



**Manitoba Home
Builders' Association**

2018 Winnipeg Municipal Election Candidate Questionnaire

Dear Kate Sjoberg:

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?

I support policy that fairly reflects the costs of city infrastructure to support new builds, while encouraging development that makes most efficient use of our resources including infill, brownfield, and transit oriented development. I support swifter permitting while maintaining regulatory, code and other requirements.

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 support infill development as an efficient way to grow our city without necessarily adding additional demands on city services and investment. The Complete Communities document offers a roadmap for creating thriving, healthy communities across the city and I look forward to seeing what changes are proposed as part of the infill strategy after public consultation.

These well-consulted policy documents, such as Our Winnipeg, Complete Communities, the upcoming Infill Strategy, and housing needs assessment are important to guide planning decisions and ensure we're growing in a sustainable way.

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?

As with the permitting process, the development approval process is in place to make sure important regulatory, code, environmental, fiscal, and community concerns are all addressed before a project proceeds, or while it is underway. I'm interested in learning more about how this process impacts development and am open to responsible ways to streamline it where possible, to encourage the sustainable development we want to see in our city.

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?

The City of Winnipeg needs to have a responsible and sustainable plan for residential growth. Our Winnipeg provides insights and guidelines that are useful for planning for long-term residential growth, including specific directions on diverse and affordable housing, housing renewal, and downtown development. While the plan calls for balance between 'growing outward' and 'growing up', we need to keep in mind the long-term infrastructure and servicing implications of a model that emphasizes outward growth over growing up and infill. This also requires examining where infrastructure upgrades are needed in existing neighbourhoods, what new infrastructure is required in new neighbourhoods, and ensuring we are investing in new and existing neighbourhoods in a coordinated manner. Our Winnipeg guides how to do this: by following the urban structure outlined further in Complete Communities, along with other supporting policy documents, outlines a process for where

and how residential growth should occur.

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

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