

Office and Industrial Market

Trends and Competitiveness

1. What are the key physical and economic attributes that office and/or industrial developers/ industry generally desire in an industrial/business park in Winnipeg (i.e. proximity and access to major highways, land availability and expansion potential, site design, market character, quality of site, relationship with neighbours, other – please specify)?

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2. In your opinion what are the strengths and weaknesses of the City of Winnipeg in terms of attracting and retaining employment?

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3. In comparison to large urban municipalities across Canada, how competitive do you feel the City of Winnipeg is for industrial/office commercial development in terms of:

|                                     | Not<br>Competitive       | Somewhat<br>Competitive  | Competitive              |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Location and transportation access  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Available serviced industrial lands | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Industrial land prices              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Access to amenities                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Property taxes                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Development impact fees/charges     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Water/sewer rates/other utilities   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Access to skilled labour            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other: _____                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

## Trends and Competitiveness – continued

4. What role do the surrounding municipalities play in attracting employment and associated industrial/office development to the Winnipeg Capital Region? Is there a clear distinction between the types of industrial/office development they are attracting compared to the City of Winnipeg?

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## Market Demand and Supply

5. What is your perspective on the short-term and medium-term market (i.e. 0 to 12 months and 1 to 3 years) for industrial and office development in the City of Winnipeg? How does demand vary by industrial park area and/or location?

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6. In your opinion, has interest for industrial or office commercial development increased or decreased in the last few years? Please specify expanding/contracting sectors.

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7. In your opinion, do you think the employment land supply in the City of Winnipeg is well aligned with demand in terms of quantity, site characteristics (e.g. parcel size, access to highways, etc.) and location?

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8. In your opinion, what will be the impacts of CentrePort Canada on industrial land supply and development within the City of Winnipeg, and the Manitoba Capital Region as a whole?

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## Municipal Context

9. In your opinion, are there specific development plan policies (e.g. OurWinnipeg) or zoning by-law regulations that enhance or impede the City of Winnipeg's competitiveness and ability to develop its vacant industrial lands, or the redevelopment of its occupied/underutilized industrial areas?

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10. What role can and should the City play in attracting new industry? What industries should the City pursue?

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## Other Comments

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**Thank you for your interest and participation.  
Please leave your completed form in the Comments Box,  
or return to:**

**Michael Pyl, Planner  
Planning, Property, and Development  
City of Winnipeg  
Email: [mpyl@winnipeg.ca](mailto:mpyl@winnipeg.ca)**

**Return of comments is requested by June 20, 2017.**

Retail Market

Recent Retail Development in the City of Winnipeg

1. What are the current trends in Winnipeg’s retail development?

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2. Would you please comment on recent retail growth in the suburban context (e.g. Factory Outlet, Ikea, Cabela’s, etc.)? Has development exceeded market growth?

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3. In your opinion, what will be the impact of the Factory Outlet Mall on other centres, corridors and the downtown?

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4. Approximately what portion of customers come from outside Winnipeg?

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5. What types of stores or services are underrepresented in Winnipeg?

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## Future Opportunities

6. What are the strengths, weaknesses, opportunities and challenges facing developers in the City of Winnipeg with respect to commercial development?

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7. In your opinion, what is the impact of e-commerce on retail demand?

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8. In your opinion, what are the opportunities for centres and corridors?

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9. In your opinion, what are the opportunities for the downtown?

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10. What and where are the near-term retail opportunities in Winnipeg? Long term?

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11. Please comment on the feasibility of 2<sup>nd</sup> level retail development in the City?

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## Municipal Context

12. What Municipal Development Plan policies/zoning incentives, if any, would make retail or retail/mixed-use developments more feasible?

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## Municipal Context – continued

13. Is there enough vacant commercial land designated to meet future supply? Is it adequately located, appropriately sized?

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14. Are there enough vacant commercial uses in employment lands/industrial uses?

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15. Can you provide an example of any policies that limit the feasibility of developing a retail project or mixed-use project with retail uses?

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## Future Plans

16. What are your firm's future plans with respect to commercial development in Winnipeg?

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## Other Comments

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