THE CITY OF WINNIPEG

BY-LAW NO. 70/2025

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.

Section 2 amended

2 Section 2 is amended to add the following definitions:

"lease applicant" *means an entity that has been conditionally approved to lease an approved property from the City via the City's Land Enhancement Office, or that will be entering into a lease for an approved property with another party, to accomplish Housing Accelerator Fund objectives.*

"purchaser" *means an entity that has been conditionally approved to purchase an approved property from the City via the City's Land Enhancement Office, or that will be purchasing a property from another party, to accomplish Housing Accelerator Fund objectives.*

Section 4(2)(d)(iv)i. amended

3 Section 4(2)(d)(iv)i. is amended to add the words "*or leased*" after the word "purchased".

Section 4(2)(d)(iv)ii. amended

4 Section 4(2)(d)(iv)ii. is amended to

(b) add the following after *"2. on mixed use corridors,"*

3. in the Downtown, or

(c) renumber the rest of the list accordingly under Section 4(2)(d)(iv)ii.

Section 4.1(3) amended

5 Section 4.1(3) is amended to

(a) delete the word "*and*",

(b) add the following after Section 4.1(3)(j):

(j.1) construction costs,

(c) in clause (l), delete the portion "*before being incurred*".

Sections 5.1 and 5.2
6 Sections 5.1 and 5.2 are added after section 5(3) as follows:

Developer Reimbursement
5.1 *A recipient of a Multi-Family Sustainable Housing Infrastructure Grant is not entitled to receive reimbursement for the portion of investment funded by the Multi-Family Sustainable Housing Infrastructure Grant, as outlined at section 3.1 of City of Winnipeg Policy No. PD-031, titled "Development Agreement Parameters". For greater clarity, a developer is entitled to receive reimbursement for investment that was not funded by a Multi-Family Sustainable Housing Infrastructure Grant.*

5.2 Any money the City recoups from future developments as a result of the infrastructure invested with the Multi-Family Sustainable Housing Infrastructure Grant shall be directed to facilitate water and/or sewer infrastructure investments that support housing development, at the direction of the Director of the City's Water and Waste Department.

Section 6 amended
7 Section 6 is amended

(a) to renumber section "*6*" as "*6(1)",*

(b) to add the following after the new section "6(1)":

6(2) *A grant may only be paid to a lessee or owner of an approved property.*

Section 7(1) amended
8 Section 7(1) is amended to replace the portion "*owner or lessee*" with "*owner, lessee, purchaser or lease applicant*".

Section 8(2)(i) amended
9 Section 8(2)(i) is amended to replace the portion "*owner or lessee*" with "*owner, lessee, purchaser or lease applicant*".

Section 8(2)(j) amended
10 Section 8(2)(j) is amended to replace the portion "*owner or lessee*" with "*owner, lessee, purchaser or lease applicant*".

Section 8(2)(k) amended
11 Section 8(2)(k) is amended to add the portion "*from the date of purchase or lease of the property,*" at the beginning of the sentence.

Section 8(2)(m) amended
12 Section 8(2)(m) is amended to replace the portion "*owner or lessee*" with "*owner, lessee, purchaser or lease applicant, as applicable,*".

Section 8(5) amended
13 Section 8(5) is amended to replace the portion "*owner or lessee*" with "*owner, lessee, purchaser or lease applicant, as applicable,*".

Section 8(6)(b) amended
14 Section 8(6)(b) is amended to replace the portion "*owner or lessee's*" with "*owner's, lessee's, purchaser's or lease applicant's*".

Section 8(6)(d)(ii) amended
15 Section 8(6)(d)(ii) is amended to replace the portion "*owner or lessee*" with "*owner, the lessee's, the purchaser, the lease applicant,*".

Section 8(6)(d) amended
16 Section 8(6)(d) is amended to replace the portion "*owner or lessee*" with "*owner, lessee, purchaser or lease applicant, as applicable,*".

Section 8(6) amended
17 The last paragraph of Section 8(6) is amended to replace the portion "*owner or lessee*" with "*owner, lessee, purchaser or lease applicant, as applicable,*".

Section 8(8) amended
18 Section 8(8) is amended to

(a) replace the first reference to "*owner or lessee*" with "*owner, a lessee, purchaser or lease applicant, as applicable,*",

(b) add *"a*" after "*in respect of*", and

(c) replace the second reference to "*owner or lessee*" with "*owner, lessee, purchaser or lease applicant*".

Section 10(2)(d) amended
19 Section 10(2)(d) is amended to

(a) replace "*owner or lessee*" with "*owner, lessee, purchaser or lease applicant, as applicable,*", and

(b) replace "*owner's or lessee's*" with "*owner's, lessee's, purchaser's or lease applicant's*".

Section 10(2)(f) added
20 Section 10(2)(f) is added after Section 10(2)(e)(ii) as follows:

(f) where a Conditional Approval Letter is withdrawn for any reason, the designated officer may reallocate the grant funds in the manner outlined at clause 8(7)(b).

Effective date

21(1) Sections 3, 4, 5, 6 and 20 of this By-law are intended to take effect retroactively and are deemed to have come into force on January 30, 2025.

22(2) All other provisions of this By-law, except for Sections 3, 4, 5, 6 and 20, are intended to take effect retroactively and are deemed to have come into force on May 30, 2024.

DONE AND PASSED this 17th day of July, 2025.

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Mayor

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City Clerk

Approved as to content:

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Chief Administrative Officer

Legally reviewed and certified as to form:

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for Director of Legal Services/ City Solicitor