Minutes – Executive Policy Committee – June 17, 2025

Report – Standing Policy Committee on Property and Development – June 11, 2025

Item No. 2 Residential Density Bonus Pilot Program for Affordable Housing

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That an extension of time of 30 days be granted for the Winnipeg Public Service to report back with lessons learned and recommendations for the establishment of a permanent residential density bonus program.

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

Report – Standing Policy Committee on Property and Development – June 11, 2025

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On June 11, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

COUNCIL DECISION:

On December 14, 2023, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That a residential density bonus pilot program (attached as Appendix D), where land use entitlements can be supported in exchange for the provision of affordable housing in new rental projects, be approved.

2. That the Public Service report back to Council in June 2025 with lessons learned and recommendations for the establishment of a permanent density bonus program.

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

NOTICE OF EXTENSION REQUEST

Title: Residential Density Bonus Pilot Program for Affordable Housing

Critical Path: Standing Policy Committee on Property and Development

AUTHORIZATION

Author	Department Head
E. Fineblit	H. Borys

RECOMMENDATION

The Public Service requests that an extension of up to 30 days be granted to report back on the following:

> 2. That the Public Service report back to Council in June 2025 with lessons learned and recommendations for the establishment of a permanent density bonus program.

REASON FOR THE EXTENSION

The Public Service is planning to bring a report forward to Council in July 2025 with updates and recommendations on several of the City's Housing initiatives. The Density Bonus Pilot Program is interconnected with these other initiatives, and the Public Services wishes to include the recommendations related to the Density Bonus Pilot Program as part of a broader set of recommendations on the City's Housing initiatives.

DECISION MAKING HISTORY

On December 14, 2023, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That a residential density bonus pilot program (attached as Appendix D), where land use entitlements can be supported in exchange for the provision of affordable housing in new rental projects, be approved.

2. That the Public Service report back to Council in June 2025 with lessons learned and recommendations for the establishment of a permanent density bonus program.

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