Association of Manitoba Municipalities

Municipality Housing Development Process Overview

Survey Results and Analysis

Municipality Housing Development Process Overview

Association of Manitoba Municipalities

Q2: What is the average time required to review and approve a housing development project? (13 total Responses)

- **1 - 2 months:** 9 responses (69.2%)
- **3 - 4 months:** 3 responses (23.1%)
- **4 - 6 months:** 1 responses (7.7%)

Based on the aggregated responses to average time is approximately 2.23 months.

Q5: How would you rate your municipality's capacity to manage and implement new housing developments? (12 Responses)

- **Adequate capacity with no issues:** 7 Responses (58.3%)
- **Moderate capacity but facing some challenges:** 4 Responses (36.4%)
- **Limited capacity with significant challenges:** 1 Responses (9.1%)

Q2: Insights

- The review and approval process for housing development projects is generally efficient, with the majority of projects being approved within 1 - 2 months. However, there are some cases where the process takes longer, highlighting areas where improvements or additional support might be beneficial to streamline approvals further.

Q5: Insights

- The aggregated responses indicate that the majority of respondents feel their municipality has adequate capacity to manage and implement new housing developments effectively. However, there is a notable portion facing some challenges, and a small group experiencing significant challenges.

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Q6: Which area of infrastructure poses the greatest challenge for new housing projects? (13 total Responses)

- **Water and sewer systems:** 8 responses (61.5%)
- **Roads and transportation networks:** 5 responses (38.4%)
- **All of the above:** 3 responses (23%)
- **Energy and utility infrastructure:** 2 responses (15.3%)

Note: Some respondents selected multiple options, so the total percentage may exceed 100%.

Q7:What is the biggest challenge in preparing land for housing developments? (12 Responses)

- **Lack of financial resources:** 8 responses (66.7%)
- **Land ownership issues:** 6 responses (50%)
- **Infrastructure readiness:** 4 responses (33.3%)

Note: Some respondents selected multiple options, so the total percentage may exceed 100%.

Q6: Insights

- The aggregated responses indicate that water and sewer systems are the most pressing infrastructure challenges for new housing projects, followed by roads and transportation networks and energy and utility infrastructure. Additionally, some respondents view all these infrastructure areas as collectively challenging.

Q7: Insights

- The aggregated responses indicate that financial constraints and land ownership issues are the primary challenges in preparing land for housing developments. Additionally, infrastructure readiness remains a notable concern. Addressing these challenges will be crucial for municipalities to successfully prepare land and facilitate housing developments.

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Q8: How confident is your municipality in meeting both affordability and sustainability targets for housing projects? (13 total Responses)

- **Somewhat confident:** 7 responses (53.8%)
- **Very confident:** 3 responses (23.1%)
- **Uncertain:** 2 responses (15.4%)
- **Not confident:** 1 responses (7.7%)

Q9: Based on the size of your community what do you see as your community's competitive advantages in approving housing developments in comparison to large cities? (13 Responses)

- **Open process in working with Developers:** 12 responses (92.3%)
- **Timelines:** 9 responses (69.2%)
- **Development Charges:** 6 responses (46.1%)
- **Permit fees:** 6 responses (46.1%)
- **Other:** 2 responses (15.3%)

Note: Some respondents selected multiple options, so the total percentage may exceed 100%.

Q8: Insights

- Responses indicate a generally positive sentiment regarding the municipality's confidence in meeting both affordability and sustainability targets for housing projects. However, there is a notable level of uncertainty among respondents, which suggests that additional efforts may be needed to provide clarity and support.

Q9: Insights

- Smaller communities offer several competitive advantages in approving housing developments compared to larger cities. These include faster approval timelines, transparent and collaborative processes, lower development charges, and permit fees. Unique factors such as community support and strategic land ownership contribute to their attractiveness as development locations. These advantages can make smaller communities more appealing to developers and encourage housing development projects in these areas.

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13 Manitoba municipalities participated in a brief survey focusing on their Housing Development Process. The intent of the survey was to capture insights on their processes, capacities and challenges when it comes to addressing the housing needs in their community. Given the existing federal government's Housing Accelerator Fund (HAF) and the potential for changes to the program or creation of a new housing program, in the event of a new government being elected this information is intended to help inform elected officials on the importance of not developing national housing programs as a "one size fits all" and take into consideration the unique housing dynamics facing smaller communities in Manitoba and across Canada.



At **69.2%** the majority of housing development projects are reviewed and approved within 1 - 2 months



At **61.5%**, the most significant challenge identified is water and sewer systems, ensuring adequate and reliable water and sewer infrastructure is a major concern for new housing projects



The majority of respondents (**69.3%**) are either "very confident" or "somewhat confident" in meeting both affordability and sustainability targets for housing



A majority of respondents (**54.5%**) feel that their municipality has adequate capacity to manage and implement new housing developments.



The most commonly identified challenge (**66.7%**) is the lack of financial resources. This indicates that securing the necessary funding is a significant obstacle for many municipalities.



An overwhelming majority (**92.3%**) of respondents view the open and collaborative processes in working with developers as a key competitive advantage. Transparency fosters trust and effective communication, making it easier to navigate development approvals.

While the HAF aims to be inclusive, some smaller communities have expressed challenges in meeting certain eligibility criteria, such as committing to a housing supply growth target that increases the average annual rate of growth by at least 10%. These concerns suggest that while the fund is accessible to smaller communities, ongoing adjustments may be necessary to fully align with their specific housing realities. newswire.ca

National Housing Support Programs:
Balance Between the Needs and Realities of all Communities Across Canada

Association of Manitoba Municipalities

As Canada continues to see increased population growth, primarily through the critical need of new immigrants to grow our economy, National Housing Support Programs need to be formulated with the right balance between the housing realties of large and smaller communities.

The issues impacting housing needs of communities across Canada due to increased immigration are not homogenous:



- **Combined, Toronto, Montreal and Vancouver received 53.8% (2021) of recent immigrant's which totaled 1.2 million between 2021 and 2023. This creates significant stress on housing demands and ability for large metro regions to expedite housing development approvals (Canada.ca)**



- **MB's share of new immigrants was 3.8%. With 3,770 new permanent residents had regional communities outside of Winnipeg as their intended destinations (MB Stats)**

If a National Housing Support Program's objective is to maximize the level of participation by all communities, there are a number of issues that should be take into consideration when it comes to the realities of smaller Canadian communities. The insights provided from the responses of 13 Manitoba municipalities surveyed, can be assumed to be fairly consistent with the experiences of other smaller communities across Canada.

The assumption that municipal red tape is slowing the efforts to build more housing in municipalities



69.2% of the MB municipalities in the survey indicated that housing development projects are reviewed and approved within 1 - 2 months

- ***Option: The federal government should take into consideration smaller communities are not typically encumbered by complex processes***

The assumption that municipalities are not effectively engaging with the housing developers to expedite new housing projects



92.3% of MB municipalities respondents view the open and collaborative processes in working with developers as a key competitive advantage. Transparency fosters trust and effective communication, making it easier to navigate development approvals.

- ***Option: Federal housing programs should take into consideration that smaller municipalities typically have less bureaucracy when engaging with the private sector***

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What should a federal housing program consider in terms of the needs of smaller communities' ability to access support housing development



61.5% of MB municipality respondents indicate the most significant challenge identified is water and sewer systems, ensuring adequate and reliable water and sewer infrastructure is a major concern for new housing projects



66.7% of the MB municipality respondents indicates that securing the necessary funding is a significant obstacle for many municipalities ability to meet the infrastructure needs to support new housing

- ***Option: To ensure communities have the required infrastructure, federal infrastructure funding should be aligned with federal housing programs.***

The assumption that smaller communities are not administratively equipped to facilitate new housing development



A majority of respondents (54.5%) feel that their municipality has adequate capacity to manage and implement new housing developments.



The majority of respondents (69.3%) are either "very confident" or "somewhat confident" in meeting both affordability and sustainability targets for housing.

Increased housing supports economic development by creating jobs, attracting workers, boosting consumer spending, and enhancing government revenue.



Bank of Canada estimates that for every $1 spent on housing, an additional $0.50 to $1.00 circulates through the economy.

Housing sector In **2022, residential construction contributed approximately $171 billion (StatCan, 2022).**

$1 million invested in residential construction supports 30 fulltime direct, indirect and induced jobs (Canada.ca)

- ***Option: Explore the role federal regional economic development agencies (e.g., PrairiesCan) can play by incorporating community housing support within existing economic development programming.***

National Housing Support Programs:
Balance Between the Needs and Realities of all Communities Across Canada

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A national housing program should be designed to ensure communities can align their processes with the investment capacity of the private sector to build new housing. Large metro areas attract large sophisticated housing investors who understand the many challenges they face in advancing housing developments in these metro regions but do so based on market performance and ROI. Smaller communities however have less incumbrances in their process but due to market size typically attract much smaller investors. Subsequently, treating them the same when national housing programs are designed and implemented is not a commonsense approach. National Housing programs need to ensure that criteria are based on the real needs and challenges of both large metro regions and smaller Canadian communities to support new housing.

Indicators	Smaller Canadian Centres	Large Metro Regions
Population Growth	Slower, may fluctuate	Steady, drives demand
Land Costs	Affordable, more available land	High, competition for land
Approval Process	Streamlined, quicker, more personal	Complex, lengthy, regulatory heavy
Infrastructure	May require upgrades or new investments	Established ex. transit, utilities, services
Workforce Availability	Smaller, may face skills shortages	Strong, diverse talent pool
Economic Stability	Reliant on few key sectors (higher risk)	Diverse industry makeup (less risk)
Incentives	More common (tax breaks, grants)	Fewer, less aggressive market dictates
Return on Investment	Lower entry costs, faster approvals, strong local support, but slower market growth.	Higher returns, higher costs, longer timelines, and more competition

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