Manitoba Home
Builders' Association

2018 Winnipeg Municipal Election Candidate Questionnaire

Dear Candidate:

As a candidate in this year's municipal election, your opinion and position on issues important to our sector is highly valued. The MHBA asks that you please answer this brief questionnaire on the following four important topics:

1) Increasing Costs and Fees

According to Statistics Canada, residential construction costs in Winnipeg have risen over 14 per cent, more than double the national average, since the beginning of 2017. Between January 1st and March 31st, 2018, the cost of building or renovating a home in Winnipeg has shot up 7.3 per cent. To put that in comparison, the city with the next highest increase in construction costs during that time was Vancouver at 2.2 per cent.

During this same time, builders in Winnipeg saw increases on numerous permits and fees issued by the City of Winnipeg, including a 5% increase to the City's Impact Fee. These fee increases, while generating increased revenue for the City, are compounding other increasing construction costs and have negatively impacted the affordability of all housing – not just new homes - across Winnipeg.

What is your plan to stem increasing fees being charged to new and existing home owners in Winnipeg?

2) Infill Strategy

The City of Winnipeg's `implementation action plan for the Residential Infill Strategy has been developed and is currently being presented for public feedback. The MHBA supports an active and thriving infill housing market. More and more, the City of Winnipeg will rely on infill housing to sustain its long-term population growth.

What is your plan to help promote infill housing development and to create more certainty around investing in infill housing?

3) Development Approvals

Timing is a critically important component in securing private investment for major development projects that help provide Winnipeg with a consistent and reliable supply of housing. Winnipeg's development approval process can be an onerous one and added delays can potentially put investment at risk. Streamlining this process, which involves multiple City departments, would significantly help both Winnipeg's builders and land developers.

How would you support improving the development approval process?

4) Our Winnipeg Review – Plan for Growth

Our Winnipeg is the City's road map and vision for future growth, planning and development for the next 25 years. It sets out the goals, policies and guidelines intended to direct all physical, social, environmental, and economic development in Winnipeg, now and into the future. A stable and predictable residential housing supply is critical to ensure that Winnipeg is able to grow in a sustainable way.

What are your thoughts on how Our Winnipeg can be a tool for residential growth?

Please provide your response to our questions via email to lmcinnes@homebuilders.mb.ca by **4:30 pm, October 12, 2018**.

Your responses will be shared with MHBA members through our e-newsletter on October 16, 2018 and will also be posted on the MHBA website.

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