicated that the last opportunity to pass along costs would be at the development agreement stage.

Councillor Eadie indicated that he will be moving a motion to adjourn the public hearing to the Executive Policy Committee meeting to be held on January 19, 2005 to allow members of the Committee an opportunity to review the numerous submissions received.