THE CITY OF WINNIPEG

BY-LAW NO. 137/2024

A By-law of THE CITY OF WINNIPEG to amend the Heritage and Economic Development Incentive Program.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

The Heritage and Economic Development Incentive Program By-law amended

1 The Heritage and Economic Development Incentive Program By-law No. 64/2022 is amended by this By-law.

Definitions amended

2 In Section 2,

(a) the definition of "applicant" is amended to add "*or lessee"* after the word "owner".

(b) the following definition is added alphabetically:

"lease", "leased" *or* ***"lessee"*** *means where a person or organization holds a long-term lease agreement that gives them the right to occupy a City-owned property for a period of at least 99 years, or such other term as may be approved by the designated employee.*

Clause 4(2)(d) added

3 Clause 4(2)(d) is added after clause 4(2)(c) as follows:

(d) Downtown Multi-Family Housing Grant, payable for the development of multi-unit rental or Owner-occupied residential housing located Downtown that involves the development of a minimum of five units, and that does not meet the requirements for a Grant under clauses (a), (b) or (c).

Subsection 5(3) replaced

4 Subsection 5(3) is deleted and replaced with the following:

5(3) *The total allocation of all grants under subsection 5(2) shall not exceed $20.0 million or such additional amount as may be approved by Council.*

Subsection 5(3.1) added

5 Subsection 5(3.1) is added after subsection 5(3) as follows:

5(3.1) *Subject to this By-law, a Downtown Multi-Family Housing Grant shall be paid to an approved applicant in respect of an approved property in the amount of the lesser of*

(a) 80% of the incremental taxes paid in respect of the property on which the approved development is located for a maximum of 10 years; or

(b) the maximum payable out of incremental taxes as determined by the designated employee or Council, as the case may be, to a maximum of $2.0 million and set out in the Conditional Approval Letter issued for the property.

Clause 6(3)(c) replaced
6 Clause 6(3)(c) is deleted and replaced with the following:

(c) the property not being owned by a municipality, the Government of Manitoba or the Government of Canada. Notwithstanding the foregoing, the property may be owned by the City;

Clause 6(3)(i) amended
7 Clause 6(3)(i) is amended to add *"or lessee"* after the word "owner".

Clause 6(3)(j) amended
8 Clause 6(3)(j) is amended to

(a) add *"or lessee"* after "the owner", and

(b) add *"or lessee"* after "subsequent owner".

Clause 6(3)(k) amended
9 Clause 6(3)(k) is amended to add *"or lessee"* after the word "owner".

Subsection 6(6) amended
10 Subsection 6(6) is amended to replace the word "owner's" with *"owner or lessee's"*.

Clause 6(7)(b) amended
11 Clause 6(7)(b) is amended to add *"or lessee"* after the word "owner".

Subclause 6(7)(d)(ii) amended
12 Subclause 6(7)(b) is amended to

(a) add *"or lessee"* after "the owner", and

(b) add *"or lessee"* after "subsequent owner".

Clause 6(7)(d) amended
13 Clause 6(7)(d), the last sentence is amended to add *"or lessee"* after the word "owner".

Subsection 6(7) amended
14 Subsection 6(7), the last sentence is amended to add *"or lessee"* after the word "owner".

Subsection 6(9) amended
15 Subsection 6(9) is amended to

(a) add *", or lessee"* immediately after the word "development", and

(b) add *"or lessee"* after "current owner".

Subsection 6(11) amended
16 Subsection 6(11) is amended to

(a) add *", or leased"* after the word "owned", and

(b) add *"or lessee"* after "owner".

Subsection 8(1) amended
17 Subsection 8(1) is amended to

(a) add *"or lessee"* after the word "the owner", and

(b) add *"or lessee"* after "an owner".

Clause 10(1)(a) amended
18 Clause 10(1)(a) is amended to add *"or lessee"* after the word "owner".

Clause 10(1)(b) amended
19 Clause 10(1)(b) is amended to add *"or lessee"* after the word "owner".

Subsection 15(1) amended
20 Subsection 15(1) is amended to add *"or leased"* after the word "owned".

Section 15.1 added
21 Section 15.1 is added after subsection 15(2) as follows:

Qualifications for Downtown Multi-Family Housing Grant
15.1 *In addition to meeting the other qualifications and conditions set out in this By-law, a Downtown Multi-Family Housing Grant may be approved only if*

(a) the property does not meet the requirements for a Grant under clauses 4(2)(a), 4(2)(b) or 4(2)(c);

(b) the proposed development involves multi-unit rental or Owner-occupied residential housing;

(c) the proposal involves the development of a minimum of five units;

(d) the proposed development must not be a single-family dwelling; and

(e) the property is located Downtown.

Coming into force
22 This By-law comes into force upon enactment.

DONE AND PASSED this 12th day of December, 2024.