

# How We Grow

OURWINNIPEG REVIEW – STARTING THE CONVERSATION

City services related to this topic could include:

- Land use and development
- City planning
- Transportation planning
- Zoning and permits
- Inspections
- Urban design and placemaking
- Heritage conservation
- Infrastructure asset management

## Overview

Since *OurWinnipeg*, Winnipeg’s development plan, was approved in 2011, the City’s population has grown at near historic rates. This growth has two major trends: the largest and fastest-growing source of population growth is due to immigration. Newcomers are making life changes (where they work, where they live, how they spend/save money); but this cohort is generally younger with less disposable income. Baby boomers are another growing demographic who are also changing employment status, the way they spend and save money, and where they live.

The City, as the regulator for land use, approves where development will occur, and intends to do so through *OurWinnipeg*. This plan must address important demographic trends, and allow for the type of growth that Winnipeg’s population needs.

Typically, development (or redevelopment) starts when developers apply through the City’s Planning, Property, and Development Department. City staff review applications within the context of *OurWinnipeg* and other policies, and make recommendations for the decision makers (e.g. the Board of Adjustment, Community Committee, or Council).

Decisions about “How We Grow” will be guided by principles of economic, social, and environmental sustainability and have a long-term impact on many things including:

- Affordability of available housing choices,
- Costs of municipal service and infrastructure, and the community’s capacity to pay for it,
- Environmental sustainability of our transportation and energy needs, and
- Safety, prosperity and sense of belonging for citizens.

Geography	2016 Population	Average Annual Growth	Compound Annual Growth (%)
City of Winnipeg	735,600	12,500	1.6%

*Considering this topic area, picture your ideal Winnipeg 25 years from today.*

*What is it like?*

*How close are we to this vision?*

*To further achieve your vision, what are the most important things the city and/or the community needs to:*

*Start doing?*

*Stop doing?*

*Keep doing?*

*Do Differently?*

*What do you know that would help us understand this topic better?*

## City Context and Initiatives

- In the past six years, Winnipeg's population has increased by a rate almost double that of the previous 20 years.
- Immigration has resulted in significantly more diversity and has also shifted the age demographic so the largest share by age distribution is those between 25 and 29.
- Of major cities across Canada, Winnipeg also has the largest percentage of Indigenous Peoples (11 per cent).
- Since 2011, 52.1% of all new residential units were built in greenfield (or undeveloped) areas, 37.5% were built in existing neighbourhoods, and 11.4% were built in infill areas (including 5.1% in downtown).
- The number of multi-family housing units has been exceeding the number of Single-family housing units constructed annually since 2012;
- The number of total listed historic buildings increased from 242 in 2014, to 269 in 2016.
- Existing and emerging Urban Design guidelines and processes are intended to influence both public and private development towards an image of Winnipeg as a beautiful and memorable city.

## Emerging Trends

- Over the next 25, years, Winnipeg's population is expected to grow by over 200,000 people.
- Winnipeg's current population growth rate of 1.6 per cent is the fastest growth rate among major Canadian cities not influenced by an oil production-based economy. This creates an annual demand for about 4,000 housing units.
- Multi-unit housing starts are expected to outpace single-family unit starts over the long-term.
- According to 2017 data, the City faces difficult choices in balancing the operating and capital budgets, staying below allowed levels of debt, prioritizing capital projects, determining what is affordable, and what additional sources of revenue may be available:
  - The City is facing an operating budget deficit of about \$89 million in 2018, and \$415 million by 2027.
  - Unfunded road projects over the next 10 years would cost approximately \$2.2 billion; there are also expectations to expand the Rapid Transit network and construct additional corridors.
  - Council recently passed an Active Transportation Strategy which outlines \$330 million of projects over 20 years. Current funding levels are about \$5.4 million per year.
  - There are unfunded City public infrastructure needs for libraries, recreation, facilities, pools, and parks.