Minute No. 485
Minutes – Council – September 25, 2025

Report – Standing Policy Committee on Property and Development – September 12, 2025

Item No. 5 Housing Accelerator Fund – Funding the Comprehensive Review of the Zoning By-laws

COUNCIL DECISION:

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

1. That $1.8 million from the Housing Accelerator Fund be allocated from the 2025 and 2026 installments to fund the Comprehensive Review of the Zoning By-laws.

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 – September 12, 2025

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 16, 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 September 12, 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.

ADMINISTRATIVE REPORT

Title: Housing Accelerator Fund – Funding the Comprehensive Review of the Zoning By-laws

Critical Path: Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Veitch	G. Chappell, (Acting)	T. Graham	J. Dunford

EXECUTIVE SUMMARY

The City of Winnipeg is planning a full review of its two zoning by-laws – the Winnipeg Zoning By-law No. 200/2006 and the Downtown Winnipeg Zoning By-law No. 100/2004. This review is part of the Federal Housing Accelerator Fund (HAF) initiative.

To help pay for this work, the Public Service is recommending that $1.8 million from the HAF be used. This includes $1 million from the 2025 budget and $800,000 from the 2026 budget. No new money is needed from the City as this project will be fully funded by the HAF.

Hiring a consultant to lead the review of the zoning by-laws is a requirement of the HAF agreement. The consultant must be hired by December 15, 2025. The City plans to post a request for proposals as soon as possible in order to meet the December 15, 2025, deadline.

RECOMMENDATIONS

1. That $1.8 million from the Housing Accelerator Fund be allocated from the 2025 and 2026 installments to fund the Comprehensive Review of the Zoning By-laws.

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

REASON FOR THE REPORT

Hiring a consultant for the Comprehensive Review of the Zoning By-laws is a requirement under the HAF Agreement, to be launched by December 15, 2025. Council approval is required to formally direct funding from the HAF budget to the Comprehensive Review of the Zoning By-laws. This complies with the HAF Contribution Agreement and is a permitted use of the funds.

IMPLICATIONS OF THE RECOMMENDATIONS

Should the recommendation be approved, $1.8 million will be allocated from the HAF funding for the Comprehensive Review of the Zoning By-laws. This includes $1 million unspent from the 2025 installment and $800,000 from the 2026 installment, subject to receipt by the Canada Mortgage and Housing Corporation (CMHC) in early 2026. This results in no new funding requirements or obligations of Council.

In the event that 2026 funding from CMHC does not materialize, the City will reserve the right to terminate any consultant contract and/or pause the contract until additional funding is provided.

HISTORY/DISCUSSION

On July 13, 2023, Council adopted recommendations pertaining to receiving funding from the CMHC Housing Accelerator Fund. The associated Administrative Report included the proposed HAF project initiatives. The first initiative – Rapid Zoning By-law Amendments for Accelerated Housing and Complete Communities – had several milestones. The last milestone was the hiring of a consultant to undertake the Comprehensive Review of the Zoning By-laws. Per the HAF agreement for this milestone, the consultant must be hired by December 15, 2025.

On September 29, 2023, Council received the Zoning By-law Review – Phase 1 report as information. The report identified ways the current by-laws work well, or are ineffective/difficult to use, and ways to make the revised documents more user-friendly. It also includes an annotated outline of a new zoning by-law, and estimated scope of work for Phase 2, or the Comprehensive Review of the Zoning By-laws. The Administrative Report also indicated that Phase 2 is to occur within the Housing Accelerator Fund (HAF) timeline as the final milestone for the proposed Rapid Zoning By-law Amendments for Accelerated Housing and Complete Communities initiative.

Upon Council’s consideration of this report, the Public Service intends to post the request for proposals as soon as possible in order to award by the December 15, 2025, milestone deadline.

It’s anticipated that the Comprehensive Review of the Zoning By-laws will be brought forward for Council consideration by year-end, 2027.

FINANCIAL IMPACT

Financial Impact Statement **Date:** August 8, 2025

Project Name: **First Year of Program** **2025**

Housing Accelerator Fund – Funding the Comprehensive Review of the Zoning By-laws

	2025	2026	2027	2028	2029
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 1,000,000	$ 800,000	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 1,000,000	$ 800,000	$ -	$ -	$ -
Less: Existing Budget Amounts	1,000,000	800,000	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

Direct costs represents consulting expenses for the Comprehensive Review of the Zoning By-laws. Funding is available through the Housing Accelerator Fund.

Randy Bernard

Randy Bernard, CPA
Manager of Finance & Administration (Campus)
Corporate Finance Department

CONSULTATION

This Report has been prepared in consultation with:

- Housing Accelerator Fund Team (Office of the CAO)

OURWINNIPEG POLICY ALIGNMENT

City Building
6.1 Sustainable Urban Growth
The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The information and recommendations presented in this report align with the Winnipeg Poverty Reduction Strategy (2021 – 2031) Guiding Principles & Goal 2: The City Actively Plans for and Partners in Affordable Housing.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Robert Kostiuk, RPP, MCIP
Date: August 11, 2025
File No: N/A

Attachments: N/A