APPENDIX 1

NEIGHBOURHOOD INFILL BENEFITS RESERVE

TERMS OF REFERENCE

A. BACKGROUND

The Neighbourhood Infill Benefits Reserve aims to provide tangible benefits to neighbourhoods experiencing infill development by reinvesting a portion of the increased property tax revenue from new residential developments into local neighborhood park and recreation projects or such other purposes as may be determined by Council.

B. FUNDING SOURCE

80% of the incremental municipal property taxes for any qualifying property beginning from the first annual property tax bill following an updated assessment for the property and continuing annually for an additional four (4) years shall be allocated to the reserve.

Qualifying properties include new construction and alterations to existing buildings that meet all of the following criteria:

(a) are located in any of the ward infill areas identified in Schedule “A” to the Neighbourhood Infill Benefits Reserve Fund Grant Program By-law;
(b) result in the construction of 2-unit dwellings [dwelling, two-family], 3-unit dwellings or 4-unit dwellings within the Residential Single Family (R1), Residential Two Family (R2) or Residential Multi Family Small (RMF S) zoning districts; and
(c) received a final building permit for construction on or after June 27, 2025.

Secondary suites are not considered dwelling units for the purposes of this reserve.

C. PURPOSES

Reserve funds may be used by external organizations or the City for the purposes set out in the Neighbourhood Infill Benefits Reserve Grant Program By-law or such other purposes as may be approved by Council. Reserve funds remain subject to any limitations set out in the by-law or the *City of Winnipeg Charter*.

D. EXPENDITURES

Reserve funds will be provided and administered through the Neighbourhood Infill Benefits Reserve Grant Program. All grants and recipients will remain subject to, and must satisfy, the requirements and conditions of the Neighbourhood Infill Benefits Reserve Grant Program By-law.

E. FUND MANAGER

The Fund Manager is the Director, Planning, Property and Development.

F. REVIEW

These Terms of Reference shall be reviewed within five years of the date of establishment of the Neighbourhood Infill Benefits Reserve by the Fund Manager.