Minute No. 647
Report – Executive Policy Committee – September 21, 2021

Item No. 13 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 be enacted to the *Live Downtown – Rental Development Grant Program By-law* (draft amending By-law attached) that will extend the current six-year deadline, for completion of an approved development, to seven 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 – September 21, 2021

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 September 21, 2021, 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
J. Kiernan	J. Kiernan	C. Kloepfer	M. Jack

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 2019 to grant project completion by December 31 of the sixth full calendar year after approval has been given. A request for a further amendment is being made to the Live Downtown By-law to extend the deadline for completion by another year.

Developers have requested the extension due to experiencing difficulty in obtaining some building materials such as steel, the shipments of which have been delayed as a result of the COVID-19 pandemic.

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 six-year deadline, for completion of an approved development, to seven 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. The amendment requested, and recommendations 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 OurWinnipeg 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 provision 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. Of those seven projects, four (4) are completed, two (2) are under construction and one (1) was terminated.

On February 22, 2018, Council approved an amendment to the Live Downtown By-law requested by the Province of Manitoba to extend the provisions for project completion under the program from four (4) years to five (5) years for the projects approved under the program.

On July 18, 2019, 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 five (5) years to six (6) 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 will extend the current six-year deadline for completion of all approved developments to seven years. Only two developments remain to be completed. Developers have requested the extension due to experiencing difficulty in obtaining some building materials such as steel, the shipments of which have been delayed as a result of the COVID-19 pandemic.

If the recommendations herein are supported, the Public Service will undertake amendments to the existing Live Downtown grant agreements between the City and developers that reflect the extension as it relates to 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: June 29, 2021

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

COMMENTS:

The financial implications associated with the recommendations in this report are that the developers of the two remaining projects under this Program, subject to completion by the recommended extended deadline, will remain eligible to receive the grants for which they were initially approved.

Mike McGinn June 29, 2021
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Province of Manitoba Economic Development and Jobs
- 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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Office of the Director
Prepared by: L. DesAutels
Date: July 2, 2021
File No:

Attachments:

Schedule A – Draft Amending By-law

Schedule A – Draft Amending By-law

THE CITY OF WINNIPEG

BY-LAW NO. /2021

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 "*sixth*" with "*seventh*".

DONE AND PASSED this day of , 2021.

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