THE CITY OF WINNIPEG

BY-LAW NO. 1/2025

A By-law of THE CITY OF WINNIPEG to amend the Housing Accelerator Fund Grant Program.

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

The Housing Accelerator Fund Grant Program By-law amended

1 The Housing Accelerator Fund Grant Program By-law No. 64/2024 is amended by this By-law.

Fourth WHEREAS statement amended

2 The fourth WHEREAS statement is amended to add *"and Infrastructure"* after the word "capital".

Definitions amended

3 In Section 2,

(a) the definition of "Downtown" is deleted and replaced with the following:

"Downtown" *means the area within the City of Winnipeg included in the Downtown Winnipeg Zoning By-law No. 100/2004 and the area identified as "Downtown Area" on the maps.*

(b) the definition of "grant" is amended to add "*a Multi-Family Sustainable Housing Infrastructure Grant,*" after the word "means".

(c) the following definitions are added alphabetically:

"Director" *means the Director of Water and Waste of the City or their delegate.*

"eligible lots" *means the areas identified as "Eligible Lots" on the maps.*

"frequent transit lines" *means the areas identified as "Frequent Transit" on the maps.*

"land drainage sewer main" *has the same meaning as in the Sewer By-law No. 106/2018.*

"local water and sewer infrastructure" *means water mains, wastewater and land drainage sewer mains and related infrastructure.*

"maps" *means the maps attached to this By-law as Schedule "A".*

"mixed use corridors" *means the areas identified as "Mixed Use Corridor" on the maps.*

"Multi-Family Sustainable Housing Infrastructure Grant" *means the grant described in clause 4(2)(d) herein.*

"Malls & Corridors PDO-1" *means the schedule labelled "Malls and Corridors Planned Development Overlay 1 (PDO-1 Malls and Corridors)" attached to Winnipeg Zoning By-law No. 200/2006 and the "PDO Map" attached thereto.*

"rapid / express transit lines" *means the areas identified as "Rapid / Express Transit" on the maps.*

"service capacity constraint" *means in the opinion of the Director, that the existing local water and sewer infrastructure is insufficient to service an approved property based on the maximum number of permitted dwelling units that may be built on the property at the time of a grant application under this By-law, or any increase to this maximum that the owner of an approved property may be seeking in a development application to the City.*

"southwest rapid transit stations" *means the areas identified as "SW RT Stations" on the maps.*

"wastewater sewer main" *has the same meaning as in the Sewer By-Law No. 106/2018.*

"water main" *has the same meaning as in the Water By-Law No. 107/2015.*

Subsection 4(1) amended

4 Subsection 4(1) is amended to add *"and along mixed use corridors"* after "Downtown" and before the ".".

Clause 4(2)(d) added

5 Clause 4(2)(d) is added after 4(2)(c)(v)b. as follows:

(d) in the amount of up to $10,000 per dwelling unit, to a maximum of $3,000,000 or the total cost of the local water and/or sewer infrastructure (whichever is less), to provide for the cost of local water and/or sewer infrastructure that is required to eliminate a service capacity constraint for an approved property (referred to herein as a "Multi-Family Sustainable Housing Infrastructure Grant") that

(i) is owned or leased by a non-profit housing provider, a private corporation, or an Indigenous government,

(ii) includes new housing,

(iii) includes a minimum of 50 new dwelling units.

(iv) is an eligible lot that

i. the owner has purchased from the City via the City's Land Enhancement Office to accomplish Housing Accelerator Fund objectives; or

ii. is situated, as identified on the maps attached as Schedule "A" to this By-law,

1. *on properties identified in Malls & Corridors PDO-1,*
2. *on mixed use corridors,*
3. *on frequent transit lines,*
4. *on rapid / express transit lines, or*
5. *in close proximity to southwest rapid transit stations;*

(v) includes the development of local water or sewer infrastructure that complies with all relevant City by-laws and policies to the satisfaction of the Director; and,

(vi) includes at least 10% of the dwelling units being rented in accordance with CMHC Mortgage Loan Insurance Criteria for a minimum of ten (10) years.

Subsection 7(3) added

6 Subsection 7(3) is added after subsection 7(2) as follows:

7(3) *In addition to subsection (2), with respect to a Multi-Family Sustainable Housing Infrastructure Grant at clause 4(2)(d), an applicant must provide a servicing report that is stamped and signed by a qualified engineer, and is compliant with the City's water and/or sewer by-laws, as well as all other applicable City policies and procedures.*

Clause 8(1)(g) added

7 Clause 8(1)(g) is added after clause 8(1)(f) as follows:

(g) with respect to a Multi-Family Sustainable Housing Infrastructure Grant at clause 4(2)(d),

(i) will require the applicant to demonstrate that there is an existing water and/or sewer service capacity constraint that is preventing the housing development from occurring, to the satisfaction of the Director, and

(ii) will require the applicant to provide a servicing report that is stamped and signed by a qualified engineer, and is compliant with the City's water and/or sewer by-laws, as well as all other applicable City policies and procedures.

Clause 8(2)(e) replaced

8 Clause 8(2)(e) is deleted and replaced with the following:

(e) a building permit for the development being obtained within 12 months after the approval is given or before any other deadline established by the Chief Administrative Officer in writing. This requirement does not apply to a Multi-Family Sustainable Housing Infrastructure Grant at clause 4(2)(d);

Clause 8(2)(e.1) added

9 Clause 8(2)(e.1) is added after clause 8(2)(e) as follows:

(e.1) with respect to a Multi-Family Sustainable Housing Infrastructure Grant at clause 4(2)(d), a building permit for the development being obtained by September 30, 2026 or before any other deadline established by the Chief Administrative Officer in writing;

Clause 10(2)(f) added

10 Clause 10(2)(f) is added after clause 10(2)(e) as follows:

(f) *in the event that any funds allocated for the Multi-Family Sustainable Housing Infrastructure Grant in* clause *4(2)(d) are left unawarded to applicants after the intake has been completed for the Multi-Family Sustainable Housing Infrastructure Grant, the designated officer may reallocate the grant funds to*

(i) *the City's Land Enhancement Office to carry out a project, or*

(ii) *the highest-scoring unsupported project for any grant under section 4 from a previous Housing Accelerator Fund Grant Program application intake.*

Schedule A added

11 The maps attached to this By-law as Appendix "A" are added as Schedule "A" to the Housing Accelerator Fund Grant Program By-law.

DONE AND PASSED this 30th day of February, 2025.

_____
Mayor

_____
City Clerk

Approved as to content:

_____
Chief Administrative Officer

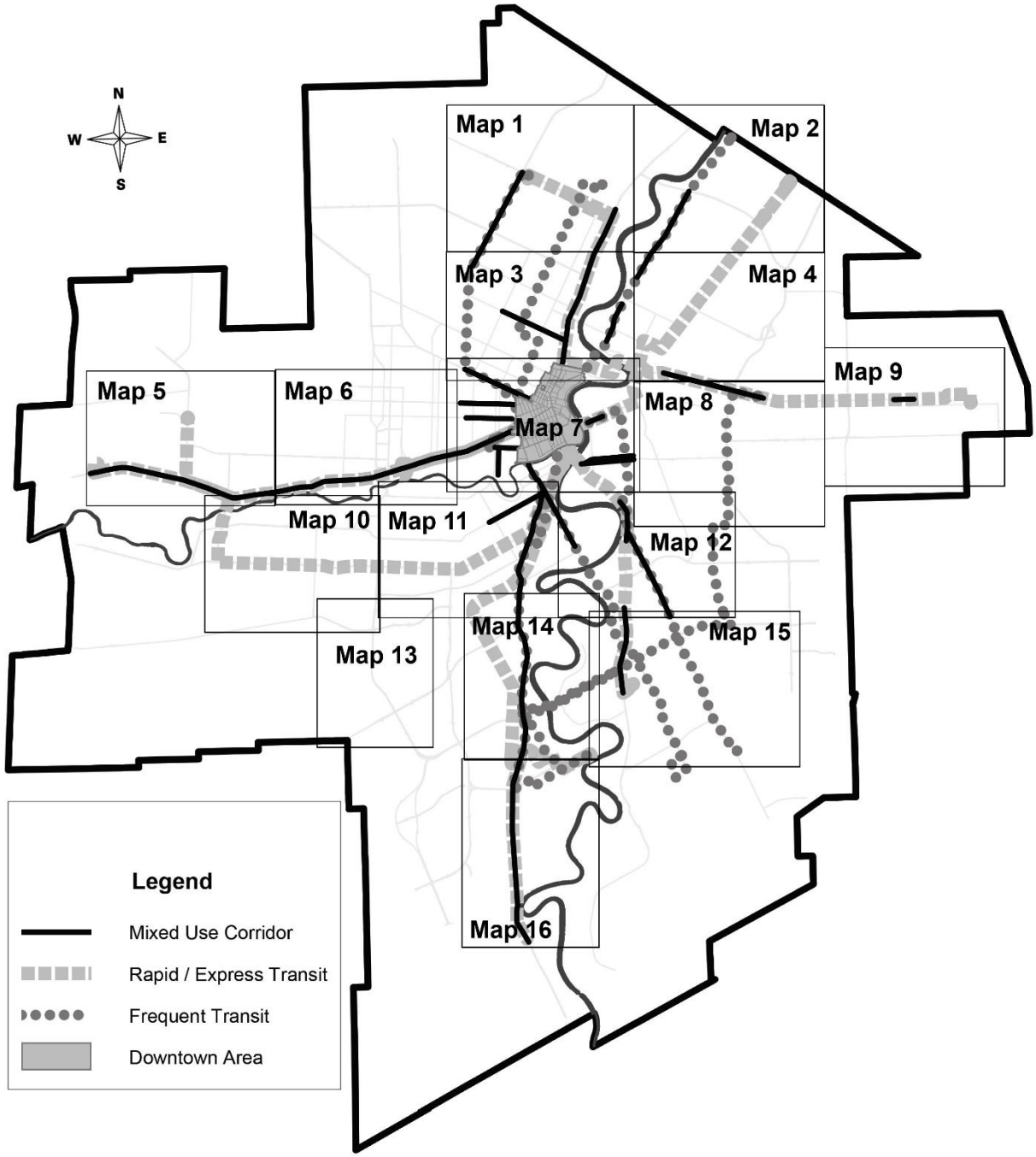
Legally reviewed and certified as to form:

_____
for Director of Legal Services/ City Solicitor

Appendix "A"

Schedule "A" to the Housing Accelerator Fund Grant Program By-law No. 64/2024

Map Key



Map 1 – Old Kildonan



Map 2 – River East



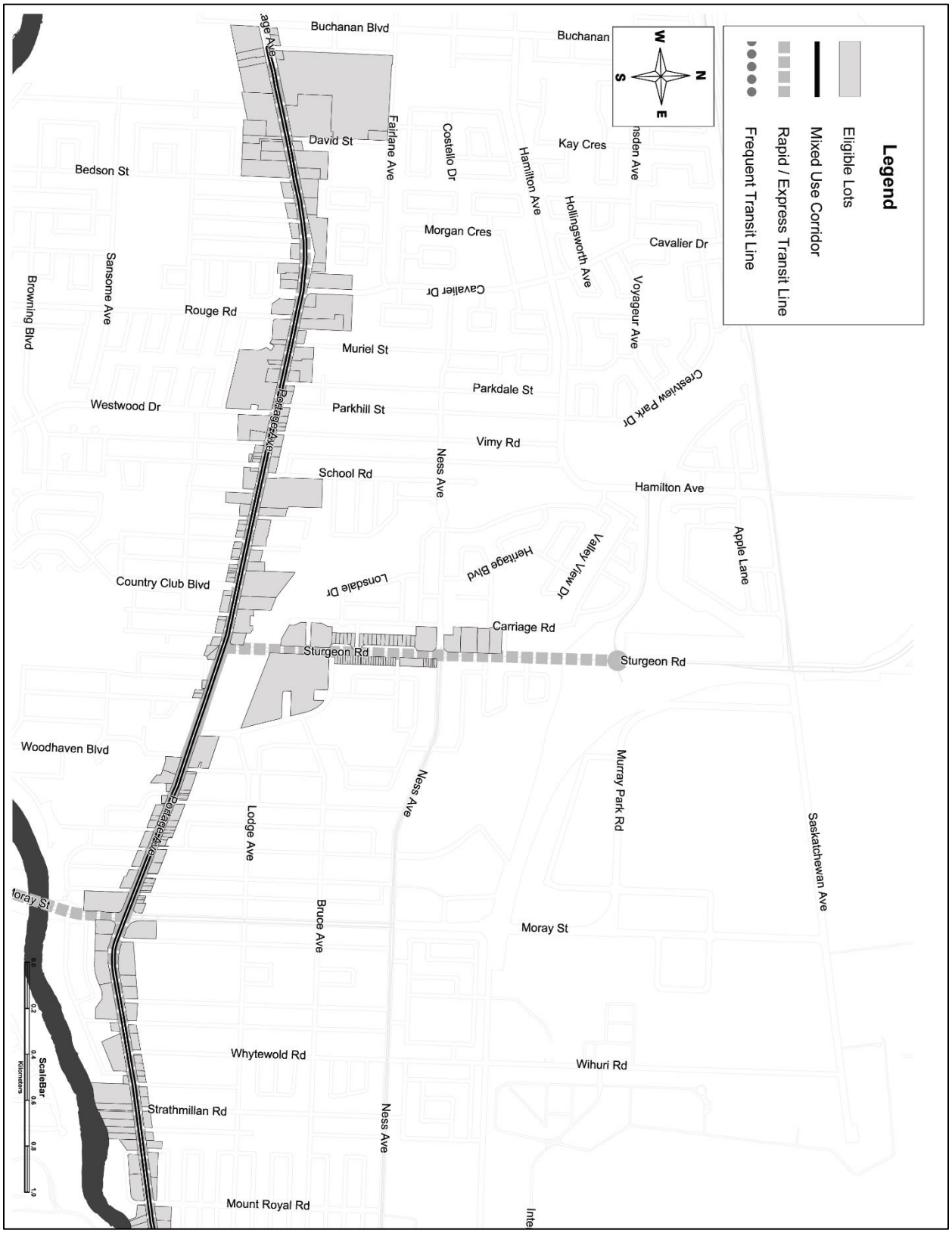
Map 3 – Point Douglas



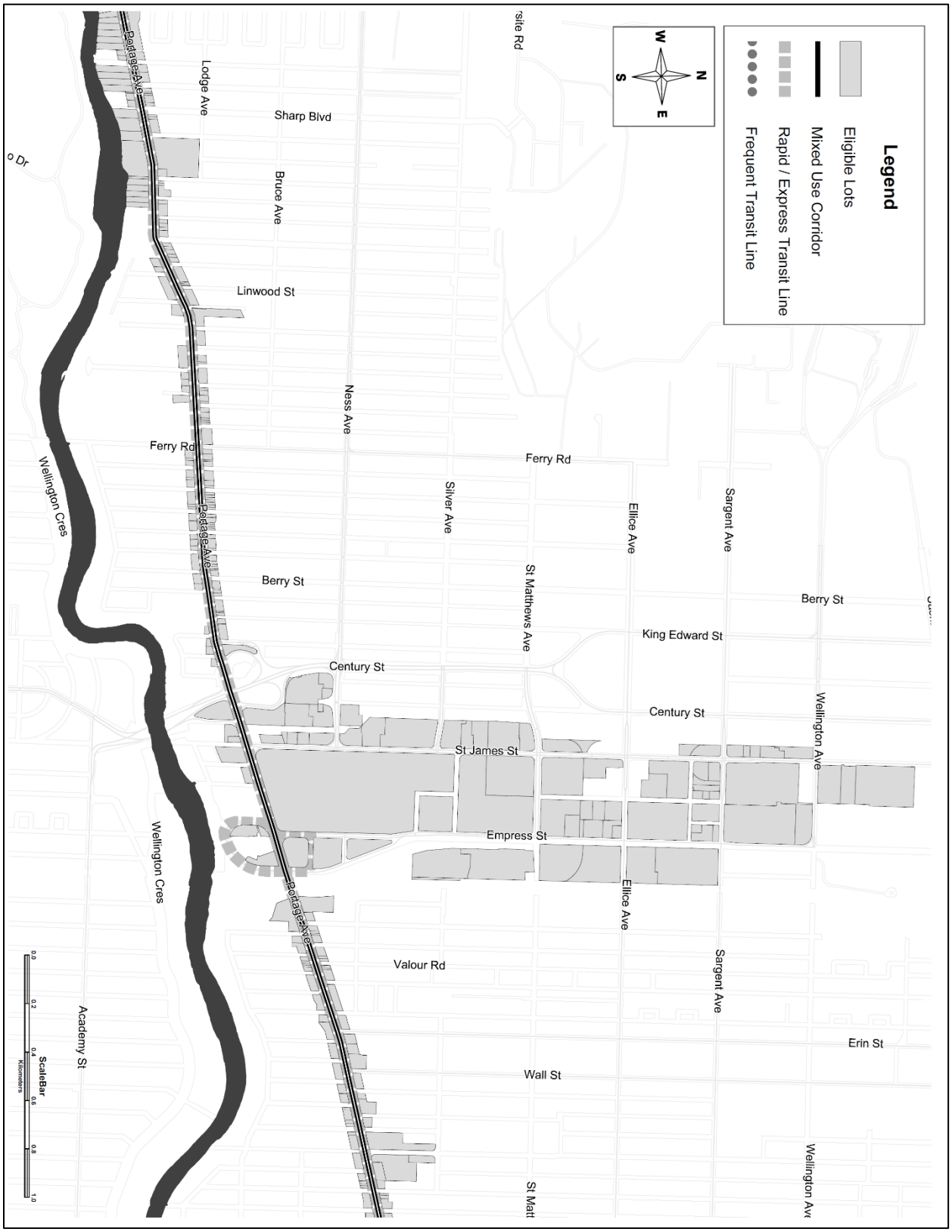
Map 4 - Concordia



Map 5 – Portage West



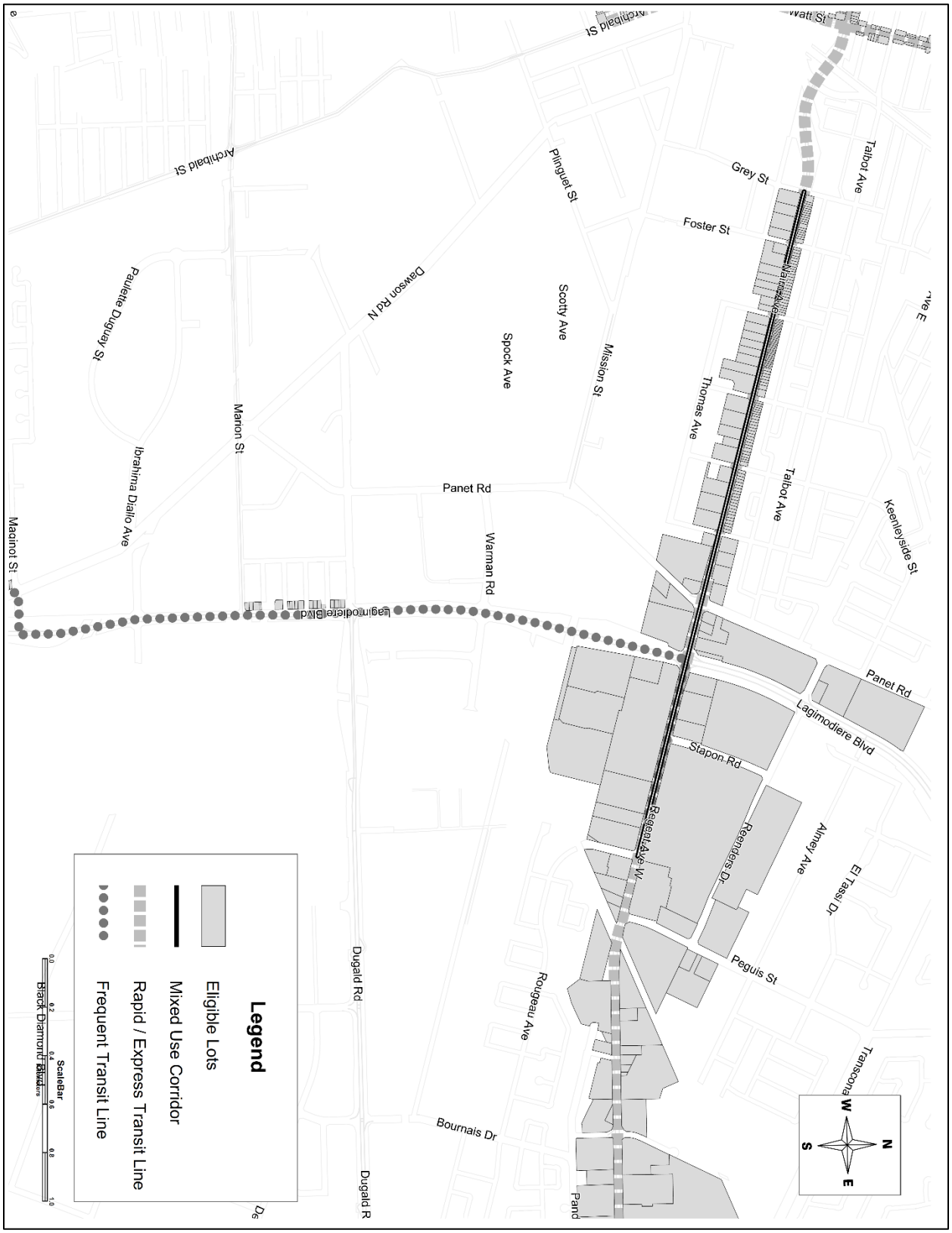
Map 6 – Polo Park



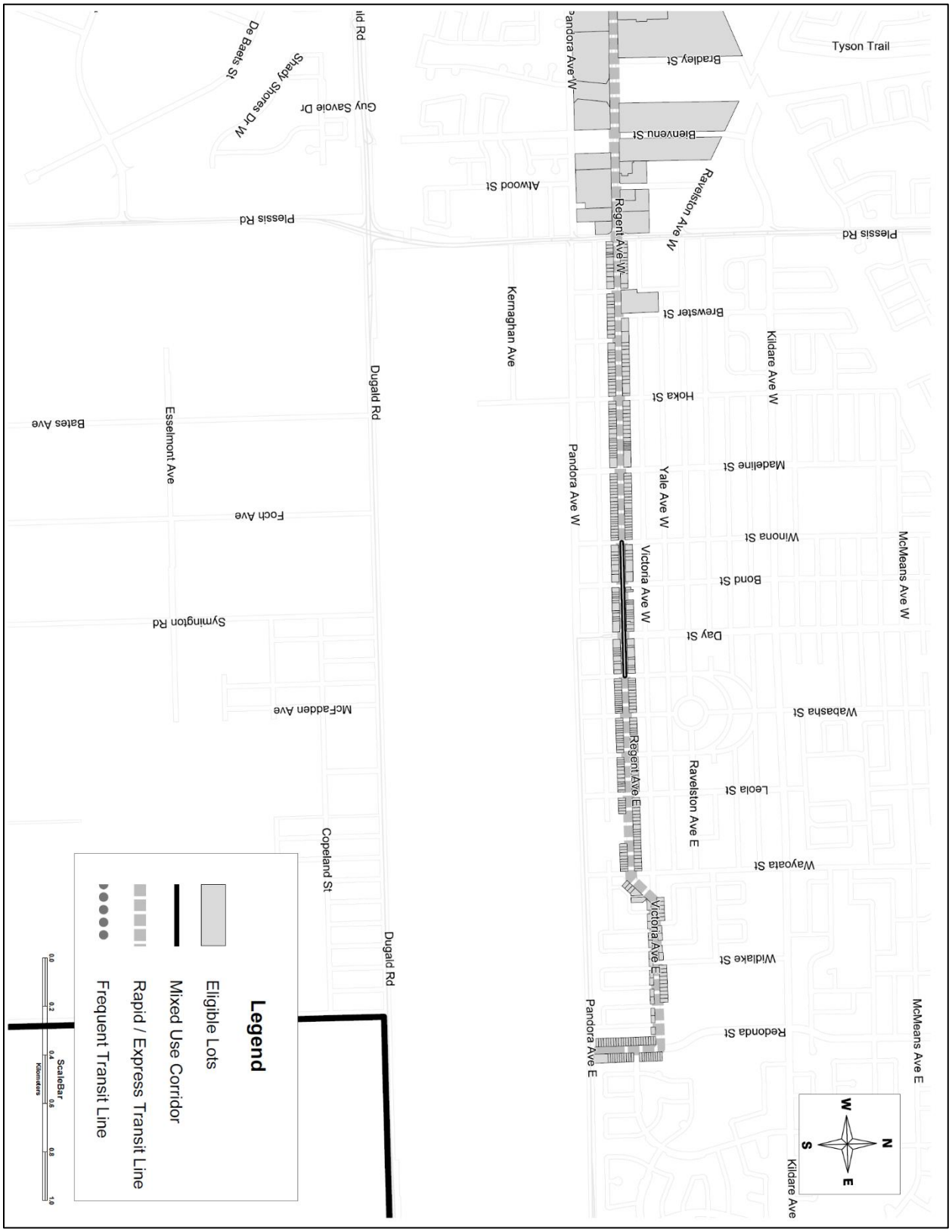
Map 7 – Downtown



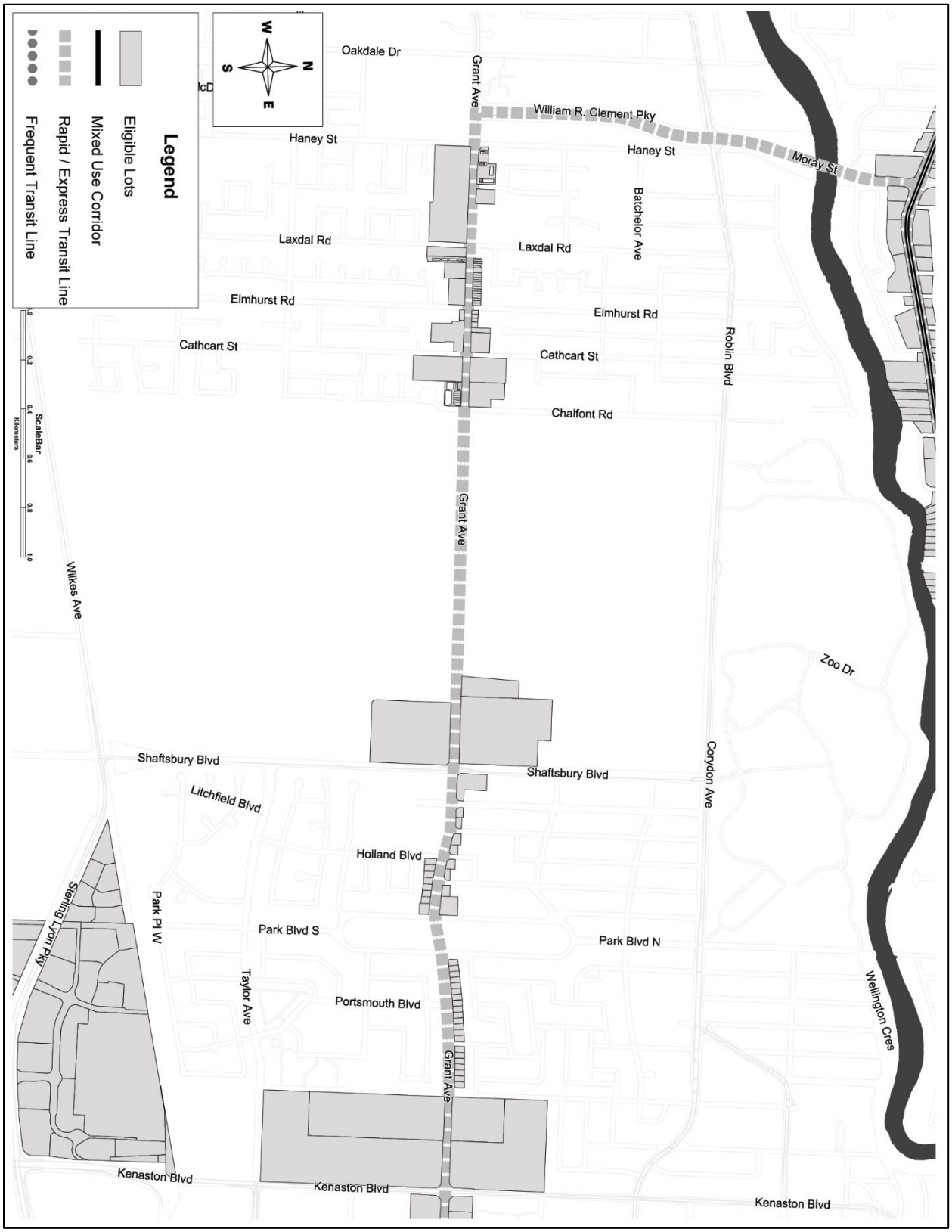
Map 8 – Kildonan Park



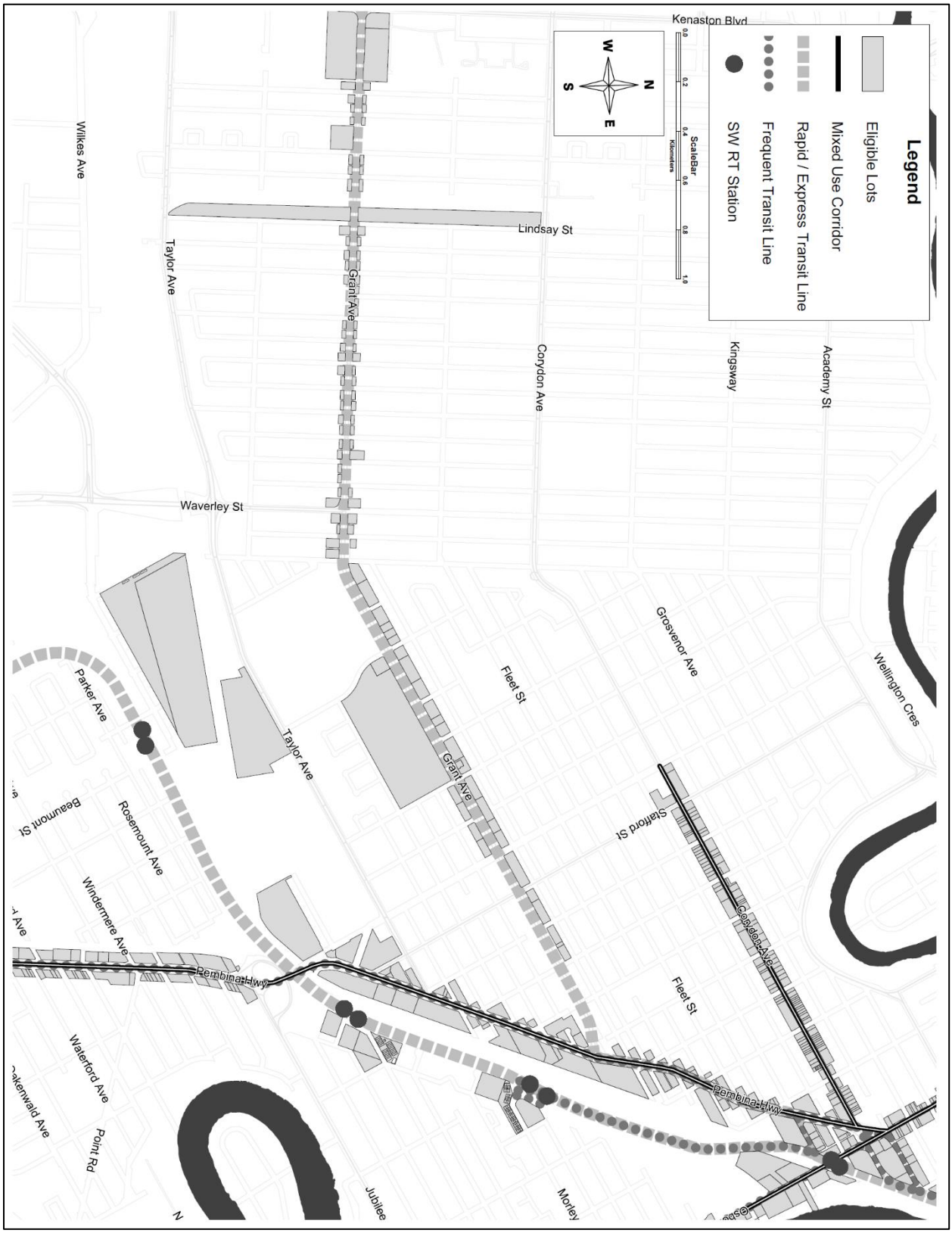
Map 9 – Transcona



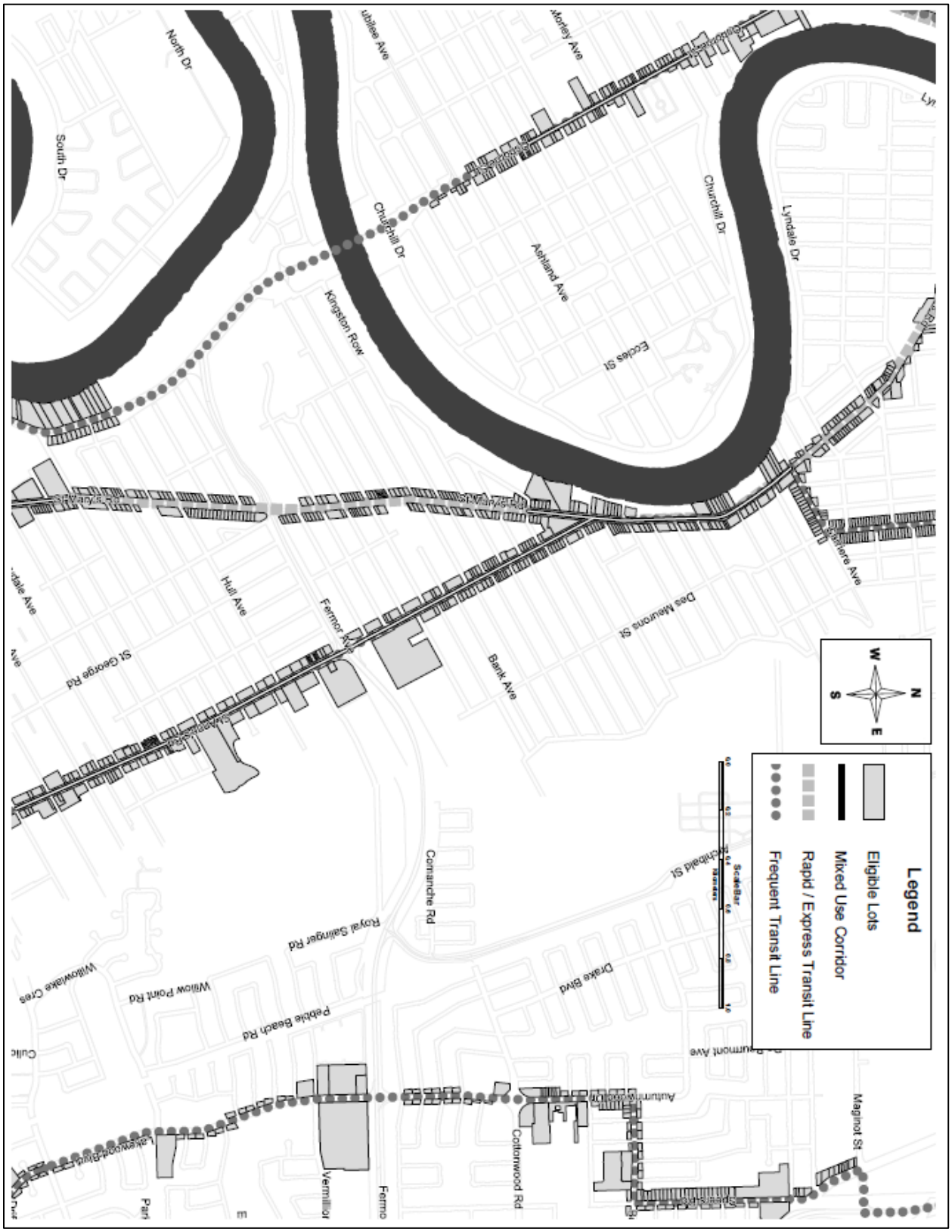
Map 10 – Charleswood



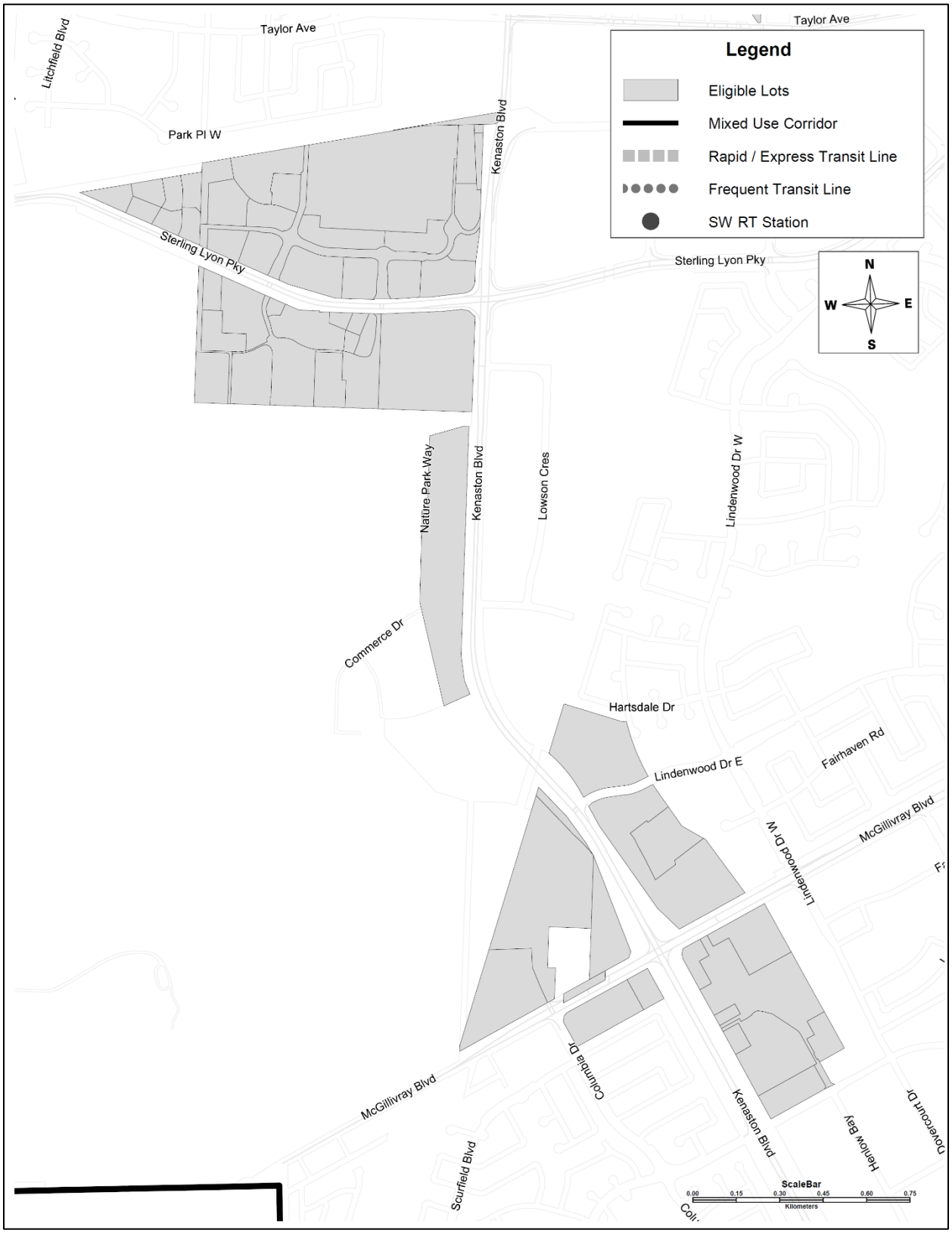
Map 11 – Fort Rouge



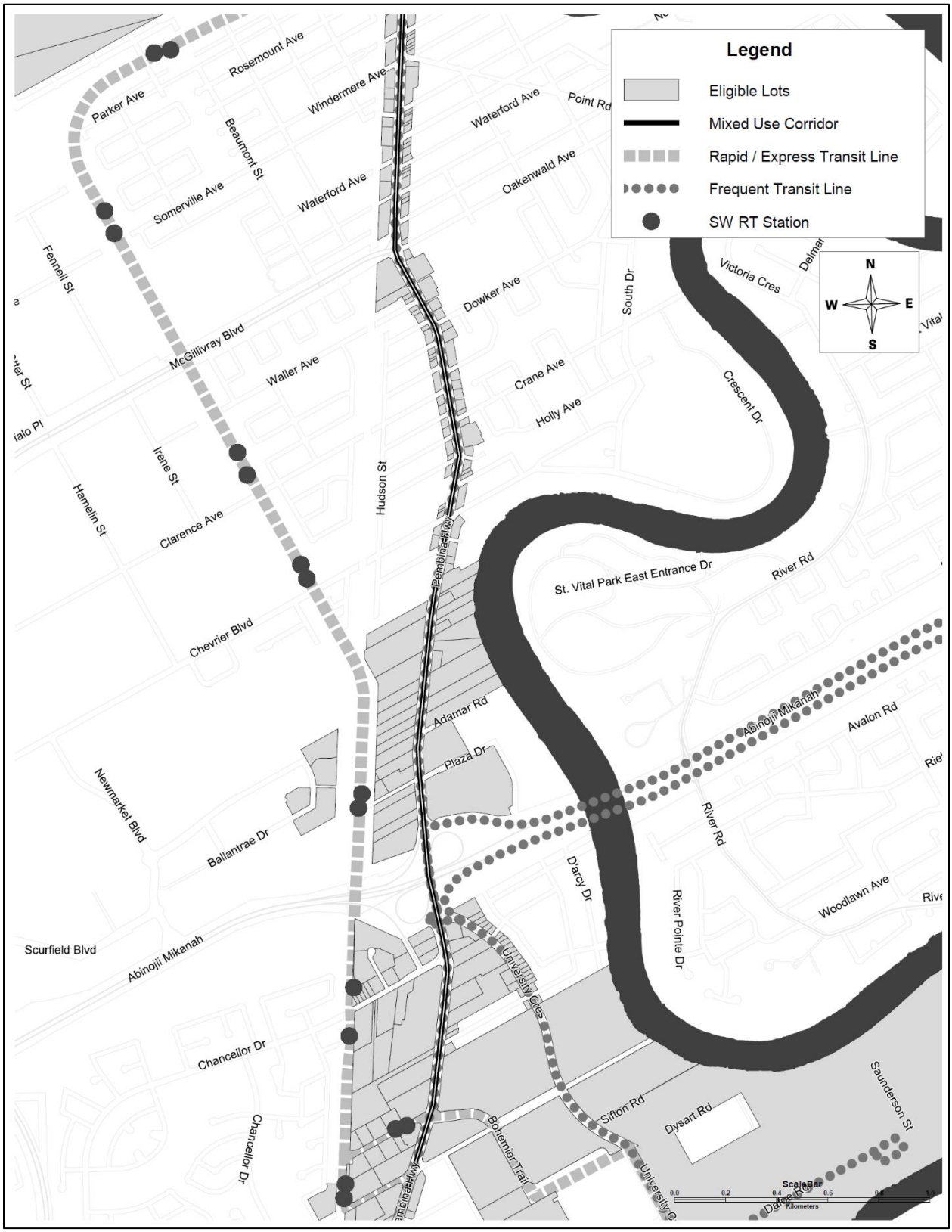
Map 12 – Old St. Vital



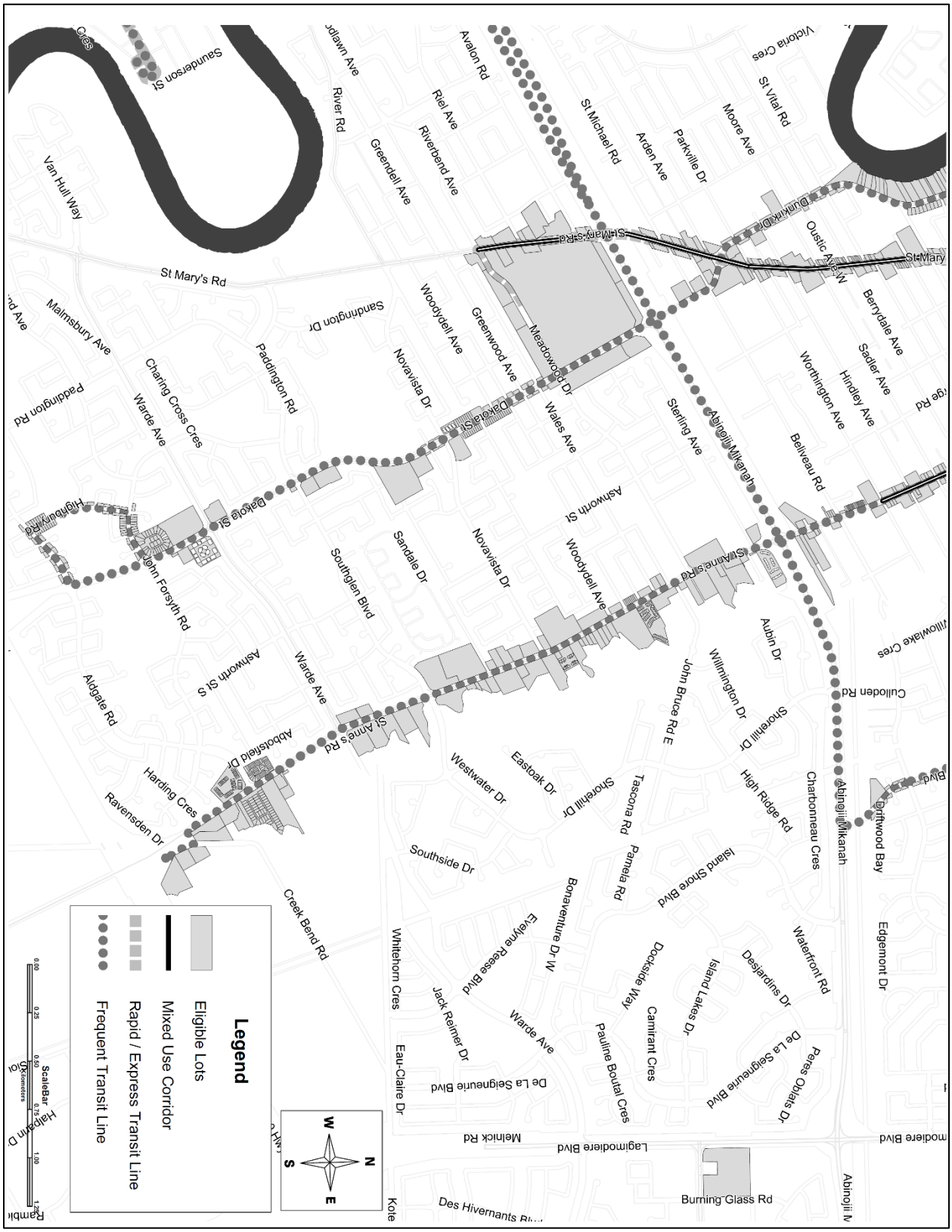
Map 13 – Tuxedo Industrial



Map 14 – Pembina



Map 15 – South St. Vital



Map 16 – St. Norbert

