Winnipeg

Legal Services Department • Services juridiques

INTER-OFFICE MEMORANDUM

TO:	**Carlos Gameiro** City Clerks	**FROM:**	**Angela Czarnecki** Legal Services
FILE:	G.1/2025(79)	**DATE:**	February 12, 2025

RE: Housing Accelerator Fund Grant Program By-Law – Technical Amendment

Please find attached the above-referenced By-law. This By-law is expected to be considered at the meeting of Council on February 27, 2025.

A technical amendment is required to change a reference to the project completion deadline in the Housing Accelerator Fund Grant Program By-Law No. 64/2024 that was inadvertently missed in the last set of amendments made by Council on January 30, 2025.

Section 8(2)(g) of the By-law was amended on January 30, 2025 to state that occupancy permits (which demonstrate project completion) need to be issued for the projects "by October 1, 2027":

> **8(2)** Approval of a grant application, and the payment of grants in accordance with that approval, for a proposed housing development is conditional on
>
> > (g) an interim or final building occupancy permit for the entire building being issued **by October 1, 2027** or before any other deadline established by the Chief Administrative Officer in writing;

As a result, section 8(2)(c) of the By-law should be amended to correspond as follows:

> **8(2)** Approval of a grant application, and the payment of grants in accordance with that approval, for a proposed housing development is conditional on
>
> > (c) the applicant submitting, within a period of time specified by the Chief Administrative Officer, a construction schedule demonstrating that completion of the entire project will occur **within four years after the date of the Conditional Approval Letter (this portion should be replaced with *"by October 1, 2027"*)** or before any later deadline established by the Chief Administrative Officer in writing;

The above proposed amendment follows the intention of Council on January 30, 2025 to amend all references to the project completion deadline to "October 1, 2027" so a technical amendment is appropriate. As a result, please place the within By-law directly before Council for consideration at its meeting scheduled for February 27, 2025.

An electronic copy of the By-law has been provided by my assistant to Jennifer Ridge and Nicole Carnegie via email.

If you have any questions, feel free to contact me.

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Angela Czarnecki
Solicitor

AC/mr
Enclosure