Agenda – Executive Policy Committee – February 13, 2018

REPORTS

Item No. 11 Amendment to the Live Downtown – Rental Development Grant Program

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That Council enact an amendment to the Live Downtown - Rental Development Grant Program By-law (draft amending By-law attached) that will extend the current four year deadline for completion of an approved development to five years.

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

ADMINISTRATIVE REPORT

Title: Amendment to the Live Downtown – Rental Development Grant Program

Critical Path: Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	A/CAO
S. Cianflone	J. Kiernan	n/a	D. Wardrop

EXECUTIVE SUMMARY

The Live Downtown – Rental Development Grant Program (Live Downtown) is a joint program between the Province of Manitoba and The City of Winnipeg intended to increase creation of residential rental units in the downtown.

The Live Downtown Program was established in June 2014 and the Live Downtown By-law No. 109/2014 was adopted by Council on September 24, 2014. Said By-law established conditions of grant approval including project completion by December 31 of the fourth full calendar year after approval has been given (2018). The Province of Manitoba has requested that an amendment be made to the Live Downtown By-law to extend the Program by one year.

RECOMMENDATIONS

1. That Council enact an amendment to the Live Downtown - Rental Development Grant Program By-law (draft amending By-law attached) that will extend the current four year deadline for completion of an approved development to five years.

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

Council approval is required to amend City of Winnipeg by-laws.

IMPLICATIONS OF THE RECOMMENDATIONS

The legal agreement between the Province of Manitoba and The City of Winnipeg related to the Live Downtown Program stipulates the process for consultation and notification of any program

amendments. Amendments requested by the Province of Manitoba and recommended herein are in keeping with the said agreement.

The City of Winnipeg has entered into grant agreements with each of the conditionally approved applicants under the Live Downtown Program. If the proposed recommendations are supported by Council, the City will pursue amendments of each of the grant agreements in support of the recommendations herein. The negotiation and approval of the grant agreements for the Live Downtown Program was delegated to the Director of Planning, Property and Development in the Council Minutes for the Live Downtown Program dated June 25, 2014.

HISTORY/DISCUSSION

On September 24, 2014, City Council enacted the Live Downtown By-law, which established a residential rental development program to increase the creation of residential units in strategic areas in Winnipeg's downtown. The Live Downtown Program promoted The City of Winnipeg's Our Winnipeg Policy goal of an increasingly vibrant Downtown by enabling appropriate residential densities and neighbourhood amenities primarily adjacent to emerging destination districts.

The Live Downtown By-law established conditions of grant approval including provisions of project completion by December 31 of the fourth full calendar year after approval has been given Seven (7) projects were conditionally approved under the Live Downtown Program in 2016.

On January 29, 2018, The City of Winnipeg received confirmation of approval by the Province of Manitoba to extend the provision for project completion under the program from four (4) years to five (5) years for one of the projects approved under the program.

This report seeks an amendment of the Live Downtown By-law, as outlined on the attached Schedule A, that is supportive of the approval by the Province of Manitoba and that will extend the current four year deadline for completion of all approved developments to five years for the municipal portion of the grant.

Requests for approval for an extension for the Provincial portion of the grant by the remaining approved projects will be directed to the Province of Manitoba for consideration.

If the recommendations herein are supported, the City will undertake amendments to the existing Live Downtown grant agreements between the City and developers that are reflective of the extension as it relates to the municipal portion of the grant.

FINANCIAL IMPACT

Financial Impact Statement Date: January 30, 2018

Project Name:
Amendment to the Live Downtown – Rental Development Grant Program

COMMENTS:

There are no financial implications associated with the recommendations in 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 Municipal Relations
City of Winnipeg Legal Services (as to legal issues)

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: Office of the Director – Economic Development
Prepared by: Sara Cianflone
Date: January 29, 2018
File No: o:\reports directive\office of the director\manager of economic development\2018 ris reports\2018 01 25 - live downtown - 300 main (final).docx

Attachments:

Schedule “A” – Draft Amending By-law

Schedule "A" – Draft Amending By-law

THE CITY OF WINNIPEG

BY-LAW NO. /2018

A By-law of THE CITY OF WINNIPEG to amend the *Live Downtown – Rental Development Grant Program By-law* to extend the time period for project completion

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

***Live Downtown – Rental Development Grant Program By-law* amended**
Clause 7(1)(d) of the *Live Downtown – Rental Development Grant Program By-law* No. 109/2014 is amended by replacing "*fourth*" with "*fifth*".

DONE AND PASSED this day of , 2018.

Mayor

City Clerk

Approved as to content:

Director of Planning, Property and Development

Legally reviewed and certified as to form:

for Director of Legal Services
and City Solicitor