

THE CITY OF WINNIPEG

BY-LAW NO. 70/2025

A By-law of THE CITY OF WINNIPEG to amend the Housing Accelerator Fund Grant Program.

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

The Housing Accelerator Fund Grant Program By-law amended

1 The Housing Accelerator Fund Grant Program By-law No. 64/2024 is amended by this By-law.

Section 2 amended

2 Section 2 is amended to add the following definitions:

“lease applicant” means an entity that has been conditionally approved to lease an approved property from the City via the City’s Land Enhancement Office, or that will be entering into a lease for an approved property with another party, to accomplish Housing Accelerator Fund objectives.

“purchaser” means an entity that has been conditionally approved to purchase an approved property from the City via the City’s Land Enhancement Office, or that will be purchasing a property from another party, to accomplish Housing Accelerator Fund objectives.

Section 4(2)(d)(iv)i. amended

3 Section 4(2)(d)(iv)i. is amended to add the words “or leased” after the word “purchased”.

Section 4(2)(d)(iv)ii. amended

4 Section 4(2)(d)(iv)ii. is amended to

(b) add the following after “2. on mixed use corridors,”

3. *in the Downtown, or*

(c) renumber the rest of the list accordingly under Section 4(2)(d)(iv)ii.

Section 4.1(3) amended

5 Section 4.1(3) is amended to

(a) delete the word “and”,

(b) add the following after Section 4.1(3)(j):

(j.1) *construction costs,*

(c) in clause (l), delete the portion “before being incurred”.

Sections 5.1 and 5.2

6 Sections 5.1 and 5.2 are added after section 5(3) as follows:

Developer Reimbursement

5.1 *A recipient of a Multi-Family Sustainable Housing Infrastructure Grant is not entitled to receive reimbursement for the portion of investment funded by the Multi-Family Sustainable Housing Infrastructure Grant, as outlined at section 3.1 of City of Winnipeg Policy No. PD-031, titled "Development Agreement Parameters". For greater clarity, a developer is entitled to receive reimbursement for investment that was not funded by a Multi-Family Sustainable Housing Infrastructure Grant.*

5.2 Any money the City recoups from future developments as a result of the infrastructure invested with the Multi-Family Sustainable Housing Infrastructure Grant shall be directed to facilitate water and/or sewer infrastructure investments that support housing development, at the direction of the Director of the City's Water and Waste Department.

Section 6 amended

7 Section 6 is amended

- (a) to renumber section "6" as "6(1)",
- (b) to add the following after the new section "6(1)":

6(2) *A grant may only be paid to a lessee or owner of an approved property.*

Section 7(1) amended

8 Section 7(1) is amended to replace the portion "owner or lessee" with "owner, lessee, purchaser or lease applicant".

Section 8(2)(i) amended

9 Section 8(2)(i) is amended to replace the portion "owner or lessee" with "owner, lessee, purchaser or lease applicant".

Section 8(2)(j) amended

10 Section 8(2)(j) is amended to replace the portion "owner or lessee" with "owner, lessee, purchaser or lease applicant".

Section 8(2)(k) amended

11 Section 8(2)(k) is amended to add the portion "from the date of purchase or lease of the property," at the beginning of the sentence.

Section 8(2)(m) amended

12 Section 8(2)(m) is amended to replace the portion "owner or lessee" with "owner, lessee, purchaser or lease applicant, as applicable,".

Section 8(5) amended

13 Section 8(5) is amended to replace the portion “*owner or lessee*” with “*owner, lessee, purchaser or lease applicant, as applicable,*”.

Section 8(6)(b) amended

14 Section 8(6)(b) is amended to replace the portion “*owner or lessee’s*” with “*owner’s, lessee’s, purchaser’s or lease applicant’s*”.

Section 8(6)(d)(ii) amended

15 Section 8(6)(d)(ii) is amended to replace the portion “*owner or lessee*” with “*owner, the lessee’s, the purchaser, the lease applicant,*”.

Section 8(6)(d) amended

16 Section 8(6)(d) is amended to replace the portion “*owner or lessee*” with “*owner, lessee, purchaser or lease applicant, as applicable,*”.

Section 8(6) amended

17 The last paragraph of Section 8(6) is amended to replace the portion “*owner or lessee*” with “*owner, lessee, purchaser or lease applicant, as applicable,*”.

Section 8(8) amended

18 Section 8(8) is amended to

- (a) replace the first reference to “*owner or lessee*” with “*owner, a lessee, purchaser or lease applicant, as applicable,*”,
- (b) add “*a*” after “*in respect of*”, and
- (c) replace the second reference to “*owner or lessee*” with “*owner, lessee, purchaser or lease applicant*”.

Section 10(2)(d) amended

19 Section 10(2)(d) is amended to

- (a) replace “*owner or lessee*” with “*owner, lessee, purchaser or lease applicant, as applicable,*”, and
- (b) replace “*owner’s or lessee’s*” with “*owner’s, lessee’s, purchaser’s or lease applicant’s*”.

Section 10(2)(f) added

20 Section 10(2)(f) is added after Section 10(2)(e)(ii) as follows:

- (f) *where a Conditional Approval Letter is withdrawn for any reason, the designated officer may reallocate the grant funds in the manner outlined at clause 8(7)(b).*

Effective date

21(1) Sections 3, 4, 5, 6 and 20 of this By-law are intended to take effect retroactively and are deemed to have come into force on January 30, 2025.

22(2) All other provisions of this By-law, except for Sections 3, 4, 5, 6 and 20, are intended to take effect retroactively and are deemed to have come into force on May 30, 2024.

DONE AND PASSED this 17th day of July, 2025.