Minutes – Executive Policy Committee – November 14, 2023

REPORTS

Item No. 19 Housing Accelerator Fund

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee recommended to Council:

1. That Council affirm its support for the Housing Accelerator Fund (HAF) application.

2. That the HAF application be amended to legalize four dwelling units per residential lot be permitted as-of-right city-wide.

3. That the HAF application be amended to legalize up to four storeys as-of-right within 800 metres of high-frequency transit corridors as outlined in the City's HAF application and informed by the initial network changes in phase one of the Winnipeg Master Transit Plan.

4. That the HAF application be amended to ensure that new housing zoning reforms targeted for mall sites and commercial corridors – as proposed in City Council's Strategic Priorities Action Plan – allow for as-of-right development to facilitate quick approvals and construction of new housing.

5. That the amendments noted in Recommendations 1, 2 and 3 be subject to lot size considerations, building form standards and urban servicing capacity (including sufficient water, wastewater, land drainage and urban standard roadway availability).

6. That the Winnipeg Public Service be directed to report back to the Standing Policy Committee on Property and Development with the required amendments as part of the Rapid Zoning By-law Amendments process outlined in the HAF application.

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

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That Rule 51(1.1) of the Procedure By-law No. 50/2007 be suspended to allow submissions received after 12:00 noon on the business day prior to the meeting, to be included in the minutes.

Carried

The Chairperson called Councillor Lukes to the Chair in order to move the following motion:

Moved by His Worship Mayor Gillingham,

WHEREAS the national housing crisis and Winnipeg's homelessness challenge both grew more severe in 2022, leading to commitments by the Mayor and Council to develop and act on housing and homelessness partnerships wherever appropriate to focus on these crises;

AND WHEREAS to meet the goal of creating more than 15,000 additional housing units over the next decade, City Council approved a comprehensive application to the federal Housing Accelerator Fund (HAF) on July 13, 2023;

AND WHEREAS a successful HAF application would provide funding for the following actions:

- Rapid Zoning By-Law Amendments;
- Rapid Amendments to Local Area Plans;
- Incentives to support Multi-Family Housing Development Downtown and along Commercial Corridors;
- Creation of a Land Enhancement Office;
- Creation of a Concierge Program to Support Affordable Housing Development;
- Infrastructure Supports to Increase Residential Development; and
- Digitization and Facilitation of Faster Development and Permit Approvals

AND WHEREAS on October 24, 2023, through a letter to Mayor Gillingham, Federal Housing, Infrastructure and Communities Minister, Sean Fraser, required that Winnipeg City Council support three additional conditions, in line with similar requests and council approvals being sought in other major Canadian cities;

AND WHEREAS the HAF is a nationally competitive fund, and it is imperative Winnipeg position itself to access the largest federal contribution possible to support our ambitious plan to address housing access, housing affordability and homelessness;

DECISION MAKING HISTORY (continued):

THEREFORE BE IT RESOLVED THAT Council affirms its support for the Housing Accelerator Fund (HAF) application and approve the following:

1. That the HAF application be amended to legalize four dwelling units per residential lot be permitted as-of-right city-wide.

2. That the HAF application be amended to legalize up to four storeys as-of-right within 800 metres of high-frequency transit corridors as outlined in the City's HAF application and informed by the initial network changes in phase one of the Winnipeg Master Transit Plan.

3. That the HAF application be amended to ensure that new housing zoning reforms targeted for mall sites and commercial corridors – as proposed in City Council's Strategic Priorities Action Plan – allow for as-of-right development to facilitate quick approvals and construction of new housing.

4. That the amendments noted in Recommendations 1, 2 and 3 be subject to lot size considerations, building form standards and urban servicing capacity (including sufficient water, wastewater, land drainage and urban standard roadway availability).

5. That the Winnipeg Public Service be directed to report back to the Standing Policy Committee on Property and Development with the required amendments as part of the Rapid Zoning By-law Amendments process outlined in the HAF application.

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

Carried

Councillor Mayes asked to be recorded as having voted against the above motion, in accordance with Rule 47(7) of The Procedure By-law No. 50/2007.

His Worship Mayor Gillingham resumed the Chair.

The following persons submitted communications in support of the matter:

- Christina Maes Nino, Manitoba Non-Profit Housing Association
- Greg Oughton,
- Dylon Martin
- Jason Ward
- John Wintrup
- Yukata Dirks, Right to Housing Coalition
- Jeffrey Hodgson

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DECISION MAKING HISTORY (continued):

The following persons submitted communications in opposition to the matter:

- Ina Prokipchuk
- Richard Leipsic
- Charles Feaver
- Els de Gussem

The following persons submitted communications with respect to the matter:

- Shirley Forsyth
- Pam Lucenkiw, OURS Winnipeg