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CONSOLIDATION UPDATE: JUNE 25, 2026

THE CITY OF WINNIPEG BY-LAW No. 64/2024

A By-law of THE CITY OF WINNIPEG to
establish and implement the Housing
Accelerator Fund Grant Program.
amended 138/2024

WHEREAS Canada faces a severe shortage of homes reducing the availability and affordability of housing;

AND WHEREAS to address the housing shortage, among other measures, the Government of Canada introduced a Housing Accelerator Fund under the National Housing Strategy in the 2022 federal budget that is intended to create more supply of housing at an accelerated pace and enhance certainty in the approvals and building process;

AND WHEREAS The City of Winnipeg applied to receive funding from the Housing Accelerator Fund;

AND WHEREAS The City of Winnipeg and Canada Mortgage and Housing Corporation, on behalf of the Government of Canada, have entered into a Contribution Agreement which includes an action plan that sets out the action items, initiatives and targets that The City of Winnipeg will undertake and/or achieve to remove systemic barriers to housing supply and boost supply in Winnipeg, including through the provision of a new capital and infrastructure grant program for housing developers to incentivize construction of new affordable and multi-unit housing projects across the city.

amended 1/2025

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

PART 1 INTRODUCTORY PROVISIONS

Short title

- 1 This By-law may be cited as the *Housing Accelerator Fund Grant Program By-law*.
amended 138/2024

Definitions and interpretation

- 2 The following definitions apply in this by-law.

“affordable housing” means multi-unit residential housing, including scattered sites, that is recognized as affordable housing for the purpose of determining its eligibility for financial support under a housing program under of the Government of Canada or the Province of Manitoba, and includes the affordability criteria set out for each type of grant outlined in section 4
amended 138/2024; 69/2026

“Affordable Downtown Projects Grant” means the grant described in clause 4(2)(c) herein.

“affordable home ownership” means home ownership where the total shelter cost is 30% or less of the owner’s household income, where eligibility is limited to households with incomes below the Manitoba Housing Affordable Housing Rental Program Income Limits.
added 69/2026

“Affordable Housing Projects Grant” means the grant described in clause 4(2)(b) herein.
amended 138/2024

“approval”, unless otherwise stated, means the approval of a grant application made under this By-law, and “approved” has a corresponding meaning.
amended 138/2024

“approved property” means a property or properties in relation to which a grant application has been approved under section 8.
amended 69/2026

“building occupancy permit” has the meaning ascribed to it in the Winnipeg Building By-law No. 4555/87, and any amendments thereto.

“building permit” means permits that are regulated by the Winnipeg Building By-law No. 4555/87 and allow for construction to begin, including new construction, additions, or alterations to existing structures.

“Chief Administrative Officer” means the Chief Administrative Officer of the City and includes anyone acting in that capacity;

“Charter” means *The City of Winnipeg Charter*.

“City” means The City of Winnipeg continued under section 8 of the Charter.

“CMHC” means the Canada Mortgage and Housing Corporation.

“CMHC Affordable Housing Fund Criteria” means a minimum of 30% of the dwelling units developed must be rented at less than 80% of median market rents (MMR) for the geographic area, as determined by CMHC, or any changes to this criterion as implemented by CMHC through the National Housing Strategy.

“CMHC Mortgage Loan Insurance Criteria” means a minimum of 10% of the dwelling units developed must be rented at 30% of median renter income for the geographic area, as outlined by the Mortgage Loan Insurance Criteria program, or any changes to this criterion as implemented by CMHC.

“Conditional Approval Letter” has the meaning ascribed thereto in subsection 8(3).

“Council” means the council of the City.

“Deeply Affordable Housing Outside Downtown (Top-Up) Grant” means the grant described in subsection 4(3) herein.

“Director” means the Director of Water and Waste of the City or their delegate.
added 1/2025

“Downtown” means the area within the City of Winnipeg included in the Downtown Winnipeg Zoning By-law No. 100/2004 and the area identified as “Downtown Area” on the maps.
amended 1/2025

“Downtown Market Projects Grant” means the grant described in clause 4(2)(a) herein.

“dwelling unit” means a building or portion of a building designed or used for residential occupancy by a single household, including cooking, eating, living, sanitary and sleeping facilities. It also refers to group living environments which are classified as residential under the Winnipeg Zoning By-law No. 200/2006, and which provide residential occupancy with separate sleeping areas and some combination of shared bath, toilet, or kitchen facilities.
amended 69/2026

“eligible costs” means the costs described in subsection 4.1(3) herein.
added 138/2024

“eligible lots” means the areas identified as “Eligible Lots” on the maps.

added 1/2025

“frequent transit lines” means the areas identified as “Frequent Transit” on the maps.

added 1/2025

“grant” means a Vacant Building Grant, a Predevelopment Grant, a Multi-Family Sustainable Housing Infrastructure Grant, an Affordable Downtown Projects Grant, an Affordable Housing Projects Grant, a Deeply Affordable Housing Outside Downtown (Top-Up) Grant, or a Downtown Market Projects Grant, as applicable.

amended 1/2025; 69/2026

“housing development” means the development of multi-unit residential housing. With respect to a Vacant Building Grant, a “housing development” may also include the development of a single detached home.

amended 69/2026

“housing program” means a funding program that encourages the development or rehabilitation of residential units to address housing supply or affordable housing needs.

added 69/2026

“land drainage sewer main” has the same meaning as in the Sewer By-law No. 106/2018.

added 1/2025

“lease”, “leased” or “lessee” means where a person or organization holds a lease agreement that gives them the right to occupy a property for a period of at least 25 years, or such other term as may be approved by the Chief Administrative Officer.

added 138/2024

“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 and has supporting documentation that is acceptable to the City, to accomplish Housing Accelerator Fund objectives.

added 70/2025; amended 69/2026

“local water and sewer infrastructure” means water mains, wastewater and land drainage sewer mains and related infrastructure.

added 1/2025

“Malls & Corridors PDO-1” means the schedule labelled “Malls and Corridors Planned Development Overlay 1 (PDO-1 Malls and Corridors)” attached to Winnipeg Zoning By-law No. 200/2006 and the “PDO Map” attached thereto.

added 1/2025

“Manitoba Housing Affordable Housing Rental Program Income Limits” means the Affordable Housing Rental Program Income Limits posted on the Manitoba Housing website and any updates thereto.

added 69/2026

“maps” means the maps attached to this By-law as Schedule “A”.

added 1/2025

“median market rent” means the median, or midpoint, value for rent in a particular geographic area, as defined by CMHC in the annual *Rental Market Survey*.

“median renter income” means the median, or midpoint, value for income for renters in a particular geographic area, as defined by CMHC.

“mixed use corridors” means the areas identified as “Mixed Use Corridor” on the maps.

added 1/2025

“Multi-Family Sustainable Housing Infrastructure Grant” means the grant described in clause 4(2)(d) herein.

added 1/2025

“new housing” means the development of multi-unit residential housing in the form of new construction, or the conversion of non-residential to residential.

“owner, or ownership”, in relation to real property, means a person who is the owner of a freehold estate, and includes

amended 69/2026

- (a) a person who is an owner, with another person as joint tenant or tenant in common, of a freehold estate; and
- (b) a real owner, as defined in subsection 1(1) of *The Municipal Assessment Act*.

“permanent supportive housing” means rental housing with individualized services for people who have high needs related to physical or mental health, substance use or recovery, and/or developmental disabilities;

“Predevelopment Grant” means the grant described in subsection 4.1(1) herein.

added 138/2024; amended 108/2025

“priority populations” means housing that, in the Chief Administrative Officer’s opinion, targets

- (a) a housing need for a vulnerable population as described in the National Housing Strategy, which includes: women and children fleeing domestic violence, seniors, young adults, Indigenous peoples, people with disabilities, people dealing with mental health and addiction issues, veterans, 2SLGBTQIA+, racialized groups, recent immigrants (especially refugees), people experiencing homelessness, or
- (b) an affordable housing need described in the *City of Winnipeg Housing Needs Assessment (2025)* and any updates made thereto.
amended 69/2026

“project completion” means:

- (a) in the case of a multiple family residential building, the date on which one or more interim or final building occupancy permits are issued authorizing the use of the entire building for residential occupancies; or
- (b) in the case of a mixed-use building, the date on which one or more interim or final building occupancy permits have been issued authorizing occupancy for the entire building; or
amended 69/2026
- (c) in the case of a housing development where an occupancy permit is not required, the date on which City inspections have been completed or the equivalent of a building occupancy permit is issued to allow for residential occupancy of the home.
added 69/2026

“Province of Manitoba Affordable Housing Rental Rates” means the rental rates set annually by the Province of Manitoba as part of the Affordable Housing Rental Program and posted on the Province of Manitoba’s website, or otherwise published.

“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 and has supporting documentation that is acceptable to the City.

added 70/2025; amended 69/2026

“rapid / express transit lines” means the areas identified as “Rapid / Express Transit” on the maps.

added 1/2025

“real property” means real property as defined in the *Charter*.

“underutilized”, in respect of a building, means that one or more of the following applies and has been the case for at least two (2) years:

added 1/2025

- (a) more than half of the building is vacant;
- (b) less than half of the building is occupied by uses falling into one or more of the following use categories as set out in the Winnipeg Zoning By-law or the Downtown Winnipeg Zoning By-law, whichever is applicable to the building:
 - (i) residential and residential-related;
 - (ii) public and institutional;
 - (iii) cultural and entertainment;
 - (iv) office;
 - (v) commercial sales and service;
- (c) the building fails to meet standards established in the current editions of the Manitoba Building Code, the Manitoba Electrical Code or the Manitoba Fire Code for uses that are permitted by the Winnipeg Zoning By-law or the Downtown Winnipeg Zoning By-law, whichever is applicable to the building, and making the modifications or renovations required to meet these standards would not be cost effective on a business basis;

“rent-geared-to-income” means housing, where a subsidy is provided to cover the difference between the tenant’s rent-geared-to-income (RGI) rent and the dwelling unit’s market rent. This housing is often independent self-contained dwelling units for low-income residents whose total household income does not exceed the posted Social Housing Program Income Limit (e.g. Manitoba Housing program).

“service capacity constraint” means in the opinion of the Director, that the existing local water and sewer infrastructure is insufficient to service an approved property based on the maximum number of permitted dwelling units that may be built on the property at the time of a grant application under this By-law, or any increase to this maximum that the owner of an approved property may be seeking in a development application to the City.

added 1/2025

“southwest rapid transit stations” means the areas identified as “SW RT Stations” on the maps.

added 1/2025

“transitional housing” means a supportive and temporary or intermediate type of accommodation that is intended to bridge a gap to permanent or independent housing by offering structure, supervision, support, life skills, education, etc., in a setting that is more long term, service intensive and private than Emergency Shelters, and stays are 3 months to 3 years in length.

“vacant building” in respect of a building, means a building that:

added 1/2025

- (a) has been registered as vacant under the City of Winnipeg Vacant Buildings By-law No. 79/2010 for a minimum of two (2) years, and/or
- (b) has not been used or occupied for a minimum of two (2) years, proof of which is provided to the satisfaction of the Chief Administrative Officer

“Vacant Building Grant” means the grant described in clause 4(2)(e) herein.

added 1/2025

“wastewater sewer main” has the same meaning as in the Sewer By-Law No. 106/2018.

added 1/2025

“water main” has the same meaning as in the Water By-Law No. 107/2015.

added 1/2025

PART 2

HOUSING ACCELERATOR FUND GRANT PROGRAM

amended 138/2024

Program established

3 The program for the distribution and administration of grants to be provided in accordance with this by-law is hereby established as the “Housing Accelerator Fund Grant Program.”

amended 138/2024

Program overview

4(1) The Housing Accelerator Fund Grant Program provides support directly to developers to create more housing supply, specifically multi-unit housing with a focus on affordable housing development and projects situated Downtown and along mixed use corridors. The support is provided in accordance with this section.

amended 138/2024; 1/2025

4(2) A grant may be paid to an owner or lessee of an approved property

amended 138/2024

- (a) in the amount of up to \$25,000 per dwelling unit (referred to herein as a “Downtown Market Projects Grant”) for an approved property that
 - (i) is located in the Downtown,
 - (ii) is owned or leased by a non-profit housing provider, a private corporation, or an Indigenous government,
amended 138/2024
 - (iii) includes new housing,
 - (iv) includes the development of a minimum of five (5) dwelling units, and
 - (v) includes at least 10% of the dwelling units being rented in accordance with CMHC Mortgage Loan Insurance Criteria for a minimum of ten (10) years.
amended 138/2024
- (b) in the amount of up to \$35,000 per dwelling unit (referred to herein as an “Affordable Housing Projects Grant”) for an approved property that
 - (i) is owned or leased by a non-profit housing provider, a private corporation, or an Indigenous government,
amended 138/2024
 - (ii) includes new housing,
 - (iii) includes the development of a minimum of five (5) dwelling units, and
 - (iv) includes at least 30% of the total dwelling units being rented at either of the following affordability criteria;
 - a. at less than 80% of the median market rent for the area, in line with CMHC Affordable Housing Fund Criteria for a minimum of twenty (20) years; or
 - b. at Province of Manitoba Affordable Housing Rental Rates for a minimum of twenty (20) years.
- (c) in the amount of up to \$60,000 per dwelling unit (referred to herein as an “Affordable Downtown Projects Grant”) for an approved property that
 - (i) is located in the Downtown,
 - (ii) is owned or leased by a non-profit housing provider, a private corporation, or an Indigenous government,
amended 138/2024

- (iii) includes new housing,
- (iv) includes the development of a minimum of five (5) dwelling units, and
- (v) includes at least 30% of the total dwelling units being rented at either of the following affordability criteria;
 - a. at less than 80% of the median market rent for the area, in line with CMHC's Affordable Housing Fund Criteria for a minimum of twenty (20) years; or
 - b. at Province of Manitoba Affordable Housing Rental Rates for a minimum of twenty (20) years.
- (d) in the amount of up to \$10,000 per dwelling unit, to a maximum of \$3,000,000 or the total cost of the local water and/or sewer infrastructure (whichever is less), to provide for the cost of local water and/or sewer infrastructure that is required to eliminate a service capacity constraint for an approved property (referred to herein as a "Multi-Family Sustainable Housing Infrastructure Grant") that
added 1/2025
 - (i) is owned or leased by a non-profit housing provider, a private corporation, or an Indigenous government,
 - (ii) includes new housing,
 - (iii) includes a minimum of 50 new dwelling units.
 - (iv) is an eligible lot that
 - i. the owner has purchased or leased from the City via the City's Land Enhancement Office to accomplish Housing Accelerator Fund objectives; or
amended 70/2025
 - ii. is situated, as identified on the maps attached as Schedule "A" to this By-law,
 - 1. on properties identified in Malls & Corridors PDO-1,
 - 2. on mixed use corridors,
 - 3. in the Downtown, or
added 70/2025
 - 4. on frequent transit lines,

- 5. on rapid / express transit lines, or
- 6. in close proximity to southwest rapid transit stations;
- (v) includes the development of local water or sewer infrastructure that complies with all relevant City by-laws and policies to the satisfaction of the Director; and,
- (vi) includes at least 10% of the dwelling units being rented in accordance with CMHC Mortgage Loan Insurance Criteria for a minimum of ten (10) years.
- (e) in the amount of up to \$35,000 per dwelling unit (referred to herein as a “Vacant Building Grant”) for an approved property that
added 69/2026
 - (i) is owned or leased by, or is being obtained by a purchaser that is, a nonprofit housing provider, a private corporation, or an Indigenous government,
 - (ii) includes a vacant building or underutilized building that is at least twenty (20) years old,
 - (iii) includes the development of a minimum of four (4) dwelling units, or the number of dwelling units that existed in the building at the time that it became underutilized or vacant, and
 - (iv) includes 100% affordable home ownership dwelling units, or at least 30% of the total dwelling units being rented at one of the following affordability criteria;
 - a. at less than 80% of the median market rent rate for a minimum of twenty (20) years;
 - b. at equal to or less than the Province of Manitoba Affordable Housing Rental Rates for a minimum of twenty (20) years; or
 - c. such other criteria as may be approved by the Chief Administrative Officer in writing.

4(3) An additional grant may be paid to an owner or lessee of an approved property in the amount of up to \$15,000 per dwelling unit, to a total maximum of \$50,000 per dwelling unit (referred to herein as a “Deeply Affordable Housing Outside Downtown (Top-Up) Grant”), for an approved property that
amended 138/2024

- (a) meets the criteria of clause 4(2)(b) for an Affordable Housing Projects Grant,
- (b) is not located in the Downtown,
- (c) can provide a letter of intent from a government organization, or an equivalent organization acceptable to the City, indicating its commitment to provide operating funding for the housing development for at least five (5) years and up to twenty (20) years after project completion; and
- (d) includes either of the following:
 - (i) at least 50% of the total dwelling units are rent-geared-to-income, or
 - (ii) operates as permanent supportive housing or transitional housing for priority populations, including people experiencing homelessness.

Predevelopment Grant

added 138/2024

4.1(1) A grant in the amount of up to \$35,000 per dwelling unit may be paid for the predevelopment costs (referred to herein as a “Predevelopment Grant”) for an approved property that

amended 108/2025 (entire section)

- (a) is being obtained from the City by a purchaser or lease applicant, or has been leased or purchased from the City, via the City’s Land Enhancement Office to accomplish Housing Accelerator Fund objectives,
amended 69/2026
- (b) is owned or leased by, or is being obtained by a purchaser or lease applicant that is a non-profit housing provider, a private corporation, or an Indigenous government,
amended 69/2026
- (c) includes new housing,
- (d) includes the development of a minimum of two (2) dwelling units, and
- (e) has either:
 - (i) four (4) dwelling units or less, and includes at least one (1) dwelling unit being rented at either of the following affordability criteria:

- i. at less than the median market rent for the area, or in line with Government of Canada Affordable Housing definitions for a minimum of twenty (20) years, or
amended 69/2026
 - ii. at Province of Manitoba Affordable Housing Rental Rates for a minimum of twenty (20) years, or
- (ii) five (5) dwelling units or more, and includes at least 30% of the total dwelling units being rented at either of the following affordability criteria:
 - i. at less than the median market rent for the area, or in line with Government of Canada Affordable Housing definitions for a minimum of twenty (20) years,
amended 69/2026
 - ii. at Province of Manitoba Affordable Housing Rental Rates for a minimum of twenty (20) years, or
amended 69/2026
 - iii. such other criteria as may be approved by the Chief Administrative Officer in writing.
added 69/2026

4.1(2) A Predevelopment Grant may be paid for an approved property either separate from or in addition to a grant set forth in section 4.
replaced 108/2025

4.1(3) The following are eligible costs that may be funded by the Predevelopment Grant:
amended 70/2025

- (a) engineering studies and services,
- (b) development application fees,
- (c) architectural services,
- (d) riverbank stabilization works,
- (e) environmental site assessments,
- (f) Geotech reports,
- (g) land surveys,
- (h) quantity surveyors,

- (i) preliminary design,
- (j) financial modeling and proforma development,
- (j.1) construction costs,
added 70/2025
- (k) municipal infrastructure, and
- (l) other costs that have been approved by the Chief Administrative Officer in writing.
amended 70/2025

4.1(4) The following are ineligible costs that are not funded by the Predevelopment Grant:

- (a) operational expenses,
- (b) non-development related studies
- (c) contingency funds,
- (d) marketing and promotional expenses,
- (e) financing costs,
- (f) existing property maintenance,
- (g) legal costs,
- (h) any other costs that are not eligible costs.

Maximum grants

5(1) The total award of all grants under the Housing Accelerator Fund Grant Program shall not exceed such amounts as may be approved by Council for the Housing Accelerator Fund Grant Program.

replaced 138/2024

5(2) The total grant payable under section 4 in respect of an approved property must not exceed \$5,000,000 from CMHC funding for the Housing Accelerator Fund.

amended 138/2024

5(3) Notwithstanding subsection (2), additional grant amounts may be paid in respect of an approved property with funding made available from other sources, that is provided to the City, in order to maximize the impact of the City's Housing Accelerator Fund Grant Program.

amended 138/2024

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.

added 70/2025

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.

added 70/2025

Payment of grant

6(1) The Chief Administrative Officer is authorized to determine dates or points during construction at which grants are payable.

amended 70/2025

6(2) A grant may only be paid to a lessee or owner of an approved property. Notwithstanding the foregoing, with respect to a Vacant Building Grant, a grant may also be paid to a purchaser. With respect to a Predevelopment Grant, a grant may also be paid to a lease applicant or purchaser.

added 70/2025; amended 69/2026

Application for grant

7(1) An owner, lessee, purchaser or lease applicant of a property may apply for a grant under the Housing Accelerator Fund Grant Program in respect of a proposed housing development for the property if the proposed development meets the requirements for a grant listed in sections 4 or 4.1.

amended 138/2024; 70/2025

7(2) The application must be made during the dates and in the form and manner authorized by the Chief Administrative Officer.

7(3) In addition to subsection (2), with respect to a Multi-Family Sustainable Housing Infrastructure Grant at clause 4(2)(d), an applicant must provide a servicing report that is stamped and signed by a qualified engineer, and is compliant with the City’s water and/or sewer by-laws, as well as all other applicable City policies and procedures

added 1/2025

Approval of grant

8(1) When considering a grant application, the Chief Administrative Officer

- (a) must have regard to *OurWinnipeg 2045, Complete Communities 2.0*, the *City of Winnipeg Housing Needs Assessment (2025)*, and the City of Winnipeg Housing Policy;
amended 69/2026
- (b) may require the applicant to demonstrate how the development will address the City's needs for housing;
- (c) is not required to process or approve applications in the order in which they were received and may give priority to those expected to have a greater impact in addressing the City's needs for housing supply and affordable housing and to those submitted by non-profit and Indigenous housing providers;
- (d) will evaluate applications with regard to their financial viability based on an analysis of the pro forma and other financial documentation provided with the application and may give priority to those that are more viable;
- (e) will evaluate development viability based on a readiness to construct by reviewing the completeness of construction drawings, additional secured funding sources, as well as the extent to which the development has the required zoning and development approvals in place at the time of application. Priority will be given to developments determined to be readier;
amended 138/2024
- (f) may have discussions with the applicant about the type and amount of grant to be provided with a view to maximizing the impact of the Housing Accelerator Fund Grant Program, and
amended 138/2024
- (g) with respect to a Multi-Family Sustainable Housing Infrastructure Grant at clause 4(2)(d),
added 1/2025
 - (i) will require the applicant to demonstrate that there is an existing water and/or sewer service capacity constraint that is preventing the housing development from occurring, to the satisfaction of the Director, and
 - (ii) will require the applicant to provide a servicing report that is stamped and signed by a qualified engineer, and is compliant with the City's water and/or sewer by-laws, as well as all other applicable City policies and procedures.

8(2) Approval of a grant application, and the payment of grants in accordance with that approval, for a proposed housing development is conditional on

- (a) the development meeting and continuing to meet the applicable affordable housing requirements listed in sections 4 and 4.1(1);
amended 138/2024; 108/2025
- (b) the property and the development complying with all City by-laws, standards and codes;
- (c) the applicant submitting, within a period of time specified by the Chief Administrative Officer, a construction schedule demonstrating that completion of the entire project will occur by October 1, 2027 or before any later deadline established by the Chief Administrative Officer in writing . With respect to a Vacant Building Grant, the applicant is instead required to submit within a period of time specified by the Chief Administrative Officer, a construction schedule demonstrating that completion of the entire project will occur by the end of the fourth (4th) full calendar year after the year in which the Conditional Approval Letter was issued, or before any other deadline established by the Chief Administrative Officer in writing;
amended 16/2025; 69/2026
- (d) a building permit must not have been obtained for the development prior to December 5, 2023. Notwithstanding the foregoing, with respect to a Vacant Building Grant, a building permit for work funded by the grant only must not have been obtained for the development prior to December 5, 2023;
amended 69/2026
- (d.1) with respect to a Vacant Building Grant, expenses being incurred between December 4, 2023 and October 1, 2027, or any other deadline established by the Chief Administrative Officer in writing;
added 69/2026
- (e) a building permit for the development being obtained within twelve (12) months after the approval is given or before any other deadline established by the Chief Administrative Officer in writing. This requirement does not apply to a Multi-Family Sustainable Housing Infrastructure Grant at clause 4(2)(d), a Vacant Building Grant at clause 4(2)(e), or a Predevelopment Grant set forth at subsection 4.1(1);
amended 138/2024; 1/2025; 108/2025; 69/2026
- (e.1) with respect to a Multi-Family Sustainable Housing Infrastructure Grant at clause 4(2)(d), a building permit for the development being obtained by September 30, 2026 or before any other deadline established by the Chief Administrative Officer in writing;
added 1/2025
- (e.2) with respect to a Predevelopment Grant set forth at section 4.1, a building permit for the development being obtained by December 1, 2026 or before any other deadline established by the Chief Administrative Officer in writing;
added 108/2025; amended 69/2026

- (e.3) with respect to a Vacant Building Grant set forth at clause 4(2)(e), a building permit for the development being obtained within eighteen (18) months after the approval is given, or before any other deadline established by the Chief Administrative Officer in writing;
added 69/2026
- (f) a building permit(s) must be obtained before beginning construction;
- (f.1) with respect to a Vacant Building Grant, project completion being obtained by the end of the fourth (4th) full calendar year after the year in which the Conditional Approval Letter was issued, or before any other deadline established by the Chief Administrative Officer in writing;
added 69/2026
- (g) an interim or final building occupancy permit for the entire building being issued by October 1, 2027 or before any other deadline established by the Chief Administrative Officer in writing. This requirement does not apply to a Vacant Building Grant at clause 4(2)(e);
amended 138/2024; 69/2026
- (g.1) the applicant submitting evidence of insurance in a form and amount acceptable to the City's Supervisor of Insurance at least five (5) business days before beginning construction;
added 138/2024
- (h) all taxes imposed by City in respect of the property being paid when they are due;
- (i) the owner, lessee, purchaser or lease applicant of the property not
amended 138/2024; 70/2025
 - (i) being bankrupt or insolvent;
 - (ii) going into receivership; or
 - (iii) having taken benefit of any statute from time-to-time in force relating to bankrupt or insolvent debtors;
- (j) the owner, lessee, purchaser or lease applicant having provided information, including a statutory declaration, to the Chief Administrative Officer when reasonably required by the Chief Administrative Officer to enforce or administer this By-law, including information required to determine whether the conditions set out in this section are being met;
amended 138/2024; 70/2025

- (k) from the date of purchase or lease of the property, the grant recipient continuing to own or lease the property unless, before title to the property is transferred, the Chief Administrative Officer has approved an assignment of the person's grant entitlement to the transferee of the property;
amended 138/2024; 70/2025
- (l) no creditor of the owner or lessee or any subsequent owner or lessee
amended 138/2024
 - (i) attaching or garnishing any funds for the development, or
 - (ii) seizing or encumbering the development or any substantial asset used in connection with the development,without the prior written consent of the City; and
- (m) the current owner, lessee, purchaser or lease applicant, as applicable, complying with all other conditions reasonably imposed by the Chief Administrative Officer to administer this By-law.
amended 138/2024; 70/2025

8(3) When approving a grant application, the Chief Administrative Officer must issue an approval letter (referred to in this By-law as a "Conditional Approval Letter") setting out

- (a) the address of the proposed housing development;
- (b) the name of the grant recipient; and
- (c) the type and amount of grant to be provided under this By-law for the development.

8(4) The Conditional Approval Letter may also set out any conditions, in addition to those set out in subsection 8(2), that may apply to the approval.

8(5) Subject to the Conditional Approval Letter and any written agreement between the City and the applicant regarding a grant payable to the owner, lessee, purchaser or lease applicant, as applicable, and the conditions in subsection 8(2) continue to apply until the end of the term of the applicable affordability requirements listed in section 4 being fulfilled.

amended 138/2024; 70/2025

8(6) The City is obligated to make grants in accordance with the Conditional Approval Letter unless

- (a) any representation or warranty made by the applicant is false or misleading in a material respect;

- (b) in the opinion of the Chief Administrative Officer, there is a material adverse change in risk in the owner, lessee, purchaser or lease applicant, as applicable ability to operate or manage the development;
amended 138/2024; 70/2025
- (c) the development is entirely or substantially destroyed; or
- (d) the Chief Administrative Officer is reasonably of the opinion that
 - (i) the development is not being managed or operated in accordance with, or
 - (ii) the property, the development, the owner, lessee, purchaser or lease applicant, as applicable or a subsequent owner or lessee has failed to meet,
amended 138/2024; 70/2025

any of the terms and conditions that apply to the grants according to this By-law, the Conditional Approval Letter or any subsequent agreement entered into between the owner, lessee, purchaser or lease applicant, as applicable, and the City regarding the grants.
amended 138/2024; 70/2025

In these circumstances, the Chief Administrative Officer may cease the payment of grants and withdraw the Conditional Approval Letter by written notice to the owner, lessee, purchaser or lease applicant, as applicable setting out the reason for doing so.
amended 138/2024; 70/2025

8(7) If a Conditional Approval Letter is withdrawn under subsection 8(6) in respect an approved property,

- (a) that property ceases to be an approved property; and
- (b) any money previously committed to the payment of a grant under this By-law for that property and not yet paid may be reallocated to
 - replaced 138/2024*
 - (i) the City's Land Enhancement Office to carry out a project, or
 - (ii) the highest-scoring unsupported project from the most recent Housing Accelerator Fund Grant Program application intake; or
amended 69/2026
 - (iii) any other project to accomplish Housing Accelerator Fund objectives approved by the Chief Administrative Officer in writing.
added 69/2026

8(8) If a property, a development, an owner, lessee, purchaser or lease applicant, as applicable fails to meet any terms or conditions that apply in respect of a development for which a grant has been paid under this By-law, the City may recover all or any part of the grant as a debt owing by the current owner, lessee, purchaser or lease applicant, as *applicable* to the City in respect of the property.

amended 138/2024; 70/2025

Parliamentary appropriation

added 138/2024

8.1 Pursuant to the Financial Administration Act (Canada), the obligations of CMHC to provide Housing Accelerator Fund funding to the City for the Housing Accelerator Fund Grant Program, are subject to there being a Parliamentary appropriation for the fiscal year in which the advance is to be made. Notwithstanding any other provisions of this By-law, the City has no liability for failing to pay any grants or any part thereof under this By-law

- (a) in the case of no or insufficient Parliamentary appropriations for Housing Accelerator Fund funding or any part thereof, or
- (b) in the event that CMHC fails to provide any committed funding to the City for the Housing Accelerator Fund Grant Program for any reason.

PART 3 ADMINISTRATIVE PROVISIONS

Chief Administrative Officer may designate employee

9 The Chief Administrative Officer may, in writing, designate a City employee as a designated officer for the purposes of administering and enforcing this By-law or any part of it.

Powers of designated officer

10(1) The designated officer has the powers of a “designated employee” under the Charter for the purposes of administering and enforcing this By-law.

10(2) Without limiting the powers referred to in subsection 10(1), the designated officer may do the following:

- (a) issue a Conditional Approval Letter in accordance with subsection 8(3) after determining that a proposed development is conditionally approved for a grant under this By-law;
- (b) withdraw a Conditional Approval Letter in accordance with subsections 8(6);
- (c) terminate the payment of grants under a Letter of Intent if satisfied that any of the conditions in subsection 8(6) has been met;

- (d) require the owner, lessee, purchaser or lease applicant, as applicable of the approved property to provide information or, where appropriate, a statutory declaration, when information is required to determine the owner's, lessee's, purchaser's or lease applicant's entitlement to a grant or continuing grant payments under the Housing Accelerator Fund Grant Program,
amended 138/2024; 70/2025
- (e) in the event that any funds allocated for a specific type of grant under sections 4 or 4.1 of this By-law are left unawarded to applicants after the intake has been completed for that grant, the designated officer may reallocate the grant funds to
added 1/2025; amended 69/2026
 - (i) the City's Land Enhancement Office to carry out a project, or
 - (ii) the highest-scoring unsupported project for any grant under section 4 or 4.1 from a previous Housing Accelerator Fund Grant Program application intake; or
amended 69/2026
 - (iii) any other project to accomplish Housing Accelerator Fund objectives.
added 69/2026
- (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).
added 70/2025

Grants transferable

11 The Chief Administrative Officer is authorized, prior to the transfer of property in respect of which an application has been made or which has been approved for one or more grants under this By-law, to

- (a) approve the transfer of the application to the prospective owner or lessee;
or
amended 138/2024
- (b) approve the transfer to the prospective owner or lessee of the entitlement to receive a grant.
amended 138/2024

Partnerships for program implementation

12 The Chief Administrative Officer may seek partnerships with other organizations to assist in the implementation of the Housing Accelerator Fund Grant Program by soliciting, collecting and assessing applications on behalf of the City and making recommendations for approval to the Chief Administrative Officer, and such other tasks as may be requested of them by the Chief Administrative Officer.

amended 138/2024

Appeal

13 Where a decision of the Chief Administrative Officer or a designated officer is subject to appeal under the Charter, the appeal shall be heard by the Executive Policy Committee.

Coming into force

14 This By-law comes into force upon its enactment by Council.

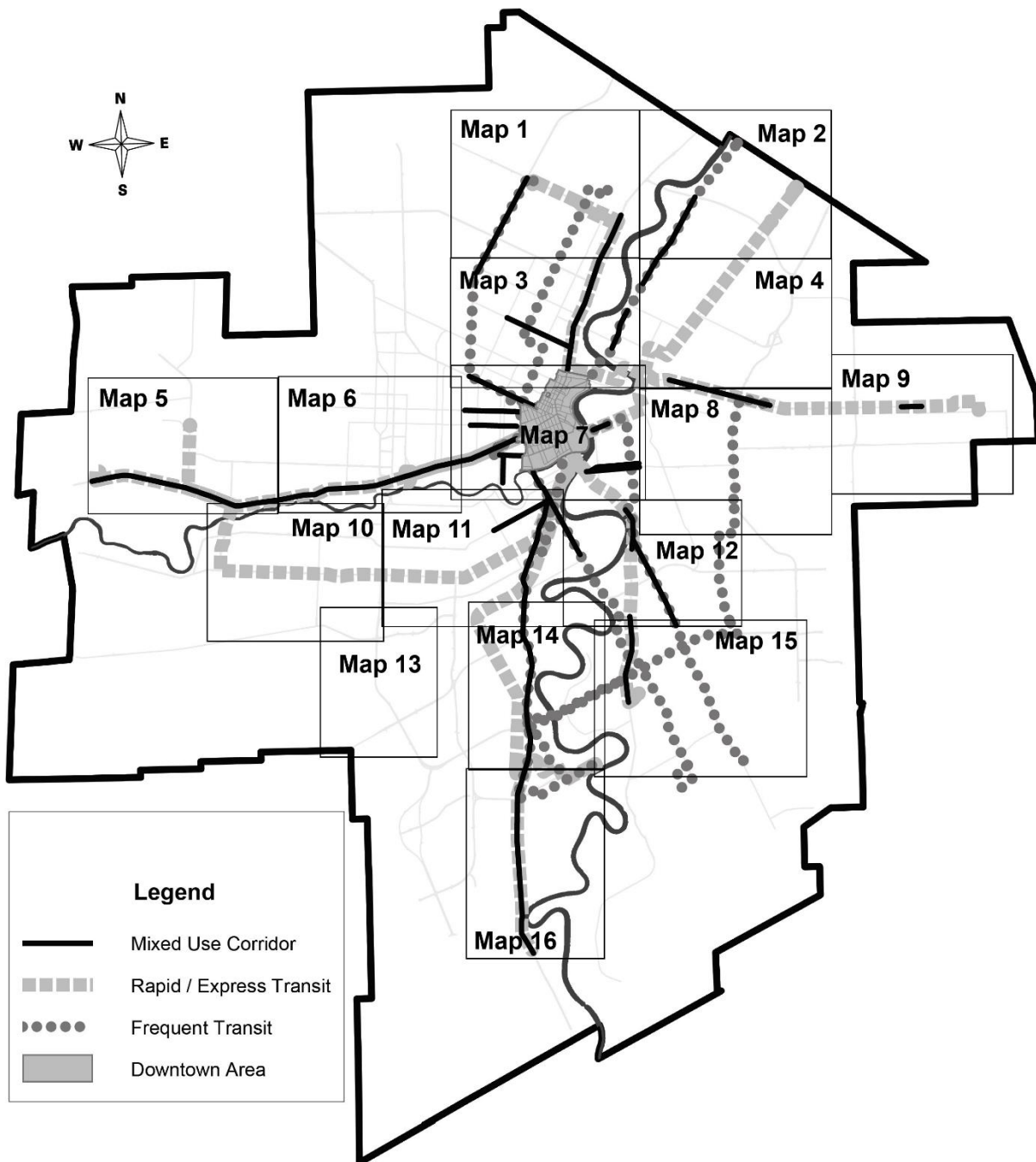
DONE AND PASSED this 30th day of May, 2024.

Appendix “A”

added 1/2025

Schedule “A” to the Housing Accelerator Fund Grant Program By-law No. 64/2024

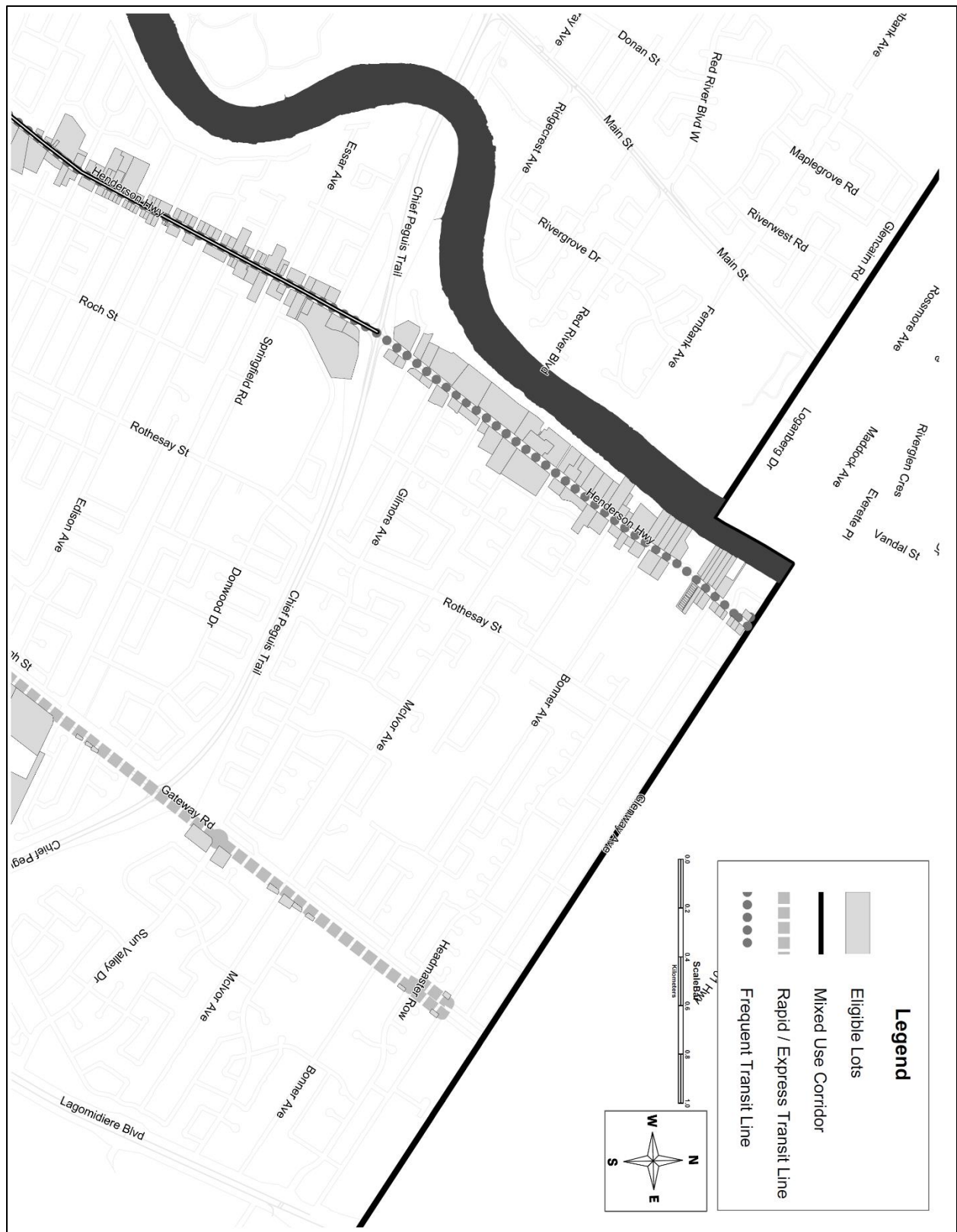
Map Key



Map 1 – Old Kildonan



Map 2 – River East



Map 3 – Point Douglas

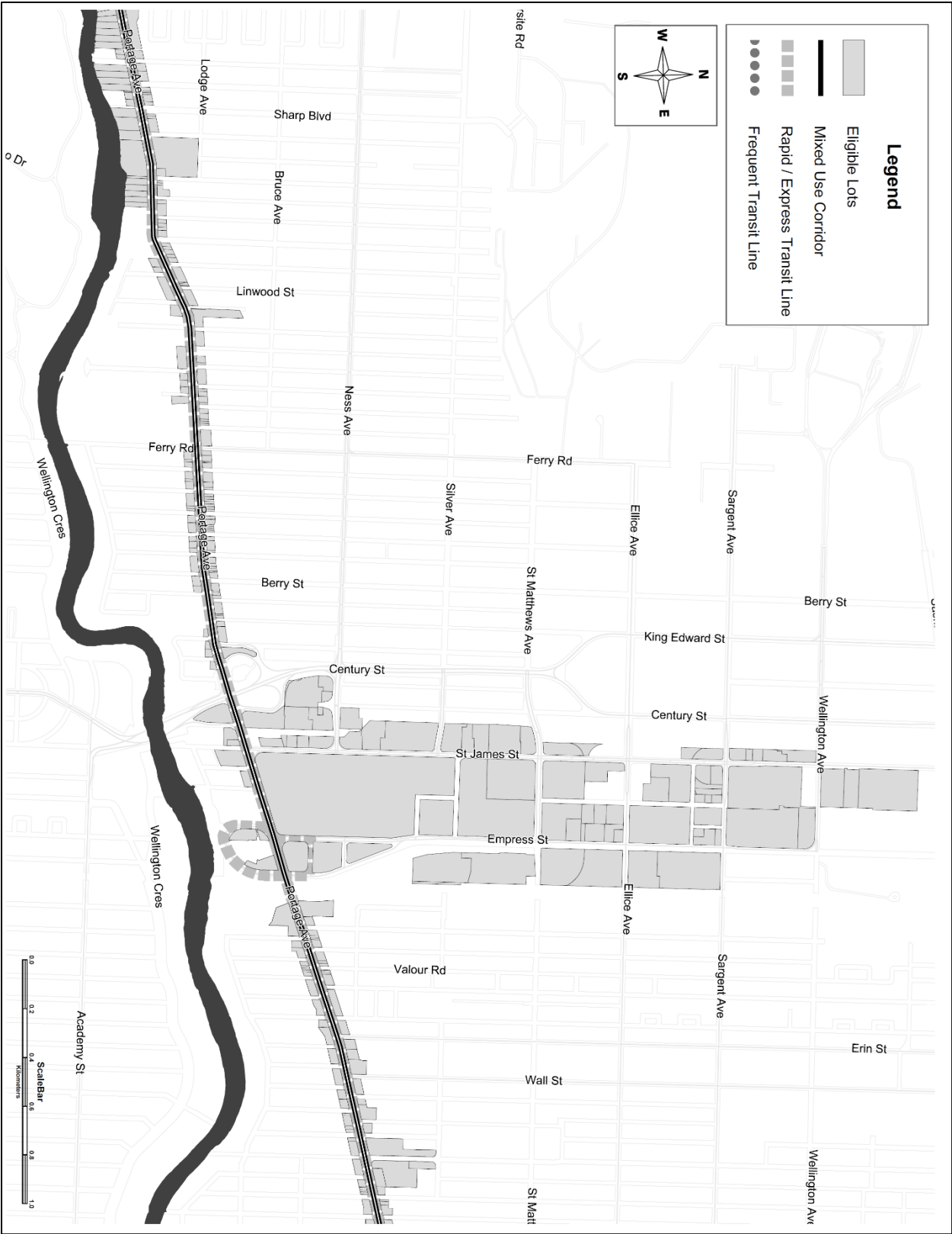


Map 4 - Concordia



Map 5 – Portage West

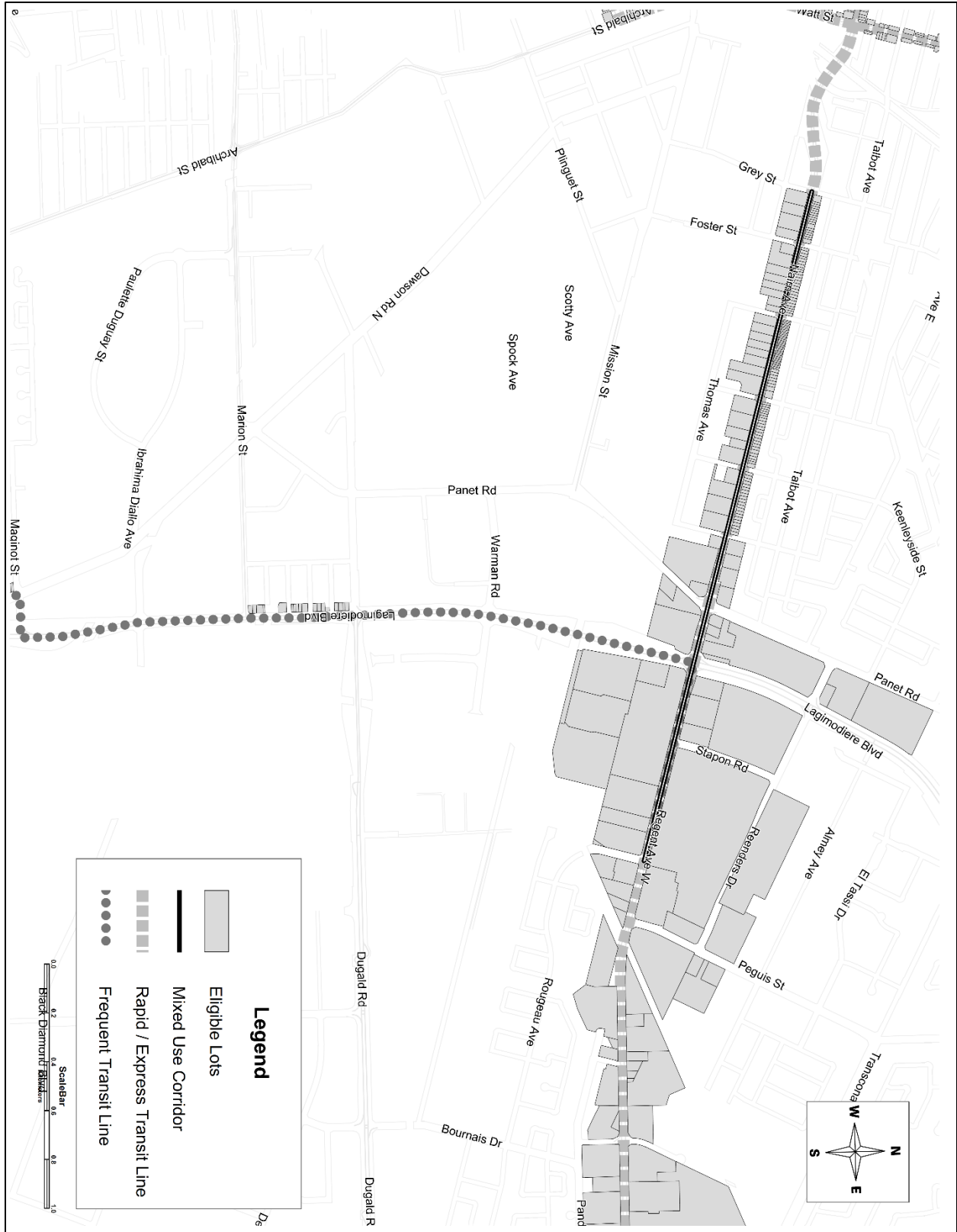
Map 6 – Polo Park



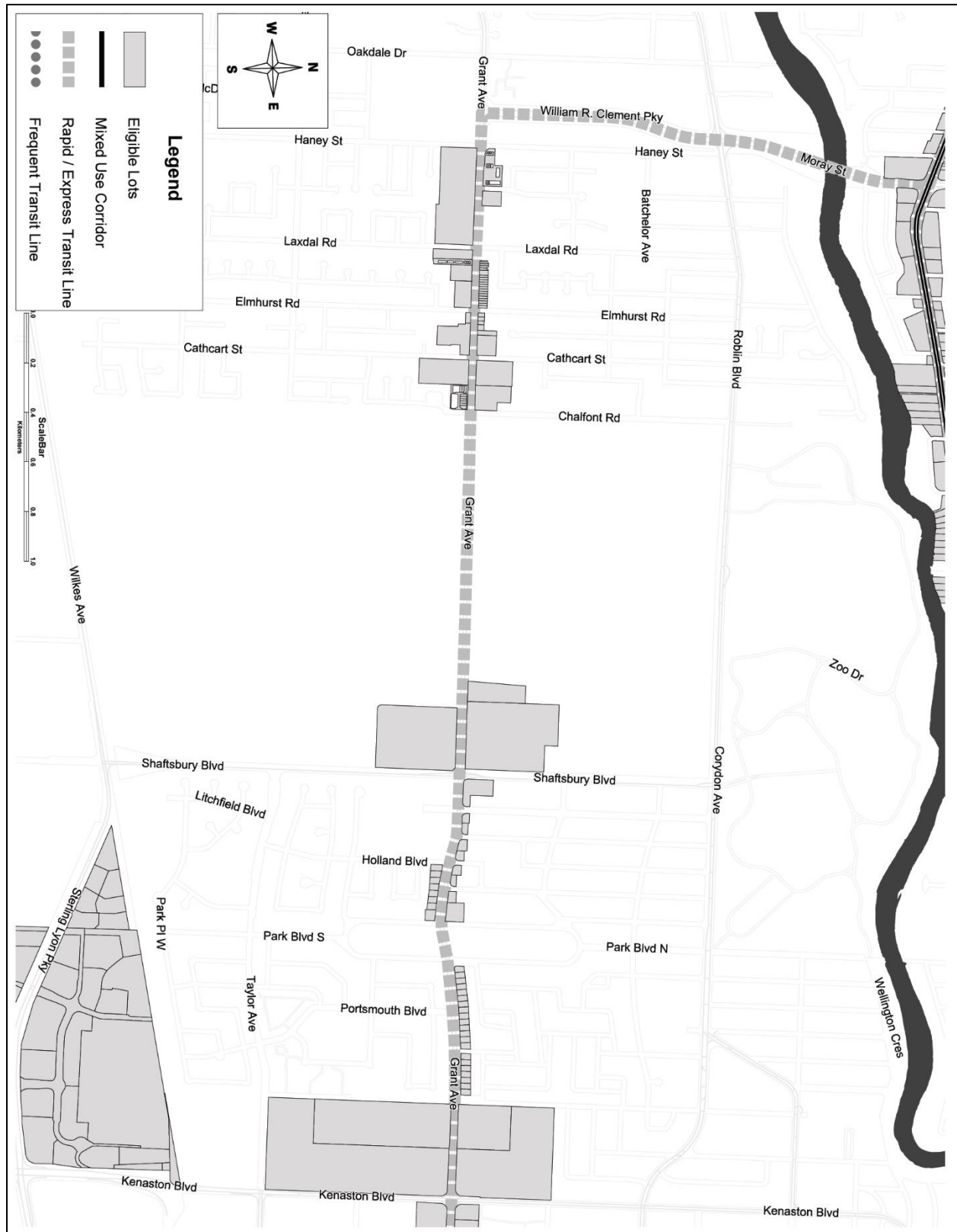
Map 7 – Downtown



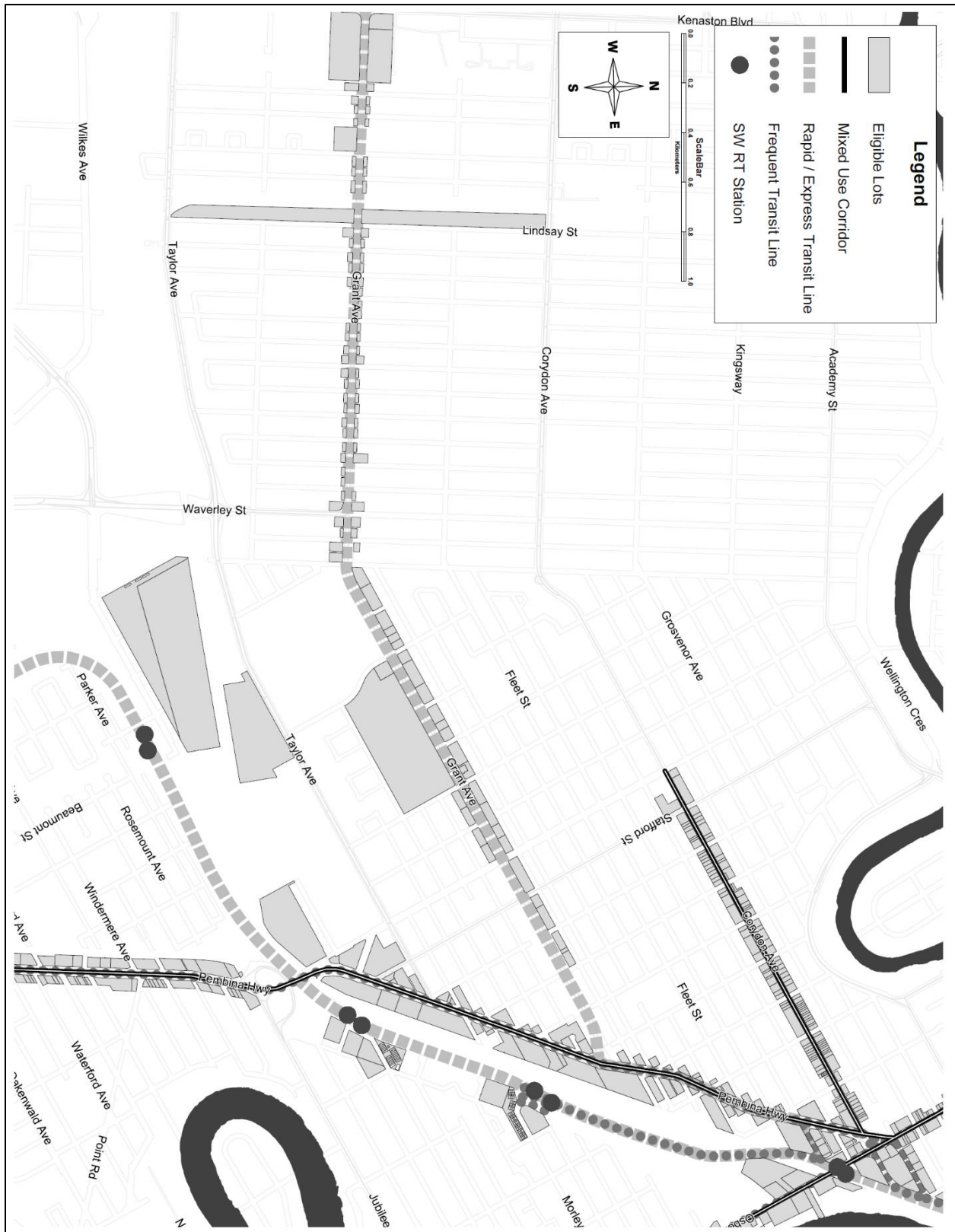
Map 8 – Kildonan



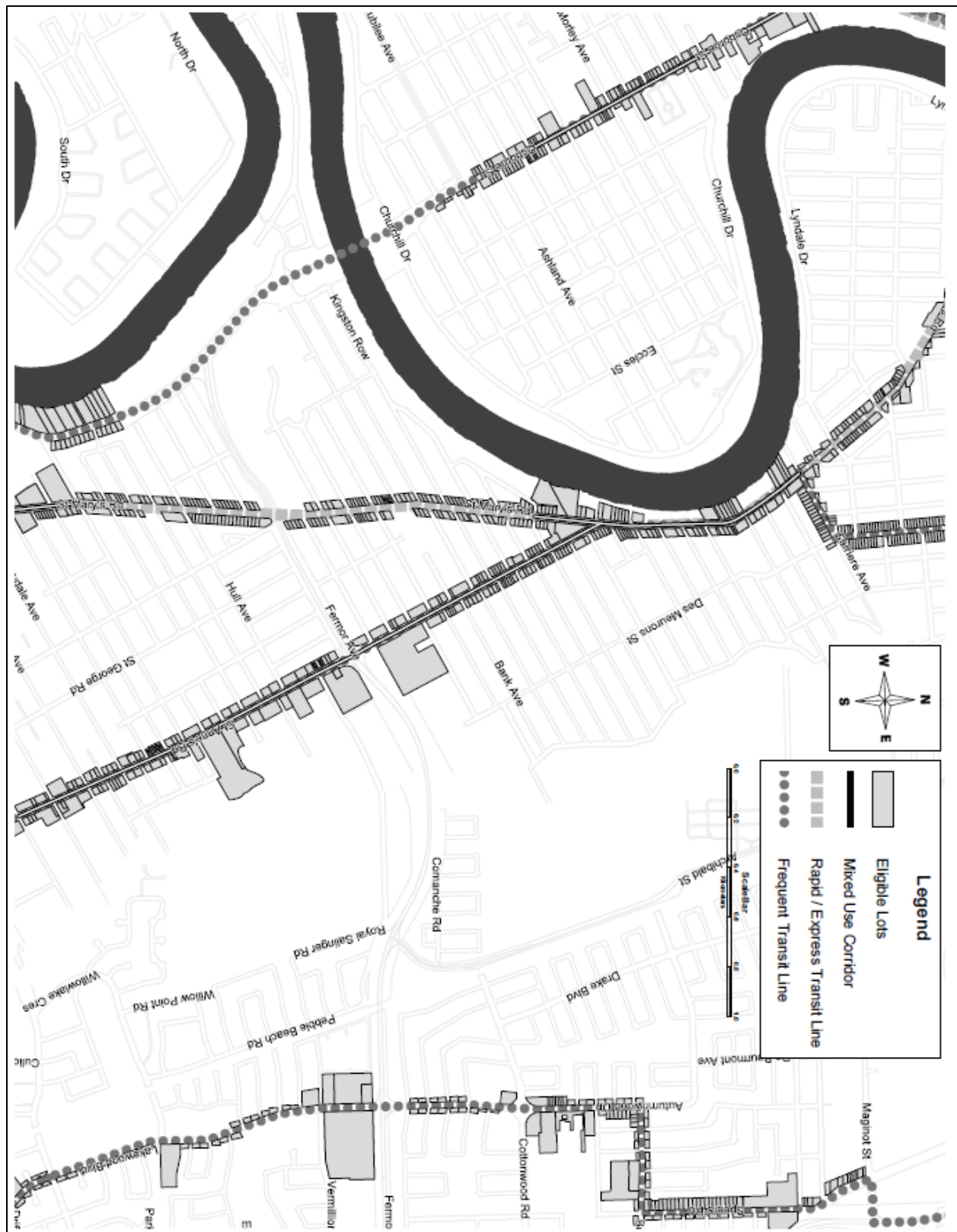
Map 9 – Transcona

Map 10 – Charleswood

Map 11 – Fort Rouge



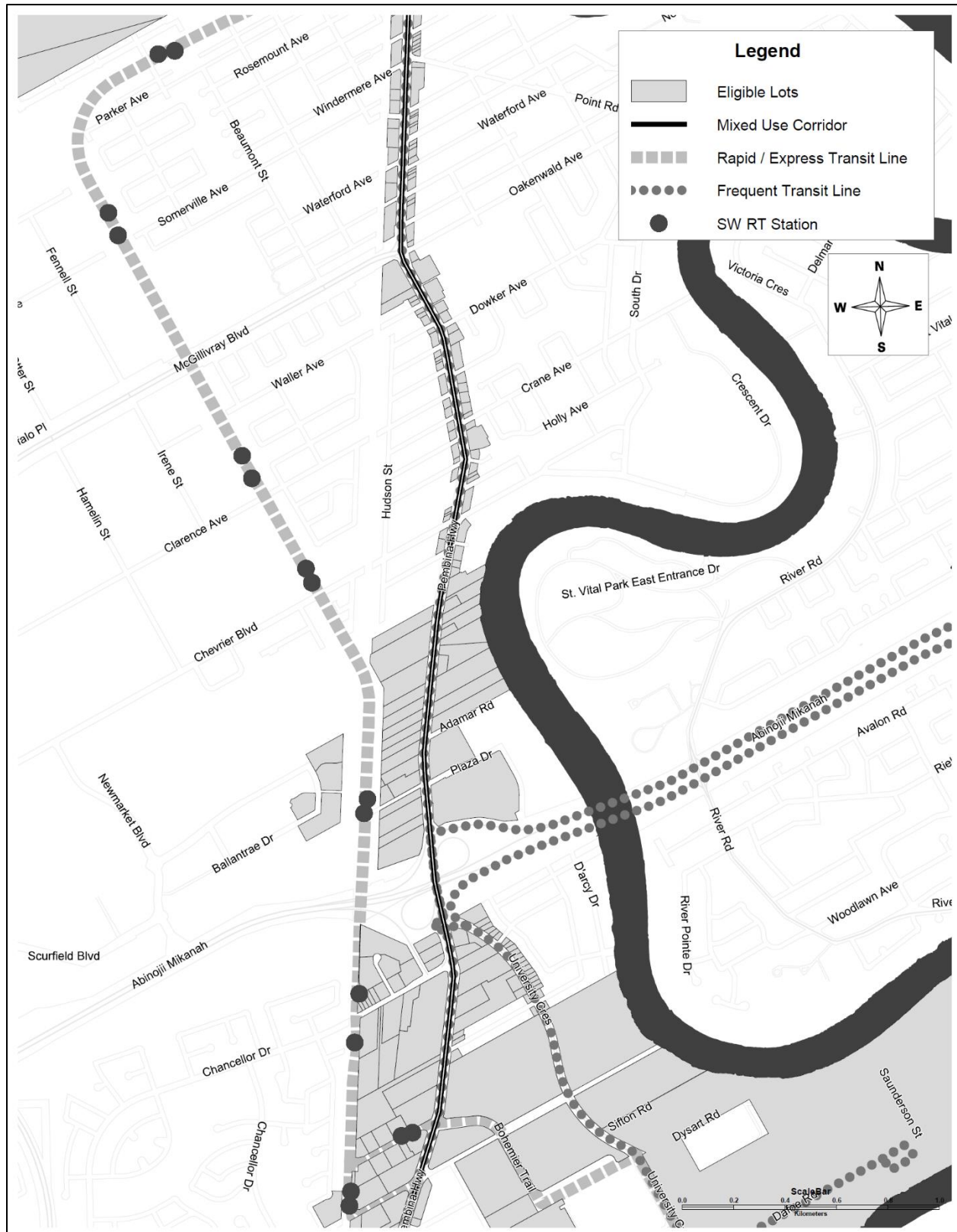
Map 12 – Old St. Vital



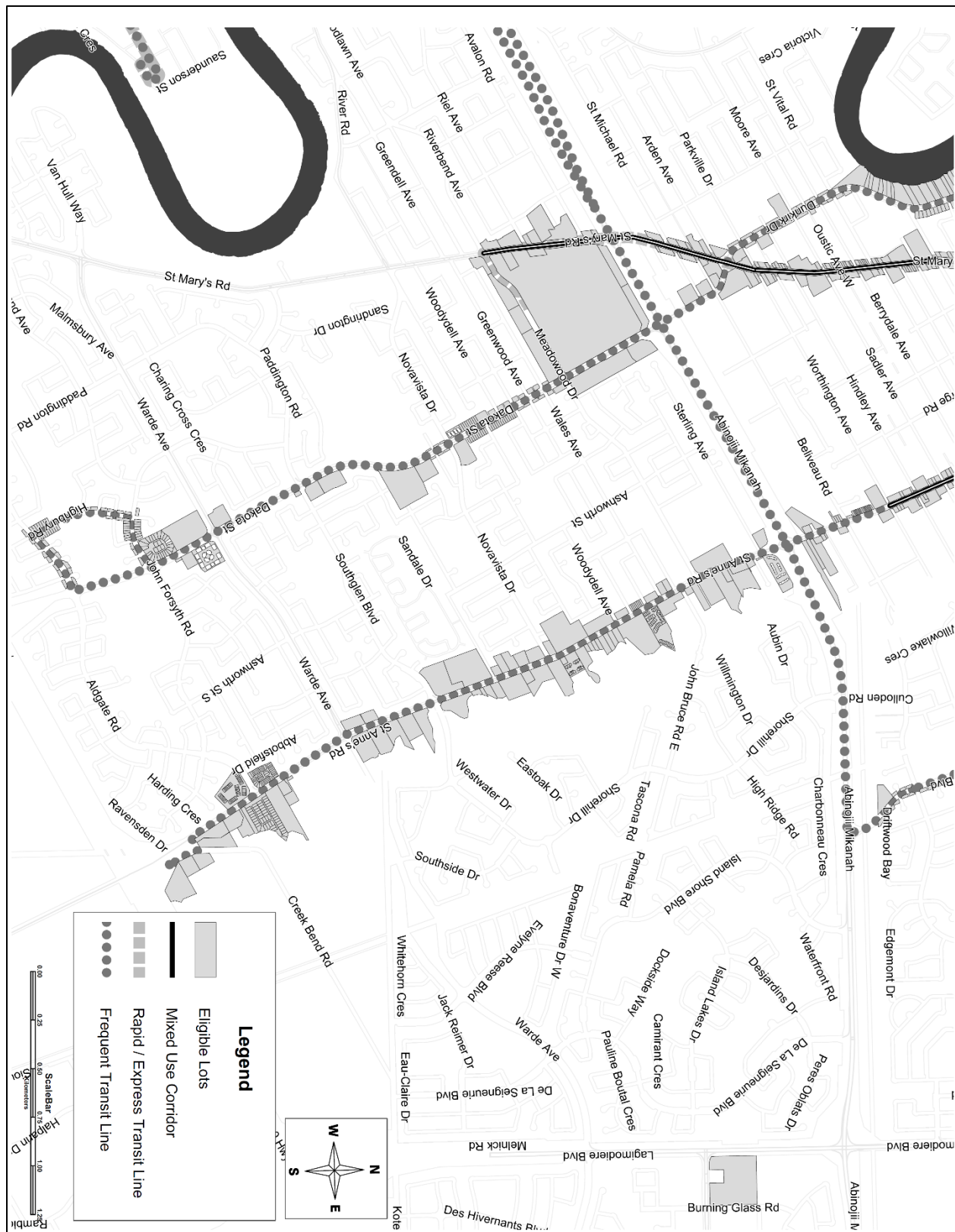
Map 13 – Tuxedo Industrial



Map 14 – Pembina



Map 15 – South St. Vital



Map 16 – St. Norbert