THE CITY OF WINNIPEG

BY-LAW NO. 105/2023

A By-law of THE CITY OF WINNIPEG to amend the Development Procedures By-law No. 104/2020 to amend the dwelling unit density limits in respect of density variances for the provision of affordable housing.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Development Procedures By-law amended
1 The Development Procedures By-law No. 104/2020 is amended by this by-law.

Definitions added
2 Subsection 2(1) is amended by adding the following definitions in alphabetical order:

"affordable housing" *means a dwelling unit that is or will be, or dwelling units that are or will be, rented for either:*

(a) an amount that is less than 80% of the median market rental rate; or

(b) an amount equal to or less than the Province's Affordable Housing Rental Program rental rate.

"vacant"*, in relation to a building, has the same meaning as in the Vacant Buildings By-law No. 79/2010.*

Subclause 31(4)(a)(iv) amended
3 Subclause 31(4)(a)(iv) is amended by adding "*subject to subsection (5)*" before "*the density meets either…*".

Subsection 31(5) added
4 The following is added after subsection 31(4):

31(5) *Subclause 31(4)(a)(iv) does not apply in respect of a proposed development, and instead the density of the proposed development must not exceed any previously established multi-family density, where the Director determines that the proposed development*

(a) involves a vacant building;

(b) is for the provision of affordable housing; and

(c) otherwise meets the requirements of clause 31(4)(a).

DONE AND PASSED this day of , 2023.

Mayor

City Clerk

Approved as to content:

Director of Planning, Property
and Development

Legally reviewed and certified as to form:

"S. Rentz" (September 29, 2023)
for Director of Legal Services
and City Solicitor