**ADDENDUM: ACCELERATOR FUND POTENTIAL PROJECTS**

| No | Action | Description | Timeline (Short-Med-Long) | Housing Impact (Low-Med-High) | Dependencies | Estimated Cost |
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| Zoning By-law Initiatives | | | | | | |
| 1 | Omnibus review and update to the Winnipeg Zoning By-law No. 200/2006 and Downtown Zoning By-law No. 100/2004. | A comprehensive review of Winnipeg Zoning is an outcome of OurWinnipeg 2045 CCDS 2.0. The City's current Zoning By-Law was adopted 15 years ago and is due for an overall review and update. The objective of this project will be to create the best zoning tool to fit Winnipeg's current and future needs and align zoning with CCDS 2.0 and with other supporting strategies, such as the Small Scale and Low-Rise Residential Development Guidelines for Mature Communities. The new Zoning By-law will be a user-friendly document with plain language and allow for efficient planning processes that implement the housing goals of CCDS 2.0. The scope of work for this project will involve extensive background research and public engagement. A budget will be required for comprehensive public and stakeholder engagement and eventual preparation and drafting of the final by-law. The Public Service recommends submitting this project for application to the Housing Accelerator Fund, as soon as an application intake window is available. | Short | High | | High - $1.25M |
| 2 | Interim Zoning By-law Initiatives | Using in-house or consulting services, undertake short-term zoning initiatives prior to the completion of the broader Zoning By-law Review to accelerate and increase the supply of affordable housing, for example:<br>(1) make duplexes a Conditional Use in R1 zoning districts;<br>(2) make Secondary Suites permitted on both sides of a duplex/side-by-side, two-family dwelling;<br>(3) make triplexes and fourplexes a Conditional Use on corners in the R1 zoning districts, subject to Use Specific Standards; and<br>(4) reduce or eliminate parking requirements for any new housing unit to be owned or managed by a not-for-profit housing provider, for affordable housing units funded by Provincial and Federal affordable housing programs, and bachelor units and accessory dwelling units less than 400 sq. ft in size. | Short | Med | If in-house (1 additional FTE, 2 years = $190K) | Low - $25K per initiative (consulting services) |
| New Communities | | | | | | |
| 3 | South Transcona Precinct Plan | A precinct plan will need to be adopted by Council as a secondary plan prior to the subdivision, rezoning and development of the area in accordance with Policy 1.1 of the New Communities section of CCDS 2.0. Greenfield phasing policies in the General Growth section of CCDS 2.0 describe South Transcona as a "Short-to-medium term, tier 2" site. With all preceding sites having already been planned, it recommends that this Precinct is one of the next precincts to be planned. Consultant services would be employed. | Short | Med | Potential servicing challenges | High - $500K |

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| **Downtown** | | | | | | |
| 4 | Downtown Secondary Plan | The City of Winnipeg is developing CentrePlan 2050, a long-term planning document that will guide development and municipal investment in Downtown Winnipeg over the next 30 years with the overall focus of getting more people to live downtown. CentrePlan 2050 will also guide how private and municipal investments are made downtown by establishing building design guidelines and street design standards.<br>CentrePlan 2050 will build on the short-term actions from the Downtown Recovery Strategy (led by the Downtown Winnipeg BIZ, Tourism Winnipeg, and CentreVenture) and identify short- to long-term actions consistent with the goals of economic recovery and growth in a way that benefits all Winnipeggers. | Short | High | | High - additional $300K (consulting services) |
| **Rapid Transit Corridors** | | | | | | |
| 5 | Station Area Planning | Prepare Station Area Plans at strategic locations along the Southwest Rapid Transit Corridor as a priority, and other future corridors in alignment with the implementation of the Winnipeg Transit Master Plan. Station Area Plans help facilitate the intensification of residential and commercial development within 400-800m of rapid transit stations. The creation of a template for Station Area Plans could streamline the production of future Plans. | Med | Med | | Low - $50K each |
| **Established Neighbourhoods** | | | | | | |
| 6 | Neighbourhood Plans (Secondary Plans) | Review and update existing Secondary Plans, for example, Osborne Village Neighbourhood Plan and West Alexander/Centennial Secondary Plan where there is potential to accelerate and increase the supply of affordable housing. This would also ensure alignment with CCDS 2.0 and address any barriers impeding the introduction of infill or intensification of existing housing. Consulting services would be contracted to complete the review and conduct the appropriate public engagement. | Med-Long | High | If in-house (1 additional FTE, 2 years = $190K) | Med - $250K+ each (consulting services) |
| 7 | Implementation of Residential Infill Guidelines | Consider projects or processes to implement the Residential Infill Guidelines through the commitment of in-house or consulting resources. Several implementation initiatives will be accomplished by incorporating improvements or enhancements in the Downtown and Winnipeg Zoning By-law Review, for example, implementing parking and transportation strategies. | Short | Med | If in-house (1 additional FTE, 1 year = $95K) | Low - $100K (consulting services) |
| **Other** | | | | | | |
| 8 | Tuxedo/LaFarge Lands Major Redevelopment Site “J” | Initiate a planning process for the Tuxedo LaFarge lands as the last Major Redevelopment Site without a Secondary Plan to ensure future land use compatibility and guide the review of development applications. | Med | Low | | M – H - $250-500K |

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| Housing Initiatives | | | | | | |
| 9 | Density Bonus | A Density Bonus is an incentive-based regulation whereby a developer is afforded a greater development entitlement in exchange for providing a public benefit such as affordable housing. Density bonusing allows an incremental increase in the number of units in developments underway or planned, allowing quicker and more efficient new affordable housing development. Hire a consultant or undertake in-house research to design the program, eligibility and criteria, and coordinate with the Province of Manitoba as a partner. Would build on the work of the density bonus pilot project (Spence St.). | Short | High | If in-house (1 additional FTE 1 year = $100K) | Low - $100K (consulting services) |
| 10 | Fast Track Development Applications for Affordable Housing Projects | Review and improve existing administrative processes across multiple departments and establish criteria to fast-track development applications that include affordable housing by hiring one full-time equivalent staff as an additional Planner or Zoning Officer dedicated to working one on one with non-profit housing providers to expedite applications and coordinate City input. Qualifying applications would include any new development or repairs that demonstrate funding from any level of government under an affordable housing program, and to any non-profit housing provider, and that any affordable housing projects that fall outside of the criteria stated shall be at the discretion of the Director, Planning, Property and Development or their designate. This can build on lessons learned through the Rapid Housing Initiative (RHI) program. | Short | Med-High | | Low – 1 FTE ($75K/ year, 2-year pilot project) |
| 11 | Update Affordable Housing Strategy/ Housing Action Plan | One new full-time equivalent staff member be dedicated to the development of a Housing Action Plan as a stand-alone project. The designated employee, or a temporary employee hired to lead the process, would identify and work with relevant stakeholders toward the production of a plan, including targets and actions where the City can access municipal tools and play a role in affordable housing. The project could be guided by the Winnipeg Housing Steering Committee. This would help coordinate the efforts of various organizations in delivering specific types of housing. | Short | Low-Med | | Low – 1 FTE ($75K/ year, 2-year pilot project) |
| 12 | Reinvestment Areas designation (CCDS 2.0) | Hire a consultant to develop and apply neighbourhood indicators to review existing Housing Improvement Zones and identify Reinvestment Areas, which may or may not follow neighbourhood boundaries, to facilitate the design of specific programs for high-needs areas. This would align with the Poverty Reduction Strategy and help identify where investment is needed. The scope is broader than housing. Indicators may include, but are not limited to: deficiencies in neighbourhood amenities and infrastructure, land use conflicts, high land use vacancy or underuse, low quality of housing stock, conditions underlying safety, poverty, and other social determinants of neighbourhood health. | Med | Low | | Med - $200K (consulting services) |

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| 13 | Inclusionary Zoning | Inclusionary zoning can mandate or incentivize that a portion of new dwelling units in a development be identified as affordable. A policy must be designed for the local context to ensure it will not measurably impact market-rate development, while at the same time have a meaningful impact on the development of below-market/affordable housing. Hire a consultant to undertake market analysis and economic feasibility study to determine applicability in the Winnipeg context as part of necessary background work prior to the introduction of a program. Such a study can determine how and where to phase it in, including any incentives that may be needed. Would kickstart discussions around a tool the City has had at its disposal for some time with no action taken. The use of this tool in other cities provides a significant amount of affordable housing in new development. The use of a consultant would also allow for an objective inquiry. | Med | Low-High | Study Results | High - $500K |
| 14 | Vacant Buildings | Undertake a pilot project with the assistance of CentreVenture and End Homelessness Winnipeg to pursue the acquisition and adaptive reuse of vacant, privately-owned buildings by non-profit housing organizations. Existing buildings provide opportunities for affordable units faster than new construction. This activity could complement or run parallel to efforts such as RHI. Would not require significant staff resources if CentreVenture was involved. Capital funding would be to support partners to acquire and redevelop capital assets; funding could be reduced if other levels of government come on board as partners. | Med | High | | High - $10M |

| FTE SUMMARY | TOTAL $$ |
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| **4** | **$14,500,000** |

**SUBMITTED BY:**
Department: Planning, Property and Development
Division: Urban Planning and Design
Last revised: August 24, 2022