



**Manitoba Home
Builders' Association**

2018 Winnipeg Municipal Election Candidate Questionnaire

Dear Brian Mayes:

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?

While we would all like to keep fees down, the City continues to feel a revenue bind , especially as the province limits its funding to City. The fees should be on a cost-recovery basis , rather than simply trying to generate new revenues.

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?

I await the City's infill guidelines. We do need more certainty in this area - many residents upset with current allowance for height and side yards, feeling that new builds are overly large and out of context with neighbourhoods. I would like to see clear guidelines that emphasize context appropriate infill.

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?

Development approvals can be more stream lined I believe. Different departments need to be canvassed , but time frames can be improved. We should NOT repeat my experience a few years approving a new build after public hearing and then being told weeks later Public Works could not support a driveway on site as required.

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?

Our Winnipeg - We need to get past simplistic bromides like "we need to build up not out". To quote one City planner " we need to build up AND out, it's how you do it - like density of new suburbs - that matters.

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.

Building Excellence since 1937

Unit 1 – 1420 Clarence Avenue
Winnipeg, Manitoba R3T 1T6

Telephone (204) 925-2560
E-Mail: info@homebuilders.mb.ca
Website: <http://www.homebuilders.mb.ca>



Canadian
Home Builders'
Association