

Attachment 1 - Municipal Tax Increment Financing (TIF) Grants Approved Under the TIF Policy (2022 to Present)

Address	Project Description	Municipal TIF Grant approved	Program	# of projected housing units	Support from other levels of government (incl. loans)	Est. Total Investment and jobs to be created.
127 Bannatyne Avenue.	Redevelopment of a surface parking lot into a mixed use commercial and residential building.	\$1.0 million over 10 years. (2022)	Heritage and Economic Incentive Program (HEDI).	80 units	\$1.8 million TIF over 10 years under the Prov of MB Capital Works Program.	\$33 million
138 Portage Avenue East	Redevelopment of a vacant heritage building into multi-family housing.	\$1.4 million over 10 years (2023)	HEDI	114 units	Mortgage Loan Insurance from Canada Mortgage and Housing Corporation (CMHC).	\$36 million
325 Broadway Avenue	Redevelopment of a former Canada Revenue Agency building into a hotel.	\$1.4 million over 10 years. (2023)	HEDI	-	\$5.25 million TIF over 20 years under the Prov of MB Capital Works Program.	\$38.6 million 50 full-time jobs after project completion
545 Broadway Avenue	Rainbow Resource Centre, Place of Pride project. Redevelopment of a heritage building (Wilson House).	\$134.3K over 10 years. (2024)	HEDI	-	\$1.5 million from the Prov of MB through various programs.	\$9.7 million
450 Portage Avenue	Wehwehneh Bahgahkinahgoohn. Redevelopment of the Former Hudson's Bay Building.	\$9.7 million over 25 years. (2022)	Transformative Development.	300 affordable and market units.	Gov. of Canada-\$65 million. Prov. of MB- \$35 million contribution.	\$135 million
393 Portage Avenue	Redevelopment of Portage Place Mall.	\$13.6 million over 25 years. (2024)	Transformative Development.	216 units (including up to 40 percent affordable units).	Prov. of MB lease of the health care centre component. Gov. of Canada-up to \$27 million.	\$650 million
308 Colony Street	UWCRC 2.0	\$5.0 million over 25 years (2023)	Affordable Housing Now (AHN)	214 units (including 108 affordable units)	CMHC Various sources -\$34.8 million. Other Gov. sources - \$23.8 million.	\$66.9 million
	UWCRC 2.0	\$259.7K over 25 years (2022)	AHN	15 units (including 15 affordable units)	Prov. of MB - \$36K CMHC Various \$6.8 million.	\$7.7 million
55 Harriet Street.	Harriet Street Housing	\$1.4 million over 25 years (2024)	AHN	49 units (including 25 affordable units)	Prov. of MB - \$1.7M CMHC-various sources up to \$9.2 million.	\$10.2 million
939 Chancellor Drive	Roseau River Anishanabe First Nations Trust	\$2.8 million over 25 years (2024)	AHN	95 units (including 39 affordable units)	CMHC various sources up to \$32.2 million.	\$35.9 million
454 Edmonton Street	UWCRC 2.0	\$138.3K over 25 years (2023)	AHN	11 units (including 11 affordable units)	Prov. of MB - \$38K City Rapid Housing Initiative (RHI) -\$6.1 million. CMHC- \$50K	\$8.5 million
	Wahbung Abinoojiag Inc	\$1.0 million over 25 years (2023)	AHN	26 units (including 26 affordable units)	City RHI -\$1.4M CMHC various sources - \$8.6 million. Prov of MB - \$3.6 million.	\$19.7 million
270 Morley Avenue	First Nation Healing Centre Fisher River UWCRC 2.0	\$527.2K over 25 years (2023)	AHN	13 units (including 13 affordable units)	Prov. of MB -\$140K CMHC -\$3.5 million Other Gov. of Canada -\$9 million. Fisher River Cree Nation up to \$1.7 million.	\$12.7 million
292 Edison Avenue	Manitoba Metis Federation (MMF)	\$526.5K over 25 years (2023)	AHN	14 units (including 14 affordable units)	City RHI- \$5.8 million MMF \$2.5 million.	\$9.4 million
1510 Main Street	Inuka Community Inc	\$1.4 million over 25 years (2023)	AHN	72 units (including 30 affordable units)	CMHC various sources- \$21.0 million.	\$22.0 million
927 Notre Dame Avenue.	2Spirit Manitoba Inc	\$599.2K over 25 years (2023)	AHN	21 units (including 21 affordable units)	CMHC various sources - \$6.9 million Prov. of MB - \$1.3 million.	\$13.5 million
366 Marion Street	Paskywayak Construction Ltd	\$4.0 million over 25 years (2024)	AHN	127 (including 52 affordable units)	CMHC Various sources \$35.2 million.	\$38.5 million
2675 Portage Avenue.	Shoal Lake 40 First Nation	\$4.5 million over 25 years (2024)	AHN	150 (including 60 affordable units)	Prov. of MB - \$720K CMHC various sources -\$42.4 million.	\$47.0 million