

City Planning

Includes:

- *Downtown Planning*
- *Mature Neighbourhoods Planning*
- *Suburban / City-Wide Planning*
- *Land Development*
- *Surveying & Mapping*
- *Parks Planning & Design (formerly included in Parks & Open Space Service Plan)*

Service Overview

DESCRIPTION

To support development in the natural and built environment through the provision of a full range of land use planning services to community residents, employers, businesses and land developers in order to balance competing interests without bias and in the best interest of the city overall. The City planning services works to:

- Support development that is economically, socially and environmentally sustainable and that is responsive to community values.
- Develop plans that make external investment decisions easier and internal investment decisions [services and infrastructure] wiser.

Service activities include:

- Provide a long-range, comprehensive outlook of development of the city and its impact on quality of life, including the economic, social and environmental opportunities and consequences of development, with specific attention to an evaluation of the municipal services and infrastructure required to accommodate development in accordance with these values. (i.e. Plan Winnipeg).
- Work with the community (i.e. citizens, businesses, developers, etc.) to determine land use patterns at a neighbourhood level, providing a framework for orderly, planned development that accommodates local values as well as broad market-driven opportunities. Sorting local development issues proactively provides certainty that our city will evolve in a logical, orderly, planned way to provide opportunity for everyone. It also provides information about infrastructure requirements early in the development process in order to inform capital budget approval processes (i.e. Secondary Plans for New and Existing Neighbourhoods).

- Provide guidance and advice to project proponents, Community Committee and Standing Policy Committees on the development and re-development of Private Spaces that require zoning changes and other statutory development approvals (Development and Design Review).
- Provide guidance, advice, leadership and initiative for development in and around Public Spaces (Urban Design), including the planning, design and project management of park developments and public right-of-ways.
- Leadership support to the Planning Executive Advisory Committee (PEAC) toward ensuring that all five key development-related departments are engaged in and benefit from the above noted urban planning activities.
- Management and maintenance of Land Survey Infrastructure and Monuments.

KEY GOALS

1. Ensure the City of Winnipeg has an adequate supply of land that is zoned and serviced to accommodate projected residential and commercial growth.
2. Accommodating growth where there will be the most effective and efficient use of municipal infrastructure and provision of services.
3. Manage a high-volume of land use issues in existing neighbourhoods in a competent, coherent and cohesive way.
4. Ensure fair and consistent interpretation and application of Council's land use policies and regulations.

SERVICE STATISTICS

Description	2003	2004	2005	2006	4 Year Average
No. of Development / Zoning Applications Received (by type) *:					
Variance (Total):	882	1,213	1,272	1,189	1,139
Type 'A'	n/a	371	433	429	
Type 'B'	n/a	579	563	477	
Type 'C'	n/a	202	207	220	
Type 'D'	n/a	61	69	63	
Conditional Use (Type 'C')	189	138	143	173	161
Zoning	37	64	56	47	51
Sub-division & Zoning	38	50	54	50	48
Demolition	4	14	21	19	15
Zoning Agreement Amendment	18	22	18	8	17
Secondary Plan Amendment	0	0	4	1	
Plan Winnipeg Amendment	2	5	3	1	
Secondary Plan	0	0	2	3	
Sub-division	2	1	0	5	
TOTALS	1,172	1,507	1,573	1,493	
No. of Major Development Applications at Community Committee					
Assiniboia	10	8	16	4	10
City Centre	19	30	26	24	25
Riel	31	42	48	26	37
East Kildonan / Transcona	18	29	24	27	25
Lord Selkirk / West Kildonan	18	33	23	28	26
TOTALS	96	142	137	109	
Single-Family Lot Development (by Community)					
Assiniboia	364	87	98	117	167
City Centre	13	194	149	89	111
Riel	668	755	600	594	654
East Kildonan / Transcona	90	222	241	227	195
Lord Selkirk / West Kildonan	184	230	384	333	283
TOTALS	1,319	1,488	1,472	1,360	
No. of Development Servicing Agreements Administered	38	48	36	48	43
No. of Letters of Credit Reviewed / Processed	n/a	n/a	n/a	339	n/a
No. of Developer Paybacks Administered	16	14	22	19	18
No. of Downtown Design Board Applications Reviewed	94	88	100	71	88
No. of Plan Approvals Processed	n/a	n/a	n/a	151	n/a
No. of Current Secondary / Area Plans	8	8	10	13	10
No. of Zoning Agreements Administered	n/a	n/a	n/a	60	n/a
No. / Hours of PEAC / PEAC Support Committee Facilitation	n/a	n/a	n/a	96 (est.)	n/a
No. of Survey Information Requests (for construction work)	2,925	2,509	2,161	1,952	2,384
No. of Surveys Performed (Contract / In-house)	19/25	9/6	21/3	20/8	17/10
No. of Survey Monuments Restored	243	174	50	100	142
No. of Street Closings / Openings	19	21	48	40	32

* Detailed descriptions of each development type are provided at the end of this plan.

Strategic Direction

LINK TO PLAN WINNIPEG

Plan Winnipeg is City Council's long-range policy plan. It is intended to guide Winnipeg by addressing the broad physical, social, economic, and environmental conditions in the city. In that sense, Plan Winnipeg is the most important document prepared by The City of Winnipeg because it provides the foundation for all civic activity. It is intended that all other City documents, budgets, public works, programs, and developments be consistent with this Plan. The City Planning service has several links to Plan Winnipeg:

- 1A-01 Promote Downtown Development
- 1A-02 Encourage Downtown Living
- 1A-08 Promote High Standards of Urban Design in the Downtown
- 2C-04 Implement Industrial Land Planning Strategy
- 3A-01 Promote Orderly Development
- 3A-02 Promote Compact Urban Form
- 3A-03 Integrate Land Use, Urban Design, and Transportation Planning
- 3A-05 Promote Regional Consistency in Planning and Development
- 3B-01 Promote Vibrant Neighbourhoods
- 3B-02 Guide the Development of New and Existing Residential Areas
- 3B-04 Accommodate Commercial and Retail Development
- 3B-05 Promote Commercial Densification
- 3B-06 Accommodate New Industrial Areas
- 3B-07 Provide Ongoing Stewardship of Industrial Areas
- 3B-08 Regulate Land Uses in Rural Areas
- 3B-09 Preserve Major Open Spaces
- 5C-04 Protect Environmentally-Sensitive Lands
- 5E-01 Promote High-Quality Urban Design

SYNOPSIS OF POLICY DIRECTION

Land use planning and development control activity is undertaken within the framework of the City of Winnipeg Charter. This enabling legislation provides a framework for effective land use planning by defining and describing the types of plans and development measures that the City of Winnipeg is required to use. The implementation approach is guided by: Plan Winnipeg, Council priorities (including Crime Reduction, Infrastructure, Clean and Green, and finding efficiencies), the Mayor's Economic Framework, and the Integrated Planning Model.

Winnipeg has a variety of tools available to facilitate development and be prepared for changes to the community. Urban planning provides information, transparency, predictability, and public accountability that present opportunities for quality development and successful long term investments by both the public and private sectors. In addition to Plan Winnipeg, Secondary Plans and Zoning By-laws are two tools

available to the municipality to manage growth and development.

Plan Winnipeg 2020 Vision defines a secondary plan as "a more detailed plan having the status of a by-law which includes a statement of the City's policies and proposals for the development, redevelopment or improvement of a specific area of the city". The primary function of a Secondary Plan is to attempt to strategically and pro-actively manage change in the built environment (i.e. real estate). This may be either in the form of new development, re-development, decline, or transformation of existing neighbourhoods in all areas of the City.

Zoning By-laws are the primary instrument available to translate City Council's policy intent for specific parcels of land. They are a key tool for implementing the City's land use and development policies as expressed through the City's Development Plan – Plan Winnipeg, and Secondary Plans. The by-law acts as an incentive to promote economic development, attract business and industry, and facilitate the building of a world-class city. At the same time, it must balance the community's objectives for promoting quality of life and creating a healthy community. A Zoning By-law is a legal framework that generally provides regulations related to land use and the placement and siting of buildings and other features on the land.

The City is the approving authority for development. Zoning by-laws:

- Protect property values.
- Provide predictable of development patterns.
- Ensure against incompatible.
- Provide transparency for investment decisions.
- Provide a tool that allows for public input into the development process.

Winnipeg's Zoning By-law has not been updated since a new *Plan Winnipeg...2020 Vision* was adopted on December 1, 2001. The Zoning By-law has recently been under review and a new by-law will soon be enacted by Council. It is anticipated that a more permissive by-law will result in fewer amendments (variances) and a more streamlined development process.

KEY FACTORS INFLUENCING SERVICE DELIVERY

Demographics / Socio-economic Trends

Proactive and effective planning requires accurate forecasts of how many people Winnipeg will have in the future and where they will work, live and play. In June 2007, the Conference Board of Canada

released a comprehensive demographic and economic forecast for Winnipeg with the following highlights:

- From 2007 to 2030, population growth is expected to average 1.1 per cent per year, while real gross domestic product (GDP) growth is forecast to average 2.5 per cent per year.
- Although the population will age as baby boomers enter retirement age, rising immigration will help support growth in Winnipeg's labour force.
- Winnipeg is expected to attract an average of more than 8,700 net international migrants each year from 2007 to 2030.
- Sound employment prospects and relative housing affordability will boost inter-provincial and intercity migration to Winnipeg.
- Winnipeg's housing market is projected to go through a transformation as aging baby boomers increase the demand for multi-family units.
- As a massive number of employees retire, firms will have little choice but to increase investment, boosting the economy's capital-to-labour ratio.
- Migration will become an increasingly important factor for population growth, and Winnipeg's ability to attract new migrants will become an important determinant of its future economic potential.

Therefore, a key factor in accommodating sustainable growth will be our capacity and ability to plan for the housing, employment and lifestyle preferences of aging baby boomers and new immigrants to Winnipeg.

Planning for Growth and Change

Plan Winnipeg would be more effective if it contained the policy elements and detail necessary to serve as a pragmatic land use plan.

There is a lack of information / data and research capacity to analyze and be proactive about identifying / projecting both the supply of and demand for land.

The capacity to do such research would:

- Enable us to respond quickly to development proposals and thereby dispel the perception that we are getting in the way of development (in actuality, we're trying to get ahead of development so that we can be receptive to whatever development comes our way).

- Provide valuable insights into the long-term impacts of day-to-day development decisions.
- Better advise the private sector on how to make development more palatable to the existing community and achieve a collective understanding of the community(s) where development is occurring.
- Assist Council members by providing facts (not opinions / interpretations).

Guiding Land Use

There is a priority need to complete secondary plans such that the entire city can be developed based on current and relevant information. Secondary plans need to be detailed enough to provide infrastructure phasing and costing that can form the basis for Capital Budgeting. Unplanned changes in land use are developing in the absence of plans, causing development in inadequately serviced areas of the city.

Winnipeg is experiencing a building boom requiring us to track land inventory more closely.

We are subject to private sector market decisions as far as bringing on / timing and location of new land.

There is a need for balance between Council's consideration of "triple bottom-line" (long-term sustainability) perspective and the market opportunities of the development industry.

Infrastructure needs are not optimized across the City and there are no long range infrastructure plans to provide a comprehensive view of the City's growth-related infrastructure requirements (cost / benefit). Without adequate infrastructure plans we lose the ability to respond quickly to development opportunities and risk incurring excessive infrastructure costs resulting from sporadic development.

There is a lack of information about land use planning in Winnipeg that is readily accessible to the public. Therefore, there is no consistent approach to ensure that residents can play an active and informed role in the ongoing development of their neighbourhoods.

Challenges to existing regulations are too frequently met with vague or conceptual responses from the perspective of the proponent. We are not able to replace experienced staff with the same level of expertise. Therefore, new staff don't have the benefit of regulatory and policy context, causing inconsistent interpretation of existing land use parameters.

Changes in political direction are not always accompanied by a comprehensive policy review, resulting in ambiguity about existing land use policies that need to be more proactively clarified.

Integrating Safety into Overall Planning and Urban Development

There has been a lack of attention given to incorporating Crime safety and design measures into planning and development. Given the Crime Prevention priority of Council, more effort needs to be directed at integrated secondary planning processes and design-based safety solutions to reduce crime.

Ensuring Adequate Land Supply

The information provided below is the most recent available. Updates will be provided in conjunction with residential and employment (industrial) land supply studies currently in progress.

Residential Land Supply

- The Conference Board of Canada forecasts that by 2030 Winnipeg will be demanded to supply an additional 83,000 total households, of which 43,000 will be single family.
- Land that can currently accommodate residential uses comes from Neighbourhood Policy Areas. Future areas to consider for residential uses come from Rural Policy Areas.
- Based on a 2007 Residential Land Supply Study it was determined that there is approximately 9,000 acres of land available in Winnipeg either in the form of greenfield or infill development within Neighbourhood Policy Areas. Given the scenario that every square inch of these acres is developed for single-family residential uses at a density of 5 units per acre means that 45,000 single family dwelling units could be accommodated. Development industry experts warn that 25% of the available land supply will not be developed within this timeframe for various reasons. As the land supply shrinks this becomes more pronounced as the most constrained land parcels are continually passed up. Experts also estimate that 10% of lands available for residential development will be needed to accommodate various commercial uses, which directly support those residential developments. Discounting the supply to include the above considerations results in a balance of less than 6,000 acres of available land supply, a yield of 30,000 single family homes (well short of the 43,000 projected). The available land supply could accommodate the projected lot demand for single-family homes if higher densities were provided. Development at a density of 8 units per acre would yield 48,000 homes. Current circumstances suggest, however, that a

density of 8 units per acre for single-family residential development is on the high side.

- Another consideration is the relative attractiveness in the market of remaining city properties versus rural municipal communities.
- Inevitably, Rural Policy Areas will have to accommodate some of the residential growth projections. Preliminary calculations suggest there are about 17,000 acres available for development. Of this supply, it is estimated that more than 6,000 acres will be required to satisfy new employment growth. Of the remaining acres, at least 25% will not be developed within the projection timeframe and another 10% will be required for commercial and other supportive development. The remaining acres at 5 units per acre will yield approximately 37,000 single family Homes and at 8 units per acre about 60,000 single family Homes.
- Neighbourhood and Rural Policy Areas combined result in about 16,000 acres of land supply available for residential development. Utilizing this total supply at 5 units per acre means Winnipeg can absorb 80,000 single family lots. At 8 units per acre Winnipeg can absorb 128,000 lots.
- To accommodate the projected 43,000 single family Homes at 5 units per acre would require 8,600 acres with 7,400 acres remaining of all land available.
- To accommodate the projected 43,000 single family homes at 8 units per acre would require 5,375 acres with 10,625 acres remaining of all land available.

Employment Land Supply

The draft preliminary Employment Lands Strategy report indicates that by 2031, additional 'employment' lands will be required to accommodate employment-related land uses.

Land that can currently accommodate employment (predominately industrial) uses comes from current Industrial Policy Areas. Future areas to consider for employment uses come largely from Rural Policy Areas.

Based on the draft preliminary Employment Lands Strategy, approximately 49,000 jobs will need to be accommodated on Employment Lands by 2031. This requirement is based on an overall employment density of 16 employees per acre. This requirement translates into a total employment land requirement of 3,390 acres between 2006 and 2031.

SUMMARY OF GOALS AND STRATEGIES

1. Ensure the City of Winnipeg has an adequate supply of land that is zoned and serviced to accommodate projected residential and commercial growth.

- Develop broad-based organizational consensus that research capacity is needed to accurately plan for growth and change.
- Research, monitor and interpret relevant market forces/ projections that will determine where future Winnipeggers will 'work, live and play'.
- Translate projected economic growth into resulting land requirements (residential and business / employment as well as parks and public places planning).
- Identify the best locations for the broad categories of land uses (i.e. employment, residential, public spaces) taking into consideration the pace of development as well as economic and environmental sustainability.
- Communicate urban planning activities as a better way for the municipality to do business. Plans provide an opportunity for the City to invest limited resources more strategically in critical infrastructure thus providing more certainty and predictability for private investment decisions.

2. Accommodating growth where there will be the most effective and efficient use of municipal infrastructure and provision of municipal services.

- Create secondary plans for all developing / changing areas of the city. Secondary plans are the product of different perspectives and visions being delivered in a holistic way for the long-term benefit of community residents and businesses. Secondary / neighbourhood planning helps to ensure a full range of services and sustainable infrastructure requirements that support a high quality of life. Secondary plans should be thought of and presented as business plans for neighbourhoods.
- Reallocate existing resources to achieve more Secondary Planning capacity, perhaps by changing our role in the approval of development applications in unplanned areas of the city.
- Continue to use the Planning Executive Advisory (and Support) Committees (PEAC) as a venue for demonstrating leadership on the need for comprehensive and accurate infrastructure / service planning, costing and capacity assessment for developing areas.
- Monitor development patterns to establish a 'trigger point' for proactive and comprehensive planning that will ensure the sustainability of service levels and infrastructure capacity.
- Support the concept of sustainable development by ensuring that servicing and infrastructure

needs, costs and impacts are known and available to decision-makers at the front-end of the capital budget approval process.

- Integrated urban plans provide direction for more transparent and predictable public sector investment in infrastructure thus making development decisions easier.

3. Manage a high-volume of land use issues in existing neighbourhoods in a competent, coherent and cohesive way.

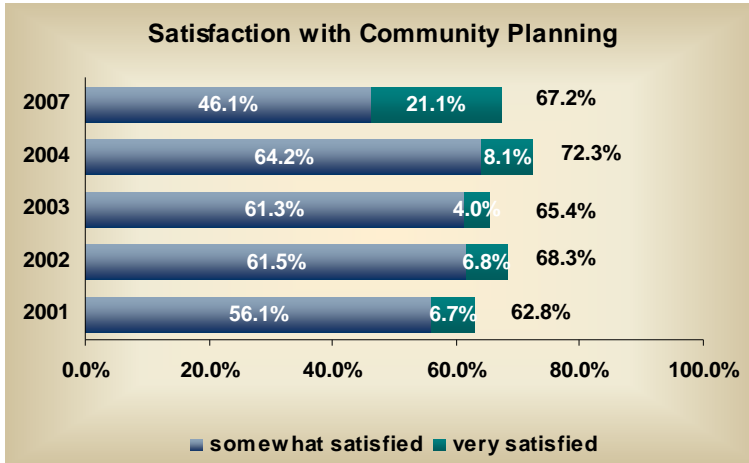
- Generate secondary / neighbourhood plans for targeted neighbourhoods (areas undergoing change - development or decline) in consultation with the local residents and the development community.
- Develop tools for staff to consistently, meaningfully and effectively engage the community in development decisions in their neighbourhood (web-based technologies, community surveys, simulation ['Metroquest'], etc.).
- Get information out to community residents and the development community to increase awareness of their role in community planning.
- Conduct a neighbourhood survey to assess residents' views of quality of life in their neighbourhoods.

4. Ensure fair and consistent interpretation and application of Council's land use policies and regulations.

- Make Plan Winnipeg a true land use document by providing more implementation detail to policies.
- Focus interpretation and application on INTENT of policies and regulations rather than the 'letter-of-the-law.'
- Ensure that professional advice is communicated from the perspective of the developer customer and in a language that is clearly understood outside of the Planning body of knowledge.
- Ensure that planning staff are trained consistently to provide relevant and practical reasoning for land use decisions.
- Ensure consistent interpretation and implementation of a new zoning by-law once it is enacted by Council.
- Track the consistency of and compliance with Plan Winnipeg as adopted, as a basis for on-going decisions.
- Provide a progress report on the legislated review of Plan Winnipeg. Seek Executive Policy Committee confirmation as to the completion of year one (phase one) of a Plan Winnipeg review.

Performance Information

CITIZEN SATISFACTION



Citizen satisfaction for community planning remained stable from 2004 to 2007.

Note: 2007 Survey was conducted in the month of August; the sample size was 614 people and the margin of error is +/- 4% 19 times out of 20

EFFECTIVENESS DATA

Ensuring Adequate Land Supply . . .

The early prognosis is that Winnipeg has more than enough land for residential development when Rural Policy Areas are considered. However, reliance on Neighbourhood Policy Areas alone to accommodate growth will likely result in a shortfall.

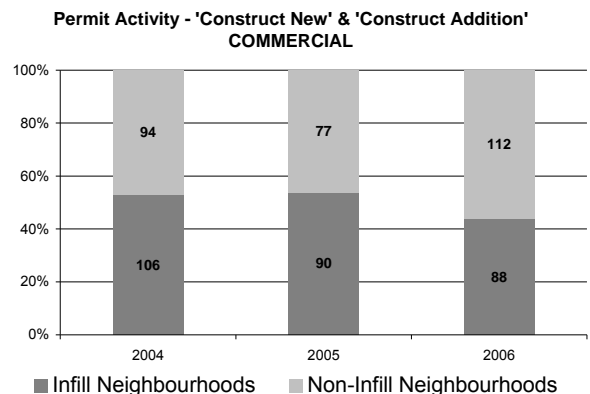
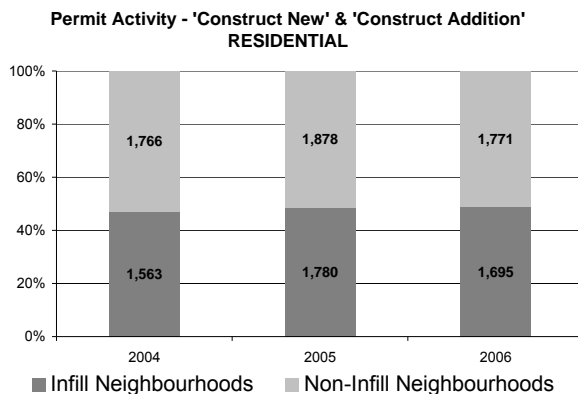
Employment Land Supply.....

There is currently a net supply of designated employment land of 1,892 acres, leaving a net deficit of 1,495 acres. However, when additional lands required to support employment lands (i.e. Infrastructure, Institutional-related lands; retail related uses and other non-developable lands), are taken into consideration, the gross land requirement to meet these needs is some 2,360 acres.

Development with an Efficient Use of Infrastructure . . .

New development that takes place in or adjacent to existing neighbourhoods, or that is planned ahead of time (secondary, area structure, neighbourhood plans) generally makes more efficient use of publicly funded infrastructure than development that 'leap-frogs' undeveloped areas or takes place haphazardly. The chart below shows an analysis of permits for 'Construct New' and 'Construct Addition' activity for 2004, 2005 and 2006:

The proposed strategic emphasis on secondary planning will help to ensure the most efficient use of infrastructure wherever possible.

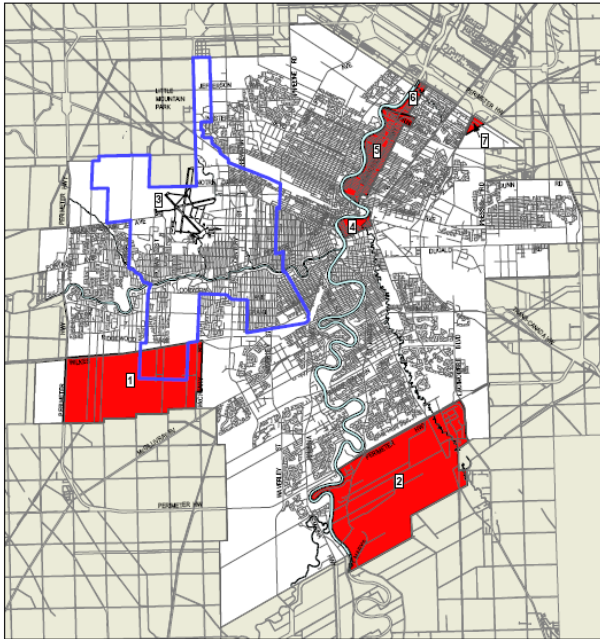


Getting Ahead of Development

Secondary Plans (Area Structure Plans and Neighbourhood Plans) provide a framework for orderly, planned development that accommodates local values as well as broad market-driven opportunities. Sorting local development issues proactively provides certainty that our city will evolve in a logical, orderly, planned way to provide opportunity for everyone. It also provides information about infrastructure requirements early in the development process in order to inform capital budget approval processes (i.e. Secondary Plans for New and Existing Neighbourhoods).

The information below provides information on Secondary Plans that existed at the time of Plan Winnipeg adoption in December, 2001 compared with Secondary Planning efforts as of October 2007:

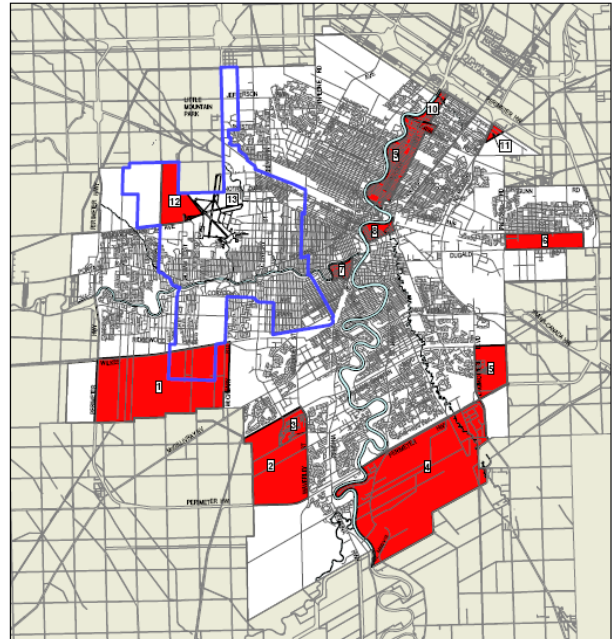
Secondary Plans as at Plan Winnipeg Adoption – Dec. 2001



Secondary Plans December, 2001

1. Wilkes South
2. St. Vital Perimeter South
3. Airport Vicinity
4. North St. Boniface
5. Henderson Highway Corridor
6. North Henderson
7. Kil-Cona Park (West)

Secondary Plans as at October 2007



Secondary Plans October 2007

1. Wilkes South
2. Waverley West
3. Waverley West NE
4. St. Vital Perimeter South
5. South St. Boniface
6. Transcona Yards
7. Osborne Village
8. North St. Boniface
9. Henderson Highway Corridor
10. North Henderson
11. Kil-Cona Park (West)
12. Airport Area West
13. Airport Vicinity

- Secondary plan work is underway in: Transcona West, Waverley West (SE), Centennial-West Alexander, Ridgewood South, and Corydon Village.
- Secondary plan reviews since 2001 (some resulting in significant plan amendments) have occurred in: Henderson Highway Corridor, North St. Boniface, and St. Vital Perimeter South.
- Pre-plan assessments initiated and additional secondary plans requested in: Fort Rouge Yards, Kapyong Barracks, South Point Douglas/Fort Douglas, Exchange District, Armstrong's Point, and Spence.

The desired strategic direction moving forward is to provide as much pro-active planning as possible in order to accommodate development efficiently and economically on behalf of the entire Winnipeg community.

Managing a High Volume of Issues in Existing Neighbourhoods

The Zoning By-law has recently been under review and a new by-law will soon be enacted by Council. It is anticipated that a more permissive by-law will result in fewer amendments (variances) and a more streamlined development process.

The table below shows an analysis of variances that have been approved in recent years. The findings indicate that about 90% of such development applications can be approved *without* a change (variance) to the prescribed land use regulations. Once enacted, the new Zoning By-law will be monitored regularly to determine whether a significant decrease in variances has in fact been achieved.

Analysis of Permits Issued for Activity Requiring Zoning Approval:

	2004	2005	2006
Permit Activity*	13,296	10,794	10,736
Total Variances**	1,213	1,272	1,189
Variances as a % of Permit Activity	9.1%	11.8%	11.1%
% of Permits Approved without a Variance	90.9%	88.2%	88.9%

* Totals include only permits that require zoning approval

** There are a very small number of variances that apply to multiple properties

The table below shows the frequency of public opposition to development applications as a measure of how well the City manages a high volume of issues in existing neighbourhoods. This data will be tracked in future years in order to monitor performance trends:

2006			
Type of Application	No. of Reports	No. of reports where there was opposition at hearing	Percentage of applications opposed
	No.	No.	%
Zoning	45	7	16%
Subdivision & Zoning	47	17	36%
Zoning Agreements & Amendments	8	3	38%
Variance	276	42	15%
Condition Use	150	23	15%
Total	526	92	17%

A well managed development review process should result in less opposition at a public hearing. In the longer term, we should see less controversy at public hearings in "planned" neighbourhoods (i.e. those neighbourhoods that enjoy the certainty of adopted secondary plans).

Fair and Consistent Interpretation of Council's Land Use Policies and Regulations

Development Application Reports:

The number of reports is a measure of overall activity. Planners write reports on all development applications considered by the Board of Adjustment or a Community Committee. These include an analysis of the application and a recommendation based on existing policy and past precedent. Concurrence with a planner's recommendation or concurrence with (generally minor) amendments to recommended conditions is an indication of how effectively the report has addressed the issues to the satisfaction of the hearing body. It should also be noted that rejection of an application by the hearing body is rare, reflecting the planners role in encouraging applications to conform to city policy and community standards.

The table below provides an analysis of reports by Planners for 2006, in terms of recommendations to approve, approve with conditions, or deny a development application. This analysis will be reported annually in future years in order to monitor performance trends.

Application Type	No. of Reports	RECOMMENDATION		
		Approve	Approve with conditions	Denial
Zoning	46	22	18	5
Subdivision & Zoning	47	18	28	1
Zoning Agreements & Amendments	8	5	3	0
Variance	276	98	168	10
Condition Use	150	68	79	3
Totals	526	211	296	19
%		40.1%	56.3%	3.6%

The table below shows how Planner reports were ultimately dealt with by the decision-making authority (Board of Adjustment or a Community Committee).

Outcome of Development Application Reports Prepared by Planners

	2004	2005	2006
Total Reports	611	690	526*
Recommendation concurred in	466 (76%)	563 (82%)	416 (79%)
Recommendation concurred in with amendments	120 (20%)	104 (15%)	80 (15%)
Recommendation not concurred in	25 (4%)	23 (3%)	25 (5%)
Total Applications Rejected	20	9	12

* Represents DAZ, DASZ, ZAA, DAV and DCU reports only for 2006.

EFFICIENCY DATA

The following table provides shows current planning staff levels in Winnipeg and compares these numbers to staff levels in other select Canadian Municipalities based on a survey conducted in November of 2006:

City	Population	Total Planning Staff	Long Range Planning Staff	Municipal Plan Review / Development Team
Winnipeg	650,000	19 total	None dedicated	1 planner
London	350,000	27 total	6 planners	6 planners
Edmonton	728,000	58 total	20 planners	10 dedicated to Municipal Plan Review
Hamilton	510,000	57 total •	35 planners	8 people dedicated to Official Plan
Ottawa	870,250	400 total	77 planning,	N/A
Calgary	1 million	100+ total	13+ planners* “	N/A

Other Measures to be included in future plans:

- Cost per Planning Report

Descriptions of Development Application Terminology

Variance (DAV)

- A variance allows for an exception to the rules contained in the zoning by-law such as density requirements, set-back distances, height restrictions, lot coverage, etc., in order to accommodate a unique circumstance associated with a particular property. For example, the by-law may require a 2 foot set-back between the side a garage and the property line. A variance would be required if, because of unique circumstances, an owner wanted permission to reduce that distance.
 - Type A: A zoning variance not exceeding 5% of the by-law requirement granted by the Director
 - Type B: A minor variance that can be granted by the Director as defined by the Development Procedures By-Law 5769/91
 - Type C: A variance at a higher level than can be granted by the Director, referred to the Board of Adjustment
 - Type D: A variance associated with a major development application that will be heard by a Committee of Council (Community Committee)
- A variance allows for an exception to the rules contained in the zoning by-law such as density requirements, set-back distances, height restrictions, lot coverage, etc. in order to accommodate a unique circumstance associated with a particular property. For example, the by-law may require a 2 foot set-back between the side a garage and the property line. A variance would be required if, because of unique circumstances, an owner wanted permission to reduce that distance.

Conditional Use DCU

- A conditional use application is required to establish a use that might have a negative impact on the adjoining properties. Because of that possibility, the zoning by-law identifies specific uses as conditional. For example, to operate some home businesses in a residential area requires a conditional use permit.

Zoning (DAZ)

- A zoning application is required to change the zoning designation for your property, generally to accommodate a change in the way the land will be used. For example, as the city grows new developments often require a zoning change from agricultural to another designation such as residential, commercial, or industrial.

Subdivision & Zoning (DASZ)

- A subdivision and zoning application is required to divide a parcel of land into two or more lots and it typically involves creating new public streets or lanes and also requires a change to the existing zoning classification. A subdivision and zoning is usually indicative of a major subdivision being proposed on a new piece of land that has yet to be zoned for the proposed use.

Short-form Subdivision (DASSF)

- A short-form subdivision application is required to divide a parcel of land into two or more lots that does not involve creating any new public streets or lanes and does not require a change to the existing zoning classification. For example, the owner of a double lot in a residential area may want to subdivide it into two lots to allow another house to be built. A short-form subdivision would be required.

Subdivision (DAS)

- A subdivision application is required to divide a parcel of land into two or more lots and it involves creating new public streets or lanes but it does not require a change to the existing zoning classification. For example, the subdivision of a large lot may require the extension of a road or lane in order to provide access to the new lots being created.

Major Development Applications

- These include all subdivision and rezoning applications (DASZ, DAS, DAZ, ZAA) that require inter-Departmental review, report by the Administrative Coordinating Group and the District Planner, and a public hearing at the Community Committee.
- Enhanced public notification is required in the following instances:
 - Re-zonings, including other development applications associated with the rezoning
 - Application (i.e., a related variance or conditional use application).
 - Subdivisions, which create a street or lane including other development applications
 - Associated with the subdivision application (i.e., a related variance or conditional use application).
 - Zoning and Subdivision Agreement amendments.
 - Plan Winnipeg amendment.
 - Secondary Plan amendment.

- Some variance and conditional use applications, based on the uniqueness of the development, except for single and two family development, in any of the following circumstances:
Applications adjacent to high speed or high traffic volume streets, where it is unlikely that standard notices would be readable from a distance, including, but not limited to:
 - Bishop Grandin Boulevard; or,
 - Lagimodiere Boulevard; or,
 - Waverley Street (south of McGillivray Boulevard); or,
 - Kenaston Boulevard (south of McGillivray Boulevard); or,
 - Fermor Avenue.

Downtown Design Approvals

Applications for design review are an indication of downtown activity. Most are for minor building changes but approximately 15 to 20 applications each year are for new buildings or major additions. Design approval for major projects has changed significantly in the past few years. Prior to 2004 major projects were reviewed by the Downtown's one Urban Designer and approved by the Standing Policy Committee on Property and Development sitting as the Downtown Design Board. In June 2004 a new Downtown Zoning By-law was adopted that provided for the creation of the Urban Design Advisory Committee (UDAC) made up of design and development professionals, to advise the Director. UDAC was created in April 2005, and now significant developments undergo this peer review process. In its first year of operation, UDAC has held 12 regular meetings and reviewed 14 major projects. A survey of all applicants during this first year of operation found that respondents were generally supportive of the urban design review process. Several respondents acknowledged that the process was beneficial to our City. They felt that dialogue on larger urban issues would lead to a much more vibrant urban environment and higher quality design. The process was praised as fair, constructive and creative (as reported to the SPC on Downtown Development in a June 27, 2006 review of UDAC's first year).