THE CITY OF WINNIPEG

BY-LAW NO. /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 definition amended

2 In Section 2, the definition of "Predevelopment Grant" is amended to replace the portion "*4(4)*" with "*4.1(1)*".

Subsection 4.1(1) replaced

3 Subsection 4.1(1) is replaced entirely with the following:

4.1(1) *A grant in the amount of up to $35,000 per dwelling unit may be paid for the predevelopment costs (referred to herein as a "Predevelopment Grant") for an approved property that*

(a) is leased from the City or has been purchased from the City via the City's Land Enhancement Office to accomplish Housing Accelerator Fund objectives,

(b) is owned or leased by a non-profit housing provider, a private corporation, or an Indigenous government,

(c) includes new housing,

(d) includes the development of a minimum of two (2) dwelling units, and

(e) has either:

(i) four (4) dwelling units or less, and includes at least one (1) dwelling unit being rented at either of the following affordability criteria:

i. at less than 80% of the median market rent for the area, in line with CMHC Affordable Housing Fund Criteria for a minimum of twenty (20) years, or

ii. at Province of Manitoba Affordable Housing Rental Rates for a minimum of twenty (20) years, or

(ii) five (5) dwelling units or more, and includes at least 30% of the total dwelling units being rented at either of the following affordability criteria:

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i. at less than 80% of the median market rent for the area, in line with CMHC Affordable Housing Fund Criteria for a minimum of twenty (20) years, or

ii. at Province of Manitoba Affordable Housing Rental Rates for a minimum of twenty (20) years.

Subsection 4.1(2) replaced
4 Subsection 4.1(2) is replaced entirely with the following:

4.1(2) *A Predevelopment Grant may be paid for an approved property either separate from or in addition to a grant set forth in section 4.*

Subsection 8(2)(a) amended
5 Subsection 8(2)(a) is amended by replacing the portion "section 4" with "*sections 4 and 4.1(1)"*.

Subsection 8(2)(e) amended
6 Subsection 8(2)(e) is amended by adding "*or a Predevelopment Grant set forth at subsection 4.1(1)*" immediately after "4(2)(d)".

Subsection 8(2)(e.2) added
7 Subsection 8(2)(e.2) is added after subsection 8(2)(e.1) as follows:

(e.2) with respect to a Predevelopment Grant set forth at section 4.1, a building permit for the development being obtained by November 30, 2026 or before any other deadline established by the Chief Administrative Officer in writing;

DONE AND PASSED this day of , 2025.

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Mayor

_____
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