Agenda – Executive Policy Committee – November 18, 2025

REPORTS

Item No. 8 Housing Accelerator Fund – 2025 Status Report and Future Program Plans

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That an expenditure of up to $20 million be approved, funded from 2026 and 2027 of Housing Accelerator Fund for grants for Land Enhancement projects.

2. That a by-law to amend the Housing Accelerator Fund Grant Program By-law No. 64/2024 be enacted, a draft of which is attached hereto as Appendix 6 to this report.

3. That up to $8.3 million be allocated from the Multi-Family Sustainable Infrastructure Grant to the following projects, to undertake works supporting local municipal infrastructure improvements:

   A. 825 Taché Avenue

   B. 1350 Pembina Highway and Crane Street

   C. 1350 Pembina Back-lane improvement

4. That up to $2 million be allocated from the Multi-Family Sustainable Infrastructure Grant to undertake the pilot catch basin program to be undertaken by the Water and Waste Department.

5. That the Public Service report back semi-annually in June and December on the status of the Housing Accelerator Fund until the end of the program (December 2027).

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

ADMINISTRATIVE REPORT

Title: Housing Accelerator Fund – 2025 Status Report and Future Program Plans

Critical Path: Executive Policy Committee - Council

AUTHORIZATION

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EXECUTIVE SUMMARY

This is an update on the City of Winnipeg's progress under the Housing Accelerator Fund (HAF) Agreement with the Government of Canada. It including plans for 2026 and 2027.

Through HAF, the City is receiving $122.4 million over four years. The goal is to help build 14,101 housing units by December 2026. This includes 3,166 units directly enabled by HAF activities. The City has received the first two instalments of funding ($61.2 million total). To receive the third payment, the City must complete milestones in the eight initiatives in the Council-approved HAF Action Plan. The fourth payment will come once the unit target of 14,101 building permits by December 5, 2026, has been reached.

The City is on track towards completing the milestones by December 2025. It is also on track to meet the unit target by December 2026. As of September 4, 2025, the City is 57 percent towards achievement of the overall unit target. The City is 58 percent the way through the agreement (21 months/36 months). With a year remaining to achieve the target, there are still risks with several unknowns in the market and economic conditions. These risks could affect whether all the housing gets built.

This report recommends Council approval of funding allocations, by-law amendments, and ongoing reporting every six months. This will ensure transparency and alignment with strategic housing goals. The report also outlines the status for all eight Council-approved HAF initiatives.

The Multi-Family Sustainable Housing Infrastructure Grant (MSHIG) launched earlier in 2025. However, it hasn't received as many requests for funding for eligible projects as expected. Instead, the Public Service recommends using that money for infrastructure that supports housing development.

The report outlines future funds to be committed to Land Enhancement projects. These projects aim to meet the Building Permit targets by the December 2026 deadline.

RECOMMENDATIONS

1. That an expenditure of up to $20 million be approved, funded from 2026 and 2027 of Housing Accelerator Fund for grants for Land Enhancement projects.

2. That a by-law to amend the Housing Accelerator Fund Grant Program By-law No. 64/2024 be enacted, a draft of which is attached hereto as Appendix 6 to this report.

3. That up to $8.3 million be allocated from the Multi-Family Sustainable Infrastructure Grant to the following projects, to undertake works supporting local municipal infrastructure improvements:

    A. 825 Taché Avenue

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4. That up to $2 million be allocated from the Multi-Family Sustainable Infrastructure Grant to undertake the pilot catch basin program to be undertaken by the Water and Waste Department.

5. That the Public Service report back semi-annually in June and December on the status of the Housing Accelerator Fund until the end of the program (December 2027).

6. 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

On December 12, 2024, Council approved a report with preliminary plans for the Housing Accelerator Fund (HAF) Program and directed the Public Service report back before the end of 2025 with a plan to implement the remaining Council-approved HAF Action Plan Initiatives for future years of the program.

Only Council can enact by-law amendments.

IMPLICATIONS OF THE RECOMMENDATIONS

No new money is required for the recommendations of this report. Funds in Recommendations 3 and 4 are a proposed reallocation from the $12 million Council had previously approved for the Multi-Family Sustainable Infrastructure Grant, which has only been able to approve one project.

If the recommendations are approved, the Public Service will continue to work on and implement all eight initiatives. This will enable the City to continue making progress towards the goal of achieving 3,166 HAF supported net new permitted housing units and 10,935 units expected to be permitted without HAF support by December 2026.

HISTORY/DISCUSSION

On December 5, 2023, the Government of Canada, through the Canada Mortgage and Housing Corporation (“CMHC”), entered into an agreement with the City of Winnipeg (“the City”) for $122.4 million in funding from the Housing Accelerator Fund (HAF). The HAF funding is contingent upon the City achieving a total of 14,101 building-permitted housing units over a three-year period. This includes 3,166 net new units enabled by HAF initiatives, with the remaining 10,935 units expected to be permitted without HAF support. Funding is also contingent on the City implementing and completing an Action Plan comprised of eight initiatives targeting accelerating housing and overall systemic changes to improve housing supply.

In December 2024, Council approved an annual work plan for 2025 and associated budget. This report provides an update on the status of all HAF initiatives, progress towards unit targets, and plans for 2026 and 2027. HAF funding is being provided to the City in four equal annual instalments of $30.6 million, which started in December 2023. CMHC measures compliance under the agreement through annual reports submitted by the City after the anniversary date (December 5).

The second and third payments are primarily based on advancing milestones and initiatives by the deadlines (see Appendix 1), with annual permit counts an indicator if the total permit target is on track to be realistically achieved or if proactive measures are required in advance of the final year. The fourth instalment will be earned by achieving the unit target of 14,101 building permits in total by December 5, 2026.

Unit Targets

The HAF agreement requires the City to meet housing targets, by type, as outlined in Table I (see Appendix 2 for definitions).

As of September 2025, the City has achieved 57 percent towards the overall unit target and is at 58 percent completion of the agreement timeline (21 months/36 months).

Table I: Building Permits by Type (December 5, 2023 to September 4, 2025)

Unit Targets	Without HAF	HAF Incented Units	With HAF	Total as of: Sept. 4, 2025	Progress towards target
Single-detached	3,726	267	**3,994**	1,188	30%
Rapid Transit	4,996	2,533	**7,529**	2,814	37%
Missing Middle	852	174	**1,026**	1,685	164%
Other - Multi-family	1,361	192	**1,553**	1,958	126%
Total	10,935	3,166	**14,101**	**8,034**	**57%**
Affordable Units**	3%		**9.6%**		
		931	**1,354**	891	66%

**Affordable housing units equal the percentage change in affordable units times the total "with HAF" units projected.

CMHC also evaluates the City's compliance towards the overall target on an annual basis. In 2024, the annual estimated target was 3,733. The City surpassed that target with a reported 4,307 building permitted units. In 2025, the estimated target is 4,788. As of September, the City is at an annual YTD unit count of 3,727 (78 percent towards the annual target).

In 2024, the City reported 388 units of affordable housing permitted. As of September 4, 2025, the City is tracking approximately 891 affordable units[1] (66 percent towards overall target).

Financial Update and Status

The City received the first advance from CMHC under the HAF Agreement unencumbered in December 2023; the City received the second payment in January 2025 after CMHC reviewed the 2024 annual report and approved payment. The City is set to submit the 2025 annual report in December. The report will outline completion of milestones as outlined in the Agreement (see Appendix 1 for status update), use of HAF Funds, and progress towards the housing unit target, including annual achievements. After submission to CMHC, the content of the 2025 annual report will be shared on the City's website as required by the HAF Agreement, and with all members of Council.

In December 2024, Council approved annual funding allocations per initiative for 2025. Outlined below includes the high-level budget per initiative for the HAF Program (2024-2027). Amounts related to 2026 and 2027 are subject to approval of the 2026 budget.

Table II: HAF Funding by Initiative

Summary – Budget by Initiatives		
	Total (in millions)	
General	$17.5	Includes HAF Office and general program management including 8 budgeted FTEs (2 vacant) to lead Initiative 3, 4, 5, 6, and 8 and all other aspects of program management. Also includes $14M currently unallocated (see below)
Initiative 1	$2.5	
Initiative 2	$0.2	
Initiative 3	$64.2	
Initiative 4	$21.9	
Initiative 5	$1.3	
Initiative 6	$12	
Initiative 7	$2.8	
Initiative 8	$ -	Included in general budget as it is led by internal staff through HAF Office.
	$122.4	

Unallocated Funds

A portion of funds ($1.5 million in 2026 and $12.5 million in 2027) remains unallocated at this time. The Public Service will come back to Council for direction on the use of 2026 funds through reporting back on various initiatives underway including the End-to-end Review of the

[1] Some affordable units may only include partial permits and so the year-end numbers may fluctuate.

Development Process, Housing Needs Assessment and Affordable Housing Incentives Study, all to be completed by the end of 2025.

The focus for 2027 dollars will be on longer-term impact for housing needs beyond HAF timelines and the Public Service will come back for direction in 2026. The intention would be to strategically invest in areas that require government intervention to address gaps in housing, including areas as defined in Reinvestment Areas. This could include small-scale infrastructure upgrades, addressing vacant and derelict properties, and aligning with housing-enabling development, such as rapid transit or greenspace.

Risks

There are two key metrics towards compliance under the HAF Agreement with CMHC. The first is completion of milestones within the Approved Action Plan by the dates outlined in the HAF Agreement by December 2025. As of September, all projects are on track to completion by the required dates. There are no major risks to report at this time.

The second key metric towards compliance is achievement of unit targets by December 5, 2026. While this is primarily reviewed by the end of year 3 (December 2026), CMHC evaluates compliance annually. As outlined above, as of September 2025, the City is on track towards the overall target and the annual estimated target. While the City is on track towards this goal, there is still potential and risk to fall short.

Overall, a number of key risks are present towards achieving the overall target:

- Spring and Fall are typically busier seasons for building permit applications; that said, last year, there was a spike in November as projects move towards full permit submission after completing Spring works such as laying foundations. It is also still expected that a number of units supported under HAF programs will come in before year-end, and as some projects have received only a Foundation permit these projects do not appear in target numbers at this point.

- The majority of HAF funds have been allocated to grant programs and to accelerate affordable housing. These projects also rely on other funding sources including from CMHC. CMHC paused funding under its largest funding program, the Affordable Housing Fund, between Spring and Fall 2025 as funding had been expended. In September 2025, funds were reallocated to the program, but a large backlog of projects across the country are now in queue waiting to be adjudicated. Many projects under Round 2 of HAF require a Building Permit by January 2026 but are still awaiting approval for additional funding from CMHC.

- The City's Infrastructure grant has been undersubscribed (see below), with fewer than expected units coming in under 2026 from this initiative.

- Tariffs and other economic conditions are causing challenges in construction and costing estimates; even if tariffs do not fully come into effect, the uneasiness has influenced pricing and supply.

- Unexpected delays for some approvals of land enhancement projects still threaten December 2026 deadlines (i.e. Municipal Board appeals).

The City continues to monitor risks and will report risks regularly to Council, including through the monthly report on housing statistics to the Executive Policy Committee.

Milestones and Action Plan Updates

1. **Rapid Zoning By-law Amendments**

The Rapid Zoning By-law Amendments includes a series of changes to the City's zoning by-laws to help speed up housing development. This process has been divided into four steps, or "buckets," which aim to improve how zoning rules are applied in areas covered by the Winnipeg Zoning By-law No. 200/2006 and the Downtown Winnipeg Zoning By-law 100/2004. These changes are part of the City's broader plans to make housing development easier, including the Housing Accelerator Fund Agreement, Complete Communities Direction Strategy 2.0 (CCDS 2.0), and Council's Strategic Priorities Action Plan (SPAP).

Buckets 1, 2, and 3 are complete and were approved by Council in 2024 and 2025.The Public Service seeks to continue to improve upon these amendments with continual review and expansion. For example, an additional 13 uses were made exempt from Development Permits in the Fall of 2025, further speeding up development processes.

The final milestone under the HAF Agreement is to enter into a consultant contract by December 2025. On September 25, 2025, Council approved $1.8 million from the Housing Accelerator Fund to be allocated from the 2026 and 2027 instalments to fund the Comprehensive Review of the Zoning By-laws (the first portion will come out of unallocated funds from 2024 so the project can move forward). The request for proposals was released shortly after Council's approval of the allocation.

2. **Rapid Amendments to Local Area Plans (LAP)**

This initiative aims to accelerate the pace of housing construction and reduce barriers to housing development in existing neighbourhoods. Forty-one local area plans have been reviewed and amendments categorized into two phases.

The first phase was focused on updating local area plans (LAP) where necessary to align with the major zoning changes occurring as part of Initiative 1. These updates were approved by Council in 2024 and 2025. The second phase involves other amendments to local area plans that can increase densities and enable more housing in neighbourhoods with existing local area plans. Amendments will be looking at removing density caps, filling gaps in policy to align with CCDS 2.0 for low-rise density and addressing administrative issues. All existing local area plans and CCDS 2.0 have been reviewed and sorted into groups for potential quicker amendments and those that might require additional analysis or limited engagement. The second phase will be launched in Fall 2025 with specific amendments to come forward in Fall 2025 and into late 2026.

3. **The HAF Grant Program ("Promoting Multi-Family Housing Downtown and on Corridors")**

HAF Grant Program – Round 1 and 2

The first round of the HAF Grant Program launched on May 31, 2024, with a budget of $25 million prioritizing affordable housing and projects located Downtown. On September 26, 2024, 11 projects were announced as conditionally approved for grants. Since that date, one project has withdrawn.

On February 10, 2025, the City announced 13 projects were conditionally approved for grants under round two, including the three Downtown Transformational Projects that received approval from Council in September and December 2024. Appendix 3 outlines the awarded projects from both rounds.

The awarded projects, through both rounds of the program, are expected to create a total of 2,542 new housing units, including 1,284 affordable units,[2] and expected to leverage $1.6 billion dollars in local construction.

As of September 15, 2025, 10 projects (1,206 units) have a partial or full building permit released. Two projects in round one (292 units) received an extension, and it is expected they should be able to receive their building permits prior to year-end (Dec. 5, 2025).

The three Downtown Transformational Projects are required to receive a building permit between September and December 2025. Round two projects are required to receive a building permit by January 2026. A portion of projects in round two already have building permits (and are reported in the number above).

Downtown Heritage Residential Conversion Grants

In October 2025 (as of the writing of this report), Council received a recommendation for $2 million from a project withdrawn from round one to be reallocated to CentreVenture Development Corporation to pilot Downtown Heritage Residential Conversion grants. If approved, this grant would leverage additional units in 2026.

Affordable Housing Incentives Study

The final milestone under Initiative 3 is to undertake a study to explore housing incentive programs. The purpose of this project is to better understand what role the City can play to incentivize and support affordable housing – both to increase non-market affordable housing development and to encourage the inclusion of affordable housing in market (mixed-income) projects led by private developers. The City has engaged consultants NBLC to undertake this study. The consultants are exploring recent local policies, similar policies in other cities, and the financial implications of various types of incentives on market and affordable housing development.

The study will inform ongoing efforts for the City of Winnipeg to develop a housing strategy and action plan, including policy and program recommendations to be brought forward for Council's consideration.

4. Land Enhancement Office

[2] Note – this number is slightly different from what has previously been reported as one project has been withdrawn and others make slight adjustments on unit counts as projects are finalized.

The Land Enhancement Office (LEO) facilitates the pre-development of affordable, supportive and mixed-income housing on strategic City-owned land. Its work includes preparing City-owned properties for sale or lease to non-profits, Indigenous organizations, and housing developers for the purpose of creating more housing with a focus on affordable housing through large Priority Sites, Supportive Housing, and Small Lots.

Priority Sites

On September 26, 2024, Council authorized the LEO to expedite the development of housing on priority sites. The disposition process for each site is tailored to its unique circumstances and the nature of the development partnerships. Seven sites have been conditionally approved for development by partners, as outlined in Appendix 4. These projects are anticipated to deliver approximately 830 units, including 345 affordable units, with the goal of reaching Building Permit by December 2026. Depending on the outcome of other approvals and support through other City options (i.e. infrastructure), an additional financial commitment for these projects may be recommended out of the Land Enhancement budget (see Funding, below).

Supportive Housing

The City of Winnipeg, in partnership with the Province of Manitoba, is accelerating the development of supportive or social housing on City-owned land. This initiative responds to Council directives from December 2022 and July 2025, aiming to address housing supply issues through the rapid creation of supportive or social housing units.

The plan proposes the development of five to 10 supportive or social housing sites, each with 15– 30 units, targeting priority populations. These developments will incorporate support services, trauma-informed design, and accessibility standards. A Supportive Housing Planned Development Overlay (PDO-1) to streamline zoning and approvals has been proposed for five sites at this time. The Public Service will come back with up to five additional sites to add to the PDO-1 in 2026. Depending on the outcome of other approvals, a financial commitment may be recommended out of the Land Enhancement budget (see Funding, below).

Small Lots

The Small Lot Strategy is intended to support the development of missing middle housing on City-owned lands. The strategy will focus on small-scale housing developments (one to four units) with density determined by existing zoning rights. This program will also support innovative ideas in the construction of infill development, including modular housing.

This initiative builds on past initiatives such as the Affordable Housing Opportunities in Housing Improvement Zones and amendments to the real estate policy that supports the sale of land for affordable housing at reduced prices. This will help to rehabilitate vacant lots and improve health, safety, and neighbourhood revitalization. The strategy addresses known barriers including the need for additional financial incentives and supports through pre-development support (Concierge streamlining). Where there are pre-development challenges (i.e. demolition) or servicing limitations, the City may provide financial assistance (see Funding below). A maximum dollar per door amount has not been determined yet as the City is working to secure funding/financial support through the Winnipeg Foundation and Province of Manitoba to enhance success.

The City will release an Expression of Interest (EOI) for release of 10 to 20 smaller City-owned properties to all developers for $1. Focus for sales will be non-profit or Indigenous housing providers for the purpose of developing affordable rental or homeownership. The EOI will include key information for each site including zoning, lot dimensions, maximum or intended development potential (and required applications for approvals), and servicing considerations. The City will also provide support in streamlining approvals through the Concierge service. If the Province of Manitoba wishes to come on as a key partner, a portion of lands may be transferred directly to the Province to facilitate development.

LEO Funding and HAF Grant Program By-law Amendment

In December 2024, Council amended the Housing Accelerator Fund Grant Program By-law No. 64/2024 to support development partners with pre-development funds and infrastructure assistance. As further details of this program have become clearer, some slight amendments are proposed to the by-law including a maximum dollar/unit, clear eligibility for the projects, including options to support projects as low as two-units to facilitate financial support for Small Lots. The current by-law criteria supports projects with a minimum of 5 units. Draft proposed By-law amendments are outlined in Appendix 6.

The Public Service is recommending an allocation of $20 million for projects under LEO. At this time, funds have not been committed to projects as many are still pending development approvals. The City is proposing a maximum of $35,000/unit, with Priority sites likely receiving closer to the maximum amount, Supportive Housing receiving less, and small lots even lesser amounts.

Funds will be allocated to projects aligned with the Council-approved criteria for HAF Grants (adopted by Council in May 2024), and for the disposal of priority sites (adopted by Council in September 2024), including the following criteria:

- Social impact (e.g. degree and length of affordability, innovation, etc.);
- Impact on adjacent properties and City goals;
- Financial feasibility and efficiency of funding, including consideration for other City support (i.e. land or infrastructure funds);
- Planning alignment.

Funding decisions will also consider site-specific conditions (e.g. demolition, municipal infrastructure upgrades, etc.), including the value of land and economic potential. This approach is intended to ensure that all priority sites can advance to development in the accelerated timeframe. These investments are expected to enable the development of more than 900 housing units through Priority Sites, Supportive Housing, and Small Lots.

5. Affordable Housing Concierge Service

The Affordable Housing Concierge Service is dedicated to increasing and accelerating the supply of affordable housing by supporting and developing capacity primarily within the non-profit housing sector. The Concierge Service acts as a single point of contact, assisting non-profit housing providers and Indigenous organizations in planning their affordable housing applications, coordinating expedited review times where feasible, and providing guidance on different stages of the development and building permit processes. To date, the Concierge has supported 70+ unique projects in achieving approvals and has conducted training sessions for non-profit developers to understand the City’s development approval processes.

The Concierge is also leading the project management of the End-to-end Review of the Development Process. The “End-to-End” Review is focused on development and permit applications from application intake to approval, and subsequent inspection and follow-up. The objective is to ensure these processes are efficient, streamlined and effective; customer focused; clear and transparent; and support excellence in the built environment.

KPMG was awarded the contract in early 2025 and has been meeting with an internal working group including representatives from multiple departments. External engagement by the consultants was also completed at various stages. The report will be complete by December 2025.

6. Program to Support Infrastructure and Servicing Upgrades (“Multi-Family Sustainable Housing Infrastructure Grant”)

On December 12, 2024, Council approved the principles of the Multi-Family Sustainable Housing Infrastructure Grant (MSHIG) under the HAF Grant Program, and on January 30, 2025, approved amendments to the HAF Grant Program By-law No. 64/2024 to include MSHIG. Council committed $12 million in 2026 HAF Funds to the MSHIG.

The MSHIG launched in April 2025 and began accepting applications between June and September 2025. The MSHIG was designed to offer funding for local water or sewer infrastructure investment that is required to support new multi-family housing, involving a minimum of 50 units. The intention was to accelerate projects stalled due to servicing constraints and the costs associated with them. Projects must be within key locations including along Corridors that are identified in Complete Communities 2.0, within the newly adopted Malls and Corridors Plan Development Overlay, future frequent and rapid transit lines, in proximity to a transit station along the Southwest Rapid Transit Corridor, or Downtown, as well as affordable housing on Land Enhancement Office sites. Eligible projects are required to obtain a building permit by September 30, 2026.

Unfortunately, the MSHIG is undersubscribed. It is estimated the program is undersubscribed primarily due to the rapid timeframe required to reach building permit; other considerations have been raised including the focus on rental housing and the minimum 50-unit requirement.

Due to the program being undersubscribed, the Public Service is recommending remaining funds be reallocated to local infrastructure improvements that would create new housing units. The Public Service has provided conditional approval to 1 project through the external stream and is recommending Council approve three projects through the Land Enhancement stream.

The By-law currently identifies any unspent funds from MSHIG be allocated to a project under the City’s Land Enhancement Office, but the Public Service is recommending funds be reallocated to additional infrastructure enabling housing, including a new pilot catch-basin program described below.

A summary of the recommended funds for MSHIG is outlined below:

Stream	Funding (in Millions)	Units to be created in 2026	Units that could be supported beyond 2026
MSHIG external Stream	$1.18	118	145 (phase ii of project) + 850 units proposed by another development
LEO Stream - Pembina – Crane upgrade	$5.6	140	Opens up entire sewer district including 2km of a Priority Corridor (impact depends on market interest)
LEO Stream - Pembina Backlane	$1.2	--	Provides vehicular access to key community amenities
LEO Stream - Taché	$1.5	65	Opens up at least 200 units (impact depends on market interest)
Catch basin program	$2.52	Likely 0	Opens up at least 3,000 units, but will depend on study and subsequent market interest
Total	$12	323	

External Stream ($1.18M)

Five applications were received through the external application stream. Three applications were unable to move forward due to ineligibility as they did not meet the minimum unit count, were not in an eligible location, or did not require local infrastructure upgrades, per the by-law. Two applications were adjudicated and one project has been conditionally approved, creating 118 units, and supporting at least 145-850 units after 2026. One project moved forward to adjudication but couldn't provide the necessary information on servicing requirements by the required timeline.

Land Enhancement Stream ($8.3M)

Two Land Enhancement projects on City-owned lots are eligible for funding under the program and are being recommended for support by Council. While the CAO has the ability to approve projects through the Land Enhancement stream under the By-law, the Public Service is recommending Council approval to these projects as both are being recommended as direct City-led investments; they are not grants to external agencies and they do not follow the maximum amounts per the by-law, due to the larger impact on enabling development. If Council supports the budgetary recommendations, the Water and Waste and Public Works Departments will project manage the infrastructure improvements. The City will also be able to recoup funds from these investments from future developments. Additional details on the projects are included in Appendix 5.

i. 825 Taché Avenue Improvements ($1.5M)

The development of 825 Taché Avenue (65 units) requires upgrading Taché to an urban cross section, which would also require improvements to the land drainage sewer. This investment would support the Land Enhancement project being led by Réseau Compassion Network (pending development approval by Council) as well as potentially 200+ residential units in North St. Boniface.

ii. 1350 Pembina Highway and Crane Street Improvements ($5.6M)

The development at 1350 Pembina Highway (140+units) is within the Crane sewer district which requires upgrades. Currently, properties within this sewer district (see map in Appendix 5) are limited to no more than duplexes for redevelopment. The proposed upgrade will resolve this constraint and unlock development for the broader area, including an approximate 2 km section of Pembina Highway identified as a Regional Mixed-Use Corridor under *Complete Communities 2.0* and adjacent to the City's Bus Rapid Transit line.

iii. 1350 Pembina Back-lane improvement ($1.2M)

The Public Service recommends approval of up to $1.2 million for the construction of a new back lane adjacent to the property at 1350 Pembina Highway. Without a formalized access route, redevelopment of the site would disrupt circulation to neighbouring facilities (i.e. Fort Garry Pool and Library). The new lane would establish a continuous connection and long-term access for the redevelopment site. It would also address traffic safety concerns at the Waller Avenue/Pembina Highway intersection by eliminating an existing approach into 1350 Pembina.

Catch-Basin Program: City Investment in Partially Separated Sewer Districts ($2.52M)

With remaining funds from Council's commitment for infrastructure funding under HAF, the Public Service is recommending a pilot program to address constraints in certain areas. The constraints of combined sewer (CS) areas can create barriers to infill housing. Projects need to meet Environment Act Licence 3042 (Clause 8) requirements which prevents an increase in flow to the CS. In areas that have had some level of land drainage sewer separation work before 2013, development can be more challenging. This is because the land drainage does not enter the combined sewer, so restricting the runoff does not offset an increase in wastewater discharge. Typically, developers manage this by constructing small scale offsite separation work, such as extending a land drainage sewer and redirecting a catch basin currently connected to the CS. This diverts flow from the CS and allows for an increase in wastewater discharge from the property.

The Public Service is recommending a pilot program to proactively complete projects within these sewer districts. A consultant would be engaged to work collaboratively with the City to identify cost effective projects. Once locations are selected, the consultant would provide detailed design, tendering, and construction management services to complete the works. The City would consider investments in areas with the greatest impact on housing development. Once complete, the flow removed from each sewer district would be available as a credit to each housing development in that specific district and eliminate a huge barrier to development. WWD would track the developments going forward until the credit is used up. This project would be project managed by WWD.

This benefit will be seen by developments over the next several years to decades. It would be estimated at a median cost of $75k/catch-basin, each could support 150+ units. With the recommended budget, it is estimated approximately 3,000 units of housing could be created, but outcomes will depend on further study and eventual market response.

7. Digitize and Facilitate Faster Development and Permit Approvals

This initiative continues the department's efforts to modernize city-building processes by providing a digital transformation of development applications. The first phase involves moving

from a paper-based system to electronic, by enabling electronic application processing in AMANDA (the City's application database). The second phase involves integrating these application flows into Permits Online, the web-based customer portal, making the applications and visibility into the process, accessible for public self-service.

It is important to note that the City will meet its requirements in accordance with the Accessibility for Manitobans Act by continuing to accept the submission of paper applications, where requested.

The primary goal is to transition the current paper-based and manual processes to a digital-first approach, enhancing accessibility, efficiency, and user satisfaction. Key benefits include:

- the ability for customers to track the status of an application, upload supporting documents, view feedback, and make payments (not exceeding $10,000) using an online portal;
- the elimination of paper applications moving between City departments;
- the implementation of standardized employee processes and workflows in AMANDA resulting in smoother transactions for the customer;
- improved data integrity and records and information management;
- the ability to leverage data driven insights for continuous improvement of development applications in the future.

In order to support this implementation, the City released a newly redeveloped Permits Online 2.0 portal in June 2025. Permits Online 2.0 provides applicants with a modernized cloud-based tool that is accessible, mobile friendly and easy to navigate.

The first phase of the land development digitization launched on September 23, when customers were able to submit 20 types of development applications by email. Electronic processing will save the building industry valuable time. This is an improvement over the current process that involves submitting six paper copies of plans. As part of this launch, the following types of development applications can be submitted via email: subdivision, rezoning, variance, and conditional uses. These applications are also now implanted through the internal AMANDA software system so internal stakeholders can begin to track circulation digitally.

The next phase will be released into December 2025 and will include implementing electronic processing for additional development application types and making the applications available for customer self-service in the Permits Online portal.

8. Housing Needs Assessment

As a condition of the City and CMHC HAF Agreement, the City is required to complete a housing needs assessment by December 1, 2025, and include a reoccurring scheduled review date moving forward.

The report will update data from the City's 2020 Comprehensive Housing Needs Assessment, and will add a qualitative component, outlining the experiences of those experiencing unmet housing needs in Winnipeg, as well as best practices and lessons learned. The project is being guided by an Advisory Committee made up of internal and external subject matter experts and targeted engagement has included interviews, focus groups, and surveys to groups with specific expertise and lived experience related to housing. This project is currently underway and will come forward to Council in December 2025.

FINANCIAL IMPACT

Financial Impact Statement

Date: October 6, 2025

Project Name:

Housing Accelerator Fund – 2025 Status Report & Future Program Plans

First Year of Program **2026**

	2026	2027	2028	2029	2030
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	$ 14,820,000	$ 16,000,000	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 14,820,000	$ 16,000,000	$ -	$ -	$ -
Less: Existing Budget Amounts	14,820,000	16,000,000	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

Direct costs represent expenditures of up to $20 million for Land Enhancement projects, $8.3 million for local municipal infrastructure improvements on Crane and Tache, and 1350 Pembina Back-lane, and $2.52 million for the Catch-Basin program. Funding is available through the Housing Accelerator Fund Reserve pending approval of the 2026 and 2027 budgets.

Randy Bernard

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

CONSULTATION

This Report has been prepared in consultation with:

- Planning Property and Development
- Legal Services
- Corporate Finance
- Water and Waste Department

OURWINNIPEG POLICY ALIGNMENT

01-4 HOUSING

Direction 1: Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the City.

Direction 2: Collaborate with other levels of government and other partners to renew and regenerate Winnipeg's housing stock.

Direction 3: Establish partnerships with the private, not-for-profit and government sectors to provide affordable housing throughout the city, with particular focus on locations near a variety of transportation options.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity # 5 Low Carbon and Energy Efficient Buildings

Key Direction 5.4 Build Climate Equity

- Build partnerships with key stakeholders as the local neighbourhood associations, Building Urban Industries for Local Development (BUILD) and Centre for Aboriginal Human Resources Development (CAHRD) to build local capacity and equity

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The information and recommendations presented in this report align with the Winnipeg Poverty Reduction Strategy (2021-2031) Guiding Principles:

- We will Uphold Human Rights
- We will Honour Relationships and Reconciliation with Indigenous Peoples
- We will Address Systemic Oppression, Trauma and Social Inequity
- We will Promote and Maintain the Welfare of All Residents
- We will Develop Trust and Meaningful Partnerships to find solutions and drive change

Goal 2: The City Actively Plans for and Partners in Affordable Housing

SUBMITTED BY

Department: Office of the CAO
Division: Housing Accelerator Fund
Prepared by: Lissie Rappaport
Date: Oct 3, 2025

Attachments:

Appendix 1: HAF Action Plan Milestones per HAF Agreement

Appendix 2: Definitions per Housing Accelerator Fund (HAF) Agreement

Appendix 3: HAF Grant Awarded Projects and Status

Appendix 4: HAF Land Enhancement Office (LEO) Projects

Appendix 5: The Multi-Family Sustainable Housing Infrastructure Grant (MSHIG) Update & Recommended Funding Reallocations

Appendix 6: By-law Amendment

Appendix 1: HAF Action Plan Milestones per HAF Agreement

Overview and Status (as of September 15, 2025)

	Completion Date	Status
Initiative 1: Rapid Zoning By-Law Amendments		
1. Program Initiation	2024-02-01	Complete
2. Review of Current Zoning By-Laws	2024-12-15	Complete
3. Decision on By-Law Amendments	2025-06-12	Complete
4. Housing Being Allowed As-of-Right on Currently Designated Commercial Corridors and Mall Sites	2025-06-12	Complete
5. Legalize Four Dwelling Units per Residential Lot be Permitted As-of-Right City-Wide	2025-06-12	Complete
6. Legalize Four Units of up to Four Storeys As-of-Right within 800 metres of High-Frequency Transit Corridors	2025-06-12	Complete
7. Hire Consultant to Undertake Comprehensive Review of the Zoning By-Laws	2025-12-15	On Track
Initiative 2: Rapid Amendments to Local Area Plans		
1. Program Initiation	2024-05-15	Complete
2. Review of Plans	2024-12-15	Complete
3. Council Decision on Accelerated Amendments	2025-06-12	Complete
4. Prioritize Major Amendments	2025-06-12	Complete
5. Launch Major Amendments	2025-12-15	On Track
Initiative 3: Promoting Multi-Family Housing Downtown and on Corridors		
1. Program Design	2024-04-29	Complete
2. Council Adoption	2024-07-22	Complete
3. Program Launch	2024-10-01	Complete
4. Economic Feasibility Study to Enhance Program	2025-12-15	On Track
Initiative 4: Land Enhancement Office		
1. Team Initiation	2024-06-01	Complete
2. Policy Development	2024-10-15	Complete
3. Pre-Development of High-Density Development	2025-12-15	Complete
4. Pre-Development for Missing Middle Housing	2025-12-15	On Track
Initiative 5: City Concierge for Affordable Housing		
1. Initiation	2024-06-15	Complete
2. Launch Services	2024-12-01	Complete
Initiative 6: Program to Support Infrastructure and Servicing Upgrades		

1. Program Design and Planning	2024-06-22	Complete
2. Stakeholder Consultation	2024-08-01	Complete
3. Council Approval	2024-12-15	Complete
4. Program Launch	2025-04-15	Complete
Initiative 7: Digitize and Facilitate Faster Development and Permit Approvals		
1. Implementation of E-Permitting Portal	2025-12-15	On Track
Initiative 8: Housing Needs Assessment		
1. Housing Needs Assessment	2025-12-01	On Track

Appendix 2: Definitions per Housing Accelerator Fund (HAF) Agreement

Single-Detached Home	A building containing one (1) dwelling unit, which is completely separate on all sides from any other dwelling or structure. This includes link homes, where two (2) units may share a common basement wall but are separate above grade. It also includes cluster-single developments.
Multi-Unit Housing in Close Proximity to Rapid/Frequent Transit	Any form of multi-unit housing in close proximity (1,500m) to rapid transit, which operates frequent service with high capacity and priority over other modes of transportation typically achieved through an exclusive right-of-way.
Multi-Unit Housing Characterized as Missing Middle	Ground-oriented housing types. This includes garden suites, secondary suites, duplexes, triplexes, fourplexes, row houses, courtyard housing, low-rise apartments (four (4) storeys or less).
Other Multi-Unit Housing	All multi-unit housing excluding missing middle and multi-unit housing in close proximity to rapid transit.
Affordable Housing	Housing units that are intended for households whose needs are not met by the marketplace. The local definition will be used for the purposes of HAF or in the absence thereof the provincial/territorial definition. The City of Winnipeg follows other government guidelines for affordable housing. This fits categories outlined below.

Appendix 3: HAF Grant Awarded Projects and Status

Round One Awarded Projects			
Project	**Amount Awarded**	**Units**	**Status**
Longboat – 530 St. Mary Ave. & 252 Good St. The new 165-unit, privately owned development will provide 50 units of affordable housing, 1,780 square feet of commercial space, and aims to be accessible for every ability.	$1,750,000	165	Building permit deadline extended to October 31, 2025.
Manitoba Inuit Association – Our Safe Space This project will have 15 transitional housing units for Inuit women and women with children who are escaping gender-based violence. The facility will be the first housing initiative lead and operated by Inuit to serve Inuit within Manitoba.	$250,000	15	Building permit released.
Market Lands Inc. – Market Lands North Mixed-Use This new mixed-use development will provide 128 mixed-income housing units, including 48 deeply affordable units, a large commercial space, and a daycare with a dedicated play area.	$4,100,000	128	Building permit deadline extended to November 30, 2025.
MRH Properties – 346 Pacific Ave. This new, privately-owned development will convert a downtown surface parking lot into 125 units of housing, including 38 affordable units.	$2,500,000	125	Building permit released; agreement executed.
Ndinawemaaganag Endaawaad – Endaaying (Our Home) This new 23-unit transitional housing development in Winnipeg's North End will provide housing with wrap-around supports for Indigenous youth.	$1,150,000	23	Building permit released.
Shoal Lake 40 First Nation – 2675 Portage Ave. This new development will provide 150 units of housing, over 40% of which will be a mix of affordable one-, two-, and three-bedroom units. This building will be open to the public offering safe, affordable housing for all residents, including Shoal Lake 40 First Nation community members wishing to live, study, and work in Winnipeg.	$2,000,000	150	Building permit released.

Round One Awarded Projects			
Project	**Amount Awarded**	**Units**	**Status**
University of Winnipeg Community Renewal Corporation – Second-Stage GBV Transitional Housing Project A new, 15-unit, transitional housing development for Indigenous and Newcomer women, Two Spirit, trans, and non-binary people, and their dependents who have experienced gender-based violence (GBV). Wrap-around support services to be provided by Family Dynamics, Ikwe Widdjiitiwin, and New Journey Housing.	$750,000	15	Building permit released; agreement executed.
UWCRC 2.0 Inc. & 10162513 Manitoba Ltd. – 440 Edmonton St. This project will convert a vacant 13-story commercial building into a residential complex with 180 new transitional, social, and affordable housing units.	$3,500,000	180	Building permit released.
Winnipeg Chinatown Development Corporation – 228 King St. & 261 Princess St. This new, 54-unit apartment in the heart of Chinatown will have a mix of one-, two-, and three-bedrooms, which are all rent-geared-to-income. The development will also include a childcare space.	$2,000,000	54	Building permit released; agreement executed.
Winnipeg Housing Rehabilitation Corporation – 145 Transcona Blvd. This new development will provide 154 units designed to house families and people with disabilities currently experiencing homelessness or at risk of homelessness. Forty-six percent of units will be deeply affordable, and an additional 31 units will be rent-geared-to-income designated for vulnerable populations.	$5,000,000	154	Building permit released.
Withdrawn projects			
Westgate Developments Ltd and LVDC Holdings Ltd – 125 Garry St. The project was proposed to convert a largely vacant commercial building into a mixed-use apartment with a commercial ground floor and 126 units of housing, including 32 affordable units. The project is no longer able to move forward.	$2,000,000	126	Project withdrawn.

Round Two Awarded Projects			
Project	**Amount Awarded**	**Units**	**Status**
Market Lands North Tower Project Inc. – Market Lands North Tower The Market Lands North Tower will provide 128 mixed-income housing units, including affordable options tailored for Indigenous peoples, newcomers, women with children, and young people.	$2,662,000	128	Building permit due January 17, 2026.
North End Women's Centre – 390 & 394 Selkirk Ave. This project will introduce a much-needed transitional housing component to the North End Women's Centre Selkirk Ave. facility, providing eight units of rent-geared-to-income housing with immediate, on-site access to critical services, resources, and programming.	$400,000	8	Building permit due January 17, 2026.
Village Canadien Co-op Lte – 1680 St. Mary's Rd. This project proposes to add 82 new units to the non-profit housing co-operative that has existed on the site for 48 years. It is planned that 30 percent of the additional units will be affordable.	$783,000	82	Building permit due January 17, 2026.
Main Street Project Inc. – 637 Main St. With 111 units, all of which are rent-geared-to-income, this project aims to address homelessness in the community by transforming Main Street Project's existing emergency shelter into a multi-purpose facility with affordable housing, communal spaces, and on-site support services.	$2,500,000	111	Building permit due January 17, 2026.
Space 2 Developers – 138 Portage Ave. East This heritage property conversion east of Portage and Main proposes to redevelop the historic 105-year-old Keewayden building, transforming it into a 117-unit apartment building for over 300 new downtown residents.	$1,500,000	117	Building permit released; agreement executed.

Round Two Awarded Projects			
Project	**Amount Awarded**	**Units**	**Status**
Living Gospel Church Inc. – 520 William Ave. Living Gospel Church Inc., a Black-led non-profit, will build 33 housing units, including 17 affordable units, prioritizing Black Canadians and newcomers.	$1,077,500	33	Building permit due January 17, 2026.
Brokenhead Ojibway Nation Development Corp. – 269 River Ave. The proponent is building a 144-unit apartment with 59 units rented at affordable rates, with priority given to members of Brokenhead Ojibway First Nation and other First Nations community members.	$2,000,000	144	Building permit due January 17, 2026.
Selam Housing – 507 Elgin Ave. This Black-led project will provide 32 units of rent-geared-to-income housing with a focus on supporting Black residents who have been in Winnipeg for an extended period of time and also those are arriving through refugee sponsorships.	$1,077,500	32	Building permit due January 17, 2026.
Veritas Development Group Ltd. – 120 & 128 James Ave. This heritage property conversion in the heart of the Exchange District will add 87 new units in total. It includes a four-storey addition on top of 128 James Ave. and a new 10-storey building at 120 James Ave.	$1,000,000	87	Building permit due January 17, 2026.
Southern Chiefs Organization Reconciliation Foundation Inc. – Wehwehneh Bahgahkinahgohn This Indigenous-led project is transforming the former Hudson's Bay building into a mix of uses that will include 373 residential units, including 200 that will be affordable.	$10,000,000	373	Building permit released; agreement executed.
The Forks Renewal Corporation – Railside at the Forks Parcel 9 Led by The Forks Renewal Corporation, this Railside project will deliver 91 housing units, with 41 percent designated as affordable, including 28 rent-geared-to-income units.	$2,000,000	91	Building permit due December 17, 2025.
True North Real Estate Development – Portage Place This project will redevelop Portage Place Shopping Centre, adding 216 new housing	$10,000,000	216	Building permit released.

Round Two Awarded Projects			
Project	**Amount Awarded**	**Units**	**Status**
units, up to 40 percent of which will be affordable.			

Appendix 4: HAF Land Enhancement Office (LEO) Projects

The properties and developments include:

	Units	Status
Réseau Compassion Network – 825 Taché Avenue • Réseau will lead the development of a mixed-income apartment building with on-site disability support services • The development will provide care for people with physical disabilities through a long-term land lease with the City • Will offer approximately 65 fully accessible units, including at least 20 affordable units • Affordable housing units will remain affordable for length of the lease agreement • Development is subject to Council approval of subdivision/rezoning with a public hearing planned for Fall 2025 • The City will rezone some of the surrounding land to increase park space along the riverbank and within the neighbourhood, subject to Council approval	65	Public Hearing October 2025
UWCRC 2.0 Inc – 425 Osborne Street • UWCRC 2.0 will lead the development of a mixed-income/mixed-use building • Will offer approximately 65 affordable units, including 42 deeply affordable units • The City will explore including office space and a Customer Service Centre for Winnipeg Transit in the development, subject to funding and Council approval	140	In progress
Brokenhead Ojibway Nation – 1350 Pembina Highway • Brokenhead Ojibway Nation will lead the development of a mixed-income apartment building • Will offer approximately 72 affordable units • Nearby amenities include a supermarket, public school, recreation, and high-frequency transit services	144	Public Hearing November 2025
Futuremark Development – 565-569 Watt Street • Futuremark will lead the development of a mixed-income apartment complex • Will offer approximately 74 affordable units • Development is subject to Council approval of subdivision/rezoning with a public hearing planned for Fall 2025	247	Public Hearing November 2025
Elmwood Community Renewal Corporation – 545 Watt Street • Current leaseholder Elmwood Community Renewal Corporation (ECRC) will develop a mixed-use neighbourhood hub complex • Will offer approximately 100 residential units, including approximately 41 affordable units	100	Public Hearing November 2025

• Will include drop-in space, offices for critical services, and expanded programming for counselling and child-minding		
Siloam Mission – 385-395 Pacific • Siloam Mission will lead the development of 23 deeply affordable supportive housing units that will focus on seniors (55+) who are at risk of homelessness	23	In progress
UWCRC 2.0 Inc – 22 Granite Way • UWCRC 2.0 will lead the development of a 111 mixed-income apartment building • The intent is for the development to create a unique partnership that will ensure that riverbank lands will remain public, that much-needed affordable housing will be provided on site and that there will be the long-term viability of the adjacent heritage building • Will offer approximately 56 affordable housing units (or 50% of total building units) • Affordable housing units will remain affordable for length of the lease agreement • Development is subject to Council approval of subdivision/rezoning • The application is currently with the Manitoba Municipal Board	111	Public Hearing from February 2025, referred to Municipal Board
Accelerating Supportive Housing on City-owned Sites • Accelerating the development of supportive or social housing on City-owned land. • The plan proposes the development of 5 to 10 supportive or social housing sites, each with 15– 30 units, targeting priority populations.	75+	Public Hearing in process
Small Lots • The City will facilitate the sale of approximately 10 to 20 smaller City-owned properties to all developers, with a focus on non-profit or Indigenous housing providers for 1$ for the purpose of developing them to include affordable housing.	20-40	EOI to launch Fall 2025

Appendix 5: The Multi-Family Sustainable Housing Infrastructure Grant (MSHIG) Update & Recommended Funding Reallocations

The Multi-Family Sustainable Housing Infrastructure Grant (MSHIG) under the HAF Grant Program launched in April 2025 and began accepting applications between June and September 2025. MSHIG was designed to offer funding for local water or sewer infrastructure investment that is required to support new multi-family housing, involving a minimum of 50 units. Projects must be within key locations including along Corridors that are identified in Complete Communities 2.0, within the newly adopted Malls and Corridors Plan Development Overlay, future frequent and rapid transit lines, in proximity to a transit station along the Southwest Rapid Transit Corridor, as well as affordable housing on land enhancement sites. Eligible projects are required to obtain a building permit by September 30, 2026.

The City reviewed applications through two streams, one for external projects and one for land enhancement projects.

External Stream ($1.18M)

Five applications were received through the external application stream. Three applications were unable to move forward due to ineligibility as they did not meet the minimum unit count, were not in an eligible location, or did not require local infrastructure upgrades, per the by-law. Two applications were adjudicated and one project has been conditionally approved, creating 118 units, and supporting at least 145-850 units after 2026. One project moved forward to adjudication but couldn't provide the necessary information on servicing requirements by the required timeline.

The Conditionally Approved project is:

Markham at Gull Lake (118 units)

Project consists of a four-storey and six-storey building on combined landscape with a total of 263 rentable units. Phase I will include 118 units; phase II will include 145 units. This project has a focus on transit-oriented living, whilst maintaining an ample amount of parking, both underground or shielded from view. It is situated in Waverley Heights, directly adjacent to the Winnipeg Markham station rapid transit line.

Land Enhancement Stream ($8.3M)

Two Land Enhancement projects on City-owned lots are eligible for funding under the program and are being recommended for support by Council. If Council supports the budgetary recommendations, the City's Water and Waste and Public Works Departments will project-manage the infrastructure improvements. While the CAO has the ability to approve projects through the Land Enhancement stream under the By-law, the Public Service is recommending Council approval to these projects as both are being recommended as direct City-led investments; they are not grants to external agencies and they do not follow the maximum amounts per the by-law, due to the larger impact on enabling development. The City will also be able to recoup funds from these investments from future developments.

i. **825 Taché Avenue Improvements ($1.5M)**

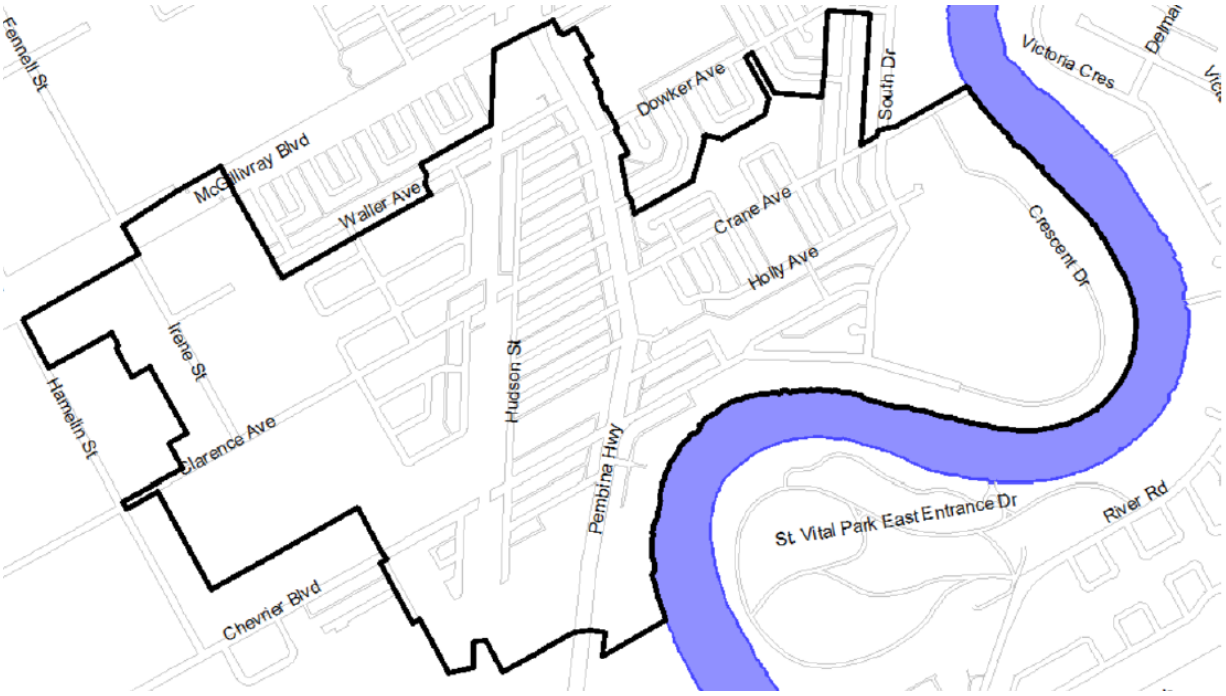
The development of 825 Taché Avenue (65 units) requires upgrading Taché to an urban cross section, which would also require improvements to the land drainage sewer. This infrastructure improvement is being recommended for approval to a maximum of $1.5M. The cost of these upgrades on Taché have slowed development progress in the Pointe Hébert area of North St. Boniface. This area is identified for both Medium- and High-Density Residential development in the Secondary Plan. This investment would support the Land Enhancement project being led by Réseau Compassion Network (which is waiting for Council approval) as well as potentially up to 200+ residential units in North St. Boniface. The City will be able to recoup funds from this investment from future developments.

ii. 1350 Pembina Highway and Crane Street Improvements ($5.6M)

The development at 1350 Pembina Highway (140+units) is within the Crane sewer district which requires upgrades. Currently, properties within this sewer district (see map below) are limited to no more than duplexes for redevelopment. The proposed upgrade will resolve this constraint and unlock development for the broader area, including an approximate 2 km section of Pembina Highway identified as a Regional Mixed-Use Corridor under *Complete Communities 2.0* and adjacent to the City's Bus Rapid Transit line.

It is recommended this investment be fully funded at $5.6 million (above the $3 million cap) per the HAF Grant Program By-law given the following benefits:

- Support 140-unit Indigenous-led affordable housing development;
- Allow for residential intensification within a large geographic area, including along a 2 km stretch of a priority Mixed-use Corridor of Pembina Highway from McGillivray to approximately the Pony Corral (north of Adamar Road) - see map above;
- Align with Council's *Strategic Priorities Action Plan* and HAF Agreement to facilitate quick approvals and construction of new housing on commercial corridors and infill zoning changes;
- Align with the Malls and Corridor PDO-1 that removes density maximums and parking requirements for development on Pembina Highway; and
- Align residential development intensification with the City's transit investments along the Primary Transit Network.



- Increasing the capacity of the wastewater pipe on Crane will add significant capacity for additional residential units within the Crane sewer area. Each segment of the Crane sewer will have a different capacity and is subject to final as-built slopes, but the current design will provide capacity for approximately 7,800 additional units within the Crane sewer, though actual development and market response or timeframe for development is unknown at this time. Depending where other developments are located, additional upgrades between the site and Crane Ave could be required. This would require review of specific proposals.

iii. 1350 Pembina Back-lane improvement ($1.2M)

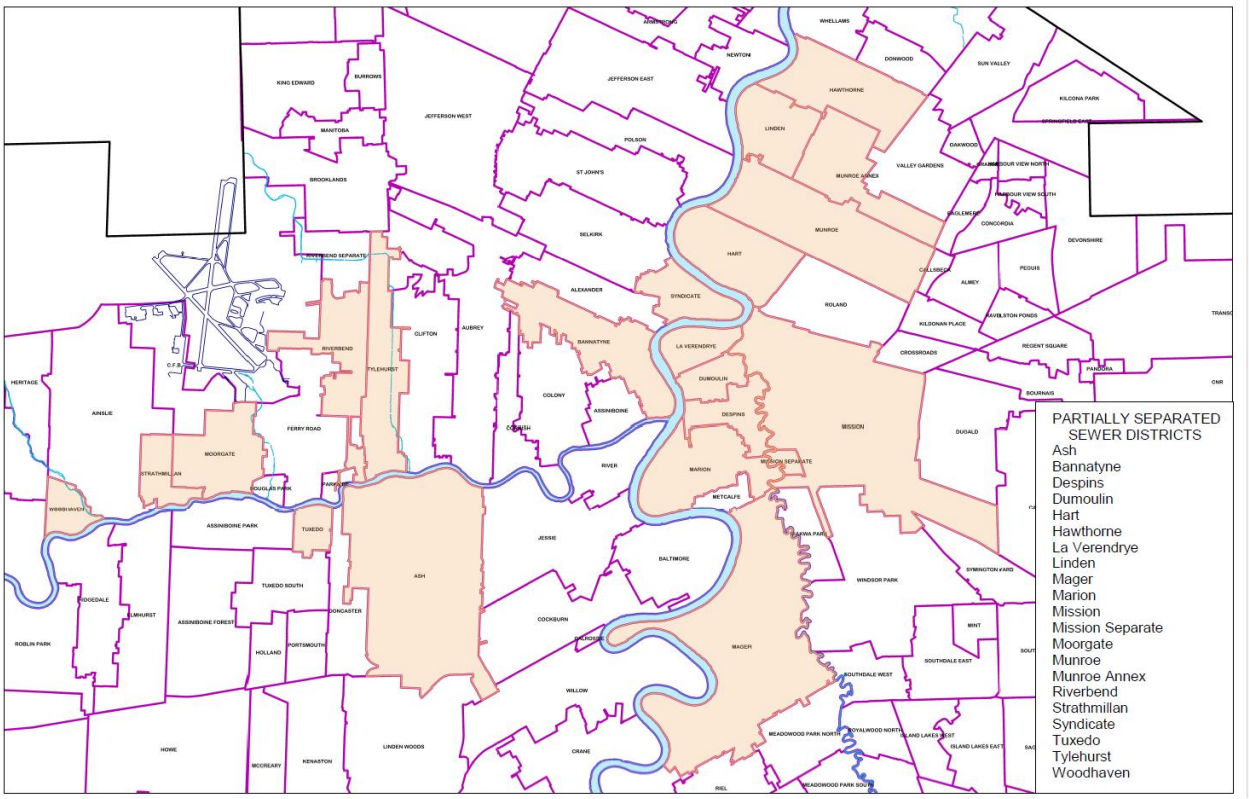
The Public Service recommends approval of up to $1.2 million for the construction of a new back lane adjacent to the property at 1350 Pembina Highway. At present, the site provides informal but essential access to several key community destinations, including Institut collégial Vincent Massey Collegiate, the Fort Garry Public Library, Cottage Bakery, and the Fort Garry Lions Pool. Without a formalized access route, redevelopment of the site would disrupt circulation to these facilities.

To preserve and improve access, the Public Service recommends the creation of a formal public lane serving these uses. The Public Service has worked in collaboration with the Pembina Trails School Division (PTSD) on a design solution, and PTSD has authorized the City to use School Division land adjacent to Vincent Massey Collegiate for this purpose. The new lane would establish a continuous connection between Dowker Avenue and Pembina Highway, providing long-term access for both the redevelopment site and surrounding community amenities.

In addition to securing access, the new lane will also address traffic safety concerns at the Waller Avenue/Pembina Highway intersection by eliminating an existing approach into 1350 Pembina that is currently located within the intersection itself. This improvement will reduce points of conflict and enhance safety for vehicles, pedestrians and cyclists at a busy intersection.

Catch-Basin Program: Proactive City Investment in Partially Sewer Districts ($2.52M)

Combined sewer (CS) areas can create barriers to infill housing. Projects need to meet Environment Act Licence 3042 (Clause 8) requirements which prevents an increase in flow to the CS. In areas that have had some level of land drainage sewer separation work before 2013, development can be more challenging. This is because the land drainage does not enter the combined sewer, so restricting the runoff does not offset an increase in wastewater discharge. Typically, developers manage this by constructing small scale offsite separation work, such as extending a land drainage sewer and redirecting a catch basin currently connected to the CS. This diverts flow from the CS and allows for an increase in wastewater discharge from the property. CS districts which contain a degree of partial separation are shown in the map below. Note that not every property within these areas has this barrier to development.



The Public Service is recommending a pilot program to proactively complete projects within these sewer districts. A consultant would be engaged to work collaboratively with the City to identify cost effective projects and provide hydraulic analysis to ensure the land drainage

system can accommodate the redirected flow from the CS. Once locations are selected, the consultant would provide detailed design, tendering, and construction management services to complete the works. Once complete, the flow removed from each sewer district would be available as a credit to each housing development in that specific district and eliminate a huge barrier to development. WWD would track the developments going forward until the credit is used up. This project would be project managed by WWD.

This benefit will be seen by developments over the next several years to decades. It would be estimated at a median cost of $75k/catch-basin, each could support 150+ units. With the recommended budget outlined above, it is estimated approximately 3,000 units of housing could be created, but will depend on the study and eventual market response.