Minute No. 328
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 11, 2017

Item No. 11 Amendment to Downtown Residential Development Grant Program By-law No. 77/2010

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development Committee and adopted the following:

1. That a by-law to amend The Downtown Residential Development Grant Program By-law No. 77/2010 (draft amending By-law attached as Schedule "A") to provide updated values in the grant eligibility grids for the year 2016 that determine maximum grants for rental and condominium projects under the Downtown Residential Development Grant Program, be enacted.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 11, 2017

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 19, 2017, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 11, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Amendment to Downtown Residential Development Grant Program By-law No. 77/2010

Critical Path: Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Cianflone	J. Kiernan	B. Holsten-Boyer A/CFO	D. McNeil

EXECUTIVE SUMMARY

The Downtown Residential Development Grant Program (the "DRDGP") is intended to promote the development of multiple family housing in the downtown area of the City of Winnipeg.

The DRDGP was introduced in spring 2010 and the DRDGP By-law No. 77/2010 (the "By-law") was adopted by Council on July 1, 2010. The By-law established "grids" which are used to calculate maximum grant amounts for rental and condominium residential development projects, based on unit tenure (condominium vs. rental), size (e.g. number of bedrooms) and value (assessed value or monthly rental amount).

The data (value) in those grids are to be updated bi-annually for condominium assessed values, and annually for median market rent ("MMR") rates for the City. Updates are required to determine maximum grants under the DRDGP for applicants who are eligible for grant payment (i.e. who have completed projects in 2016) and subsequent years for this program.

RECOMMENDATIONS

1. That Council enact a by-law to amend The Downtown Residential Development Grant Program By-law No. 77/2010 (draft amending By-law attached as Schedule "A") to provide updated values in the grant eligibility grids for the year 2016 that determine maximum grants for rental and condominium projects under the Downtown Residential Development Grant Program.

2. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

Since this report proposes to amend a By-law and only Council can amend by-laws, this report must be considered by Council.

IMPLICATIONS OF THE RECOMMENDATIONS

The formula used to update the grid for condominium units is based on information received from the Assessment and Taxation Department on changes to city-wide condominium assessed values between general assessment years. The overall increase in city-wide condominium assessed values between the two general assessments (reference years of 2012 and 2014) was 6%. Therefore the grid amounts for condominium values in the new grid being introduced to the By-law are increased by 6% over the existing grid for eligible applicants that completed, or will complete, their project in 2016 and 2017.

The maximum grant amounts for apartment rental units would increase under the new grid that is being recommended by the Public Service. This grid is based on MMR, determined by the Province of Manitoba through information received from Canada Mortgage and Housing Corporation (based on its rental survey of the City of Winnipeg). The Province provides the grid containing this information to the City annually. Accordingly, this grid needs to be updated annually and will be updated again when the Province provides the grid for 2017.

If the recommendations of the Public Service are concurred in, the Public Service will notify all eligible applicants under the DRDGP of the updated maximum grant amounts.

HISTORY/DISCUSSION

On June 23, 2010 City Council enacted the DRDGP By-law, the objective of which is to promote the development of multiple family housing in the downtown area of the City of Winnipeg. Approved applicants are eligible for grants up to fifteen (15) times the sum of the incremental municipal taxes and the community revitalization levy (Provincial Education related taxes) for rental units. Approved condominium projects are eligible for grants up to ten (10) times the sum of the incremental municipal taxes and the community revitalization levy (Provincial Education related taxes).

On April 27, 2011 City Council approved an increase to the maximum subscription limit from $10,000,000 of education taxes and $10,000,000 of municipal taxes to $20,000,000 of education taxes and $20,000,000 of municipal taxes (whichever subscribes first), subject to amendment of the operating agreement between the City and the Province of Manitoba.

Final grant amounts for all eligible projects are calculated based on the lesser of the incremental taxes or maximum grant amounts.

Subsection 4(2) of By-law No. 77/2010 states:

Grants for apartment buildings:

"4(2) Subject to subsections (4), (6) and (10), the total amount of the grant for apartment buildings shall be calculated as:

(a)(i) the net present value of fifteen (15) times the sum of the incremental municipal taxes and the community revitalization levy of the project in the first full calendar year following the year in which the project is complete as set out in section 8;

or

(b)(i) an annual amount equal to the sum of the incremental municipal taxes and the community revitalization levy of the project in the first full calendar year following the year in which the project is complete as set out in section 8, for a maximum of 15 years, beginning in the year in which the project is complete as set out in section 8…"

Clause 4(3) of By-law No. 77/2010 states:

"4(3) Subject to subsections (4), (7) and (10), the total amount of the grant for condominiums shall be calculated as:

(a)(i) the net present value of ten (10) times the sum of the incremental municipal taxes and the community revitalization levy of the portion of the project which is classified for assessment purposes as Residential in the first full calendar year following the year in which the project is complete as set out in section 8;

or

(b)(i) an annual amount equal to the sum of the incremental municipal taxes and the community revitalization levy of the project in the first full calendar year following the year in which the project is complete as set out in section 8, for a maximum of ten (10) years, beginning in the year in which the project is complete as set out in section 8…"

Clauses 4(4)(a) and (b) of By-law No. 77/2010 states:

Maximum grants:

"4(4) Notwithstanding subsections (2) and (3), the maximum amount of the grant for any project shall not exceed the following:

(a) for condominiums that were completed in 2014 or 2015, as determined by section 8, the amount per dwelling unit as determined by the type, size and assessed value of that dwelling unit as set out in the grid contained in Schedule A, which is attached to and forms part of this By-law; and

(b) for rental apartment buildings that were completed in 2015, as determined by section 8, the amount per dwelling unit as determined by the type, size and rent per month of that dwelling unit as set out in the grid contained in Schedule B, which is attached to and forms part of this By-law."

Maximum grant amounts are reflected in a grid that considers the tenure, size and value of multiple family housing developments. Final calculations of grant amounts require the most current assessed value and MMR for the year in which the project is completed (i.e. receives occupancy permits and is compliant with zoning, fire and by-law enforcement requirements).

The grid amounts for apartment rental units were initially set in 2010 and were subsequently amended in 2011, 2012, 2014 and 2016 to keep pace with changes in MMR, which are set annually. Changes to the maximum grant amounts paid for condominium units are based on changes to assessed values every two years; general assessments were conducted in 2010, 2012 and 2014 and those numbers are reflected in the current grid.

The intention from the outset of the program was to update the maximum grant amounts annually for rental projects and bi-annually for condominium projects; and therefore these maximum grant amounts will fluctuate during the lifespan of the DRDGP.

Current grid numbers:

	APARTMENT BUILDINGS			
Maximum Grant per unit	**$40,000**	**$35,000**	**$30,000**	**$25,000**
	Maximum Rent Levels per Month			
Bachelor or Studio less than 650 square feet	$640	$690	$765	$890
Bachelor or Studio of 650 square feet or more or 1 bedroom	$850	$925	$1,025	$1,150
2 bedroom	$1,100	$1,175	$1,300	$1,425
3 bedroom or more	$1,280	$1,405	$1,530	$1,655
	CONDOMINIUMS			
Maximum Grant per dwelling unit	**$40,000**	**$35,000**	**$30,000**	**$25,000**
	Maximum Assessed Value per Dwelling Unit (in thousands of dollars)			
Bachelor or Studio less than 650 square feet	$185	$228	$271	$315
Bachelor or Studio of 650 square feet or more or 1 bedroom	$216	$265	$315	$370
2 bedroom	$265	$327	$376	$431
3 bedroom or more	$308	$370	$431	$493

Proposed grid numbers for 2016:

	APARTMENT BUILDINGS			
Maximum Grant per unit	**$40,000**	**$35,000**	**$30,000**	**$25,000**
	Maximum Rent Levels per Month			
Bachelor or Studio less than 650 square feet	$680	$730	$805	$930
Bachelor or Studio of 650 square feet or more or 1 bedroom	$870	$945	$1045	$1,170
2 bedroom	$1,100	$1,175	$1,300	$1,425
3 bedroom or more	$1,280	$1,405	$1,530	$1,655

	CONDOMINIUMS			
Maximum Grant per dwelling unit	**$40,000**	**$35,000**	**$30,000**	**$25,000**
	Maximum Assessed Value per Dwelling Unit (in thousands of dollars)			
Bachelor or Studio less than 650 square feet	$196	$242	$287	$334
Bachelor or Studio of 650 square feet or more or 1 bedroom	$229	$281	$334	$392
2 bedroom	$281	$347	$399	$457
3 bedroom or more	$326	$392	$457	$523

FINANCIAL IMPACT

Financial Impact Statement Date: February 15, 2017

Project Name:

Amendment to Downtown Residential Development Grant Program By-law No. 77/2010

COMMENTS:

There are no direct financial implications associated with this report.

"Original Signed By"
Mike McGinn,CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Province of Manitoba Department of Families

Province of Manitoba Department of Indigenous and Municipal Relations

City of Winnipeg Assessment and Taxation Department

City of Winnipeg Legal Services (as to legal issues)

CentreVenture Development Corporation

OURWINNIPEG POLICY ALIGNMENT

Our Winnipeg Section 01-4 – A City That Works > Housing

- Direction 6: Encourage residential development downtown
    - Enhance the quality of downtown residential life
    - Adapt and develop tools to support desired development
    - Promote downtown living with developers and potential residents

SUBMITTED BY

Department: Planning, Property and Development
Division: Economic Development
Prepared by: Lori DesAutels
Date: February 15, 2017
File No: o:\reports directive\office of the director\manager of economic development\2017 ris reports\ris report-drdg grid updates for rental and condo 2016.docx

List of Schedules and Attachments:

1. Schedule “A” – Draft Amending By-law

SCHEDULE "A": Draft Amending By-law

THE CITY OF WINNIPEG

BY-LAW NO. /2017

A By-law of THE CITY OF WINNIPEG to amend the Downtown Residential Development Grant Program By-law to update the values in the grant eligibility grids for 2016.

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

1 The Downtown Residential Development Grant Program By-law No. 77/2010 is amended:

(a) in subsection 4(4)(a), by replacing *"2014 or 2015"* with *"2016"*;

(b) in clause 4(4)(b), by replacing *"2015"* with *"2016"*;

(c) by replacing the grid in Schedule "A" with the following:

	CONDOMINIUMS			
Maximum Grant per dwelling unit	**$40,000**	**$35,000**	**$30,000**	**$25,000**
	Maximum Assessed Value per Dwelling Unit (in thousands of dollars)			
Bachelor or Studio less than 650 square feet	$196	$242	$287	$334
Bachelor or Studio of 650 square feet or more or 1 bedroom	$229	$281	$334	$392
2 bedroom	$281	$347	$399	$457
3 bedroom or more	$326	$392	$457	$523

* "*Maximum assessed value*" applies as of the reference date for the year in which the project is determined by section 8 to be completed.

DRAFT

By-law No. /2017 2

(d) by replacing the grid in Schedule "B" with the following:

	APARTMENT BUILDINGS			
Maximum Grant per unit	**$40,000**	**$35,000**	**$30,000**	**$25,000**
	Maximum Rent Levels per Month			
Bachelor or Studio less than 650 square feet	$680	$730	$805	$930
Bachelor or Studio of 650 square feet or more or 1 bedroom	$870	$945	$1045	$1,170
2 bedroom	$1,100	$1,175	$1,300	$1,425
3 bedroom or more	$1,280	$1,405	$1,530	$1,655

* *"Maximum rent levels"* applies as of the year in which the project is completed as determined by section 8.

DONE AND PASSED, this day of , 2017.

_____
Mayor

_____
City Clerk

Approved as to content:

_____
Director of

Approved as to form:

_____
for Director of Legal Services and
City Solicitor

DRAFT