Agenda – Council – September 22, 2022

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 8, 2022

Item No. 1 Applications to the Housing Accelerator Fund

STANDING COMMITTEE RECOMMENDATION:

On September 14, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That Council approve the following applications to be made under the Housing Accelerator Fund:

    A. Omnibus review and update to the Winnipeg Zoning By-law (No. 200/2006) and Downtown Zoning By-law (No. 100/2004).

    B. All additional projects as noted in the attachment titled 'Addendum Accelerator Fund Potential Projects'.

2. That the Public Service report back to Council with a funding strategy, prioritization list, and the authority to proceed with the projects, if an application for external funding is approved.

3. 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 – September 8, 2022

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 14, 2022, 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 September 8, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- Delete Recommendations 1.B and C in their entirety and replace with the following new recommendation:

  "B. All additional projects as noted in the attachment titled 'Addendum Accelerator Fund Potential Projects'"

- In Recommendation 2, add the words ", prioritization list" immediately after "funding strategy"

and submitted the matter to the Executive Policy Committee and Council.

On July 4, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development laid the matter over to its meeting on September 8, 2022, and further directed the Winnipeg Public Service to report back with additional initiatives and associated costs that can be added to the list, in order to accelerate housing.

ADMINISTRATIVE REPORT

Title: Applications to the Housing Accelerator Fund

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

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Veitch	J. Kiernan	N/A	M. Jack

EXECUTIVE SUMMARY

The Finance Minister presented the Canadian federal budget for the fiscal year 2022–23 to the House of Commons on April 7, 2022. At the time of writing this report, the budget has yet to receive royal assent, but it proposes to provide $4 billion over five years, starting in 2022-23, to the Canada Mortgage and Housing Corporation to launch a new Housing Accelerator Fund to offer support for municipalities such as up-front funding for investments in municipal planning and delivery processes that will speed up housing development. No specific requirements beyond that were identified.

Consultation for the Housing Accelerator Fund closed as of January 31, 2022. No application portal for this funding stream has been announced and program guidelines have yet to be formalized. The timing for application intake is unknown at this time.

The Fund represents an opportunity to obtain federal contribution towards advancing key Planning initiatives that are aligned with the implementation of *OurWinnipeg 2045* and *The Complete Communities Direction Strategy 2.0* (CCDS 2.0).

Although the application portal and details around the intake process have yet to be released, once available, the Public Service seeks approval to submit the applications to the Fund:

- Omnibus review and update to the Winnipeg Zoning By-law (No. 200/2006) and the Downtown Zoning By-law (No. 100/04).
- The South Transcona Secondary Plan.
- Other priority Secondary Plans identified in the implementation table of CCDS 2.0.

At the time of this report, detailed cost estimates have not yet been prepared. However, it is anticipated at a Class 5 estimate level that costs will be approximately $1.25 million for the

Winnipeg Zoning By-law review and update, $500,000 for the South Transcona Plan, as well as $500,000 for each additional Secondary Plan.

The Public Service is seeking Council approval to submit the above project applications to the Housing Accelerator Fund, as soon as an application intake process and portal are made available by the Federal Government.

Typical funding programs include requirements for eligible and ineligible costs specific to those programs. As no program guidelines have been announced, the Public Service cannot estimate these costs at this time. If the noted applications are successful, the Public Service would report back to Council with a funding strategy for the projects.

RECOMMENDATIONS

1. That Council approve the following applications to be made under the Housing Accelerator Fund:

    A. Omnibus review and update to the Winnipeg Zoning By-law (No. 200/2006) and Downtown Zoning By-law (No. 100/2004).

    B. The South Transcona Secondary Plan.

    C. Other priority Secondary Plans, as identified in Figure 12 of the *Complete Communities Direction Strategy 2.0* (implementation table).

2. That the Public Service report back to Council with a funding strategy and the authority to proceed with the projects if an application for external funding is approved.

3. 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

This report is seeking Council approval to submit projects for federal contribution through the Housing Accelerator Fund.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations contained in this report are concurred with, the Public Service will proceed to submit applications for the projects identified in this report to the Housing Accelerator Fund.

HISTORY / DISCUSSION

OurWinnipeg 2045 and the Complete Communities Direction Strategy 2.0:

One of the messages consistently emphasized through the consultative process in developing *OurWinnipeg 2045* and CCDS 2.0 is that these By-laws are only as valuable as their

implementation. Accordingly, an overarching goal and high priority for the City is to continue the momentum of *OurWinnipeg 2045* and CCDS 2.0 and implement these plans, to foster the sustainable growth and development of our city. Both OurWinnipeg 2045 and CCDS 2.0 received third reading and were adopted as By-law by Council on May 26, 2022.

The need for an Omnibus Zoning By-law Review and Update:

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.

The need for the South Transcona Secondary Plan:

Greenfield phasing policies in the General Growth section of Complete Communities 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, along with Fort Whyte, is the next precinct to be planned. Precinct plans are a prerequisite to development in New Communities.

The area's land ownership is unique compared with typical precincts in that there are over 225 unique owners and 227 existing dwelling units. Combined with the fact that the City of Winnipeg is the precinct's largest landowner, the City is best-positioned to lead a complex planning process that necessitates a strong emphasis on public engagement and education.

The Public Service estimates that the City has a 13.5-year supply of vacant planned greenfield land. Given the City's ten-year target and the time it will take to prepare a plan and have it approved by Council, it is appropriate to apply for funding at this time.

In addition to the development of a plan, including public engagement, it is expected that a budget will also be required for a transportation impact study, a servicing study, and an assessment of the adequacy of public services to determine the potential need for a fire station, and a noise impact study related to the site's proximity to the Transcona Yards.

The need for other Secondary Plans:

The implementation table of CCDS 2.0 (attached as Appendix A to this report for reference) also identifies several additional secondary plans that are a priority. This includes planning for the Station Area Plans for the South-West Rapid Transit Corridor, sector plans for Wilkes South, St. Vital Perimeter South, and St. Norbert. Submitting these plans for federal contribution via the

Housing Accelerator Fund is also recommended to undertake the necessary pre-planning work to accommodate future growth and housing development.

Housing Accelerator Fund:

The Canadian federal budget for the fiscal year 2022–23 was presented to the House of Commons by the Finance Minister on April 7, 2022. At the time of writing this report, the budget has yet to receive royal assent, but it proposes to provide $4 billion over five years, starting in 2022-23, to the Canada Mortgage and Housing Corporation to launch a new Housing Accelerator Fund to offer support for municipalities such as up-front funding for investments in municipal planning and delivery processes that will speed up housing development. There are no specific requirements beyond that and the federal government is leaving it up to municipalities to be creative.

Consultation for the Housing Accelerator Fund closed as of January 31, 2022. No application portal for this funding stream has been announced and program guidelines have yet to be formalized. The timing for application intake is also unknown at this time.,

The Fund represents an opportunity to obtain federal contribution towards advancing key Planning initiatives that are aligned with the implementation of *OurWinnipeg 2045* and *The Complete Communities Direction Strategy 2.0* (CCDS 2.0).

Although the application portal and details around the intake process have yet to be released, once available, the Public Service seeks approval to submit the following projects for application to the Fund, as soon as an application intake process and portal are made available by the Federal Government:

- Omnibus review and update to the Winnipeg Zoning By-law (No. 200/2006) and the Downtown Zoning By-law (No. 100/04).

- The South Transcona Secondary Plan.

- Other priority Secondary Plans identified in Figure 12 of CCDS 2.0 (implementation table).

At the time of this report, detailed cost estimates have not yet been prepared. However, it is anticipated at a Class 5 estimate level that costs will be approximately $1.25 million for the Winnipeg Zoning By-law review and update, $500,000 for the South Transcona Plan, as well as $500,000 for each additional Secondary Plan.

Typical funding programs include requirements for eligible and ineligible costs specific to those programs. As no program guidelines have been announced, the Public Service cannot estimate these costs at this time. If the noted applications are successful, the Public Service would report back to Council with a funding strategy for the projects.

FINANCIAL IMPACT

Financial Impact Statement

Date: June 8, 2022

Project Name:

Applications to the Housing Accelerator Fund

COMMENTS:

There are no direct financial implications associated with this report. Should one or more application(s) for funding from the Housing Accelerator Fund be approved, the Public Service will report back to Council with a funding strategy and request the authority to proceed with the project(s).

Mike McGinn June 8, 2022

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Assets and Project Management Department

OURWINNIPEG 2045 POLICY ALIGNMENT

6.8 Plan for and Accommodate Forecasted Growth: Provide for predictable development, through the timely delivery of City-funded growth-enabling and growth-supportive infrastructure, within the City's financial capacity.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Key Direction 4.2: Ensure New Areas of Growth are Designed According to the Principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

This report is consistent with the Poverty Reduction Strategy which identifies affordable Housing as a Life Pole (p.38) and the following Goal of the Strategy:

Goal 2: The City Actively Plans for and Partners in Affordable Housing

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design Division
Prepared by: R. Hayer, RPP, MCIP
Date: June 8, 2022

Attachments:
Appendix A – Complete Communities Direction Strategy 2.0, Figure 12 (implementation table).