

Minutes – Council – June 26, 2025

Minute No. 382

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

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

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

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.

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DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

Councillor Wyatt was absent from the vote on the above motion.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 17, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

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.