Minute No. 426
Report – Executive Policy Committee – July 2, 2019

Item No. 7 **Amendment to the Live Downtown – Rental Development Grant Program**

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

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

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

Report – Executive Policy Committee – July 2, 2019

DECISION MAKING HISTORY:

Moved by His Worship Mayor Bowman,

That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 2, 2019, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submitted the matter to Council.

ADMINISTRATIVE REPORT

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

Critical Path: Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Cianflone	J. Kiernan	N/A	M. Ruta, Interim CAO

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 was amended in 2018 to grant project completion by December 31 of the fifth full calendar year after approval has been given. The Province of Manitoba has requested a further amendment be made to the Live Downtown By-law to extend the deadline for completion by another 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 five year deadline for completion of an approved development to six 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 February 22, 2018, Council approved an amendment to the Live Downtown By-law requested by the Province of Manitoba to extend the provision for project completion under the program from four (4) years to five (5) years for the projects approved under the program.

This report seeks a further amendment of the Live Downtown By-law, as outlined in the draft By-law attached as Schedule A, that supports the request by the Province of Manitoba and that will extend the current five year deadline for completion of all approved developments to six years for the municipal portion of the grant.

If the recommendations herein are supported, the City will undertake amendments to the existing Live Downtown grant agreements between the City and developers that reflect the extension as it relates to the municipal portion of the grant. Because these will align with the amended By-law, they can be approved by the Director of Planning, Property and Development without further Council involvement.

FINANCIAL IMPACT

Financial Impact Statement Date: May 29, 2019

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: June 3, 2019
File No:

Attachments:

Schedule A – Draft Amending By-law

Schedule "A" – Draft Amending By-law

THE CITY OF WINNIPEG

BY-LAW NO. /2019

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 "*fifth*" with "*sixth*".

DONE AND PASSED this day of , 2019.

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

DRAFT