STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

QUESTION PERIOD

Minute No. 174
Councillor Wyatt requested assurance that the staff resources currently allocated to existing Secondary Plan developments would not be bumped to handle the Waverley West Secondary Plan, to which Councillor De Smedt replied in the affirmative.

Councillor Wyatt questioned if applications on Waverley West were going to be entertained prior to the Secondary Plan being completed and approved by Council, or was the City going to wait until the Secondary Plan and all the issues were sorted out before entertaining applications from any party interested in developing Waverley West.

Councillor De Smedt replied that a Secondary Plan had to be in place first, which would guide the over all concept, and address all the major issues, after which applications could be accepted.

Councillor Wyatt questioned if the Chairperson foresees as part of the Secondary Plan process, an avenue to address issues such as offset area charges for offset infrastructure costs.

Councillor De Smedt advised that there are development parameters and costs that are part of the development process. He also noted that there was an Ad Hoc Committee on Development Parameters that would be undertaking some analysis of other issues and would probably look at offset costs.

Councillor Smith made reference to a $500 inspection fee that had been levied on each of two homes slated for demolition and questioned why that had been done. Councillor De Smedt took the question under advisement.

Councillor Gerbasi made reference to the Mayor's recent State of the City address where he talked about his intention to sell services to the Capital Region. She also made reference to the recent announcement of a water park which is going to be built entirely outside of the City limits, and questioned if the Chairperson had an opinion if selling certain services to the Capital Region would help encourage businesses to build inside the City of Winnipeg.

Councillor De Smedt replied that he was a passionate supporter not only of the City of Winnipeg, but of developing the entire Capital Region in a logical way. He noted that the City has to explore opportunities for growth together with its Capital Region partners after a plan is put in place detailing what services we have that could be provided, and that make sense in terms of environmental concerns and encouraging rational growth in our area.

Standing Policy Committee on Property and Development – Question Period (continued)

Councillor Gerbasi questioned if the Executive Policy Committee has had any discussions or made any plans with the Province in regards to freezing development in the Capital Region to which Councillor De Smedt replied that it was not the City's role to advise the Premier of Manitoba that Capital Region development projects should be halted.

Councillor Gerbasi further questioned if the Chairperson was stating that the Executive Policy Committee's approach was to allow development to occur, with the Province being expected to show leadership.

Councillor De Smedt advised that when municipalities make an application for a conditional use or rezoning within two kilometres of the City's boundary, the City is informed and the City responds. He noted that the proposed water park is outside of the two kilometre boundary and therefore the City was not informed.