THE CITY OF WINNIPEG

BY-LAW NO. 69/2026

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 definitions amended

2 In Section 2,

(a) the definition of "affordable housing" is deleted and replaced with:

*"**affordable housing**" means multi-unit residential housing, including scattered sites, that is recognized as affordable housing for the purpose of determining its eligibility for financial support under a housing program under of the Government of Canada or the Province of Manitoba, and includes the affordability criteria set out for each type of grant outlined in section 4.*

(b) the definition of "approved property" is amended to add "*or properties*" following the word "property".

(c) the definition of "dwelling unit" is amended to add replace the word "family" with the word "*household*".

(d) the definition of "grant" is amended to add "*a Vacant Building Grant, a Predevelopment Grant,*" immediately following the word "means".

(e) the definition of "housing development" is amended to add the following immediately after the first sentence:

"*With respect to a Vacant Building Grant, a "housing development" may also include the development of a single detached home."*

(f) the definition of "lease applicant" is amended to add *"and has supporting documentation that is acceptable to the City"* immediately after the word "party" and before the comma ",".

(g) the definition of "owner" is amended by adding "***or "ownership"***" immediately after the first occurrence of the word **"owner"** and before the comma ",".

(h) clause (b) of the definition of "priority populations" is amended to

(i) delete the word "Comprehensive", and

(ii) replace "(January 2020)" with *"(2025)".*

(i) in the definition of "project completion"

(i) clause (b) is amended to replace the period "." with *"; or"* and

(ii) the following clause (c) is added after clause (b):

(c) in the case of a housing development where an occupancy permit is not required, the date on which City inspections have been completed or the equivalent of a building occupancy permit is issued to allow for residential occupancy of the home.

(j) in the definition of "purchaser", the words *"and has supporting documentation that is acceptable to the City"* is added immediately after the word "objectives" and before the period "."

(k) the following definitions are added alphabetically:

*"**affordable home ownership**" means home ownership where the total shelter cost is 30% or less of the owner's household income, where eligibility is limited to households with incomes below the Manitoba Housing Affordable Housing Rental Program Income Limits.*

*"**housing program**" means a funding program that encourages the development or rehabilitation of residential units to address housing supply or affordable housing needs.*

*"**Manitoba Housing Affordable Housing Rental Program Income Limits**" means the Affordable Housing Rental Program Income Limits posted on the Manitoba Housing website and any updates thereto.*

*"**underutilized**", in respect of a building, means that one or more of the following applies and has been the case for at least two (2) years:*

(a) more than half of the building is vacant;

(b) less than half of the building is occupied by uses falling into one or more of the following use categories as set out in the Winnipeg Zoning By-law or the Downtown Winnipeg Zoning By-law, whichever is applicable to the building:

(i) residential and residential-related;

(ii) public and institutional;

(iii) cultural and entertainment;

(iv) office;

(v) commercial sales and service;

(c) the building fails to meet standards established in the current editions of the Manitoba Building Code, the Manitoba Electrical Code or the Manitoba Fire Code for uses that are permitted by the Winnipeg Zoning By-law or the Downtown Winnipeg Zoning By-law, whichever is applicable to the building, and making the modifications or renovations required to meet these standards would not be cost effective on a business basis;

"vacant building" *in respect of a building, means a building that:*

(a) has been registered as vacant under the City of Winnipeg Vacant Buildings By-law No. 79/2010 for a minimum of two (2) years, and/or

(b) has not been used or occupied for a minimum of two (2) years, proof of which is provided to the satisfaction of the Chief Administrative Officer.

*"**Vacant Building Grant**" means the grant described in clause 4(2)(e) herein.*

Clause 4(2)(e) added

3 Clause 4(2)(e) is added after clause 4(2)(d) as follows:

(e) in the amount of up to $35,000 per dwelling unit (referred to herein as a "Vacant Building Grant") for an approved property that

(i) is owned or leased by, or is being obtained by a purchaser that is, a non-profit housing provider, a private corporation, or an Indigenous government,

(ii) includes a vacant building or underutilized building that is at least twenty (20) years old,

(iii) includes the development of a minimum of four (4) dwelling units, or the number of dwelling units that existed in the building at the time that it became underutilized or vacant, and

(iv) includes 100% affordable home ownership dwelling units, or at least 30% of the total dwelling units being rented at one of the following affordability criteria;

a. at less than 80% of the median market rent rate for a minimum of twenty (20) years;

b. at equal to or less than the Province of Manitoba Affordable Housing Rental Rates for a minimum of twenty (20) years; or

c. such other criteria as may be approved by the Chief Administrative Officer in writing.

Clause 4.1(1)(a) replaced

4 Clause 4.1(1)(a) is replaced with the following:

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

Clause 4.1(1)(b) amended
5 Clause 4.1(1)(b) is amended by adding *", or is being obtained by a purchaser or lease applicant that is,"* immediately after the word "by".

Subclause 4.1(1)(e)(i)a. replaced
6 **Subc**lause 4.1(1)(e)(i)a. is deleted and replaced with the following:

a. at less than the median market rent for the area, or in line with Government of Canada Affordable Housing definitions for a minimum of twenty (20) years, or

Subclause 4.1(1)(e)(ii)a. replaced
7 **Sub**clause 4.1(1)(e)(ii)a. is deleted and replaced with the following:

a. at less than the median market rent for the area, or in line with Government of Canada Affordable Housing definitions for a minimum of twenty (20) years,

Subclause 4.1(1)(e)(ii)b. amended
8 Subclause 4.1(1)(e)(ii)b. is amended to delete the period "." and replace it with *", or".*

Clause 4.1(1)(e)(ii)c. added
9 Clause 4.1(1)(e)(ii)c. is added as follows:

c. such other criteria as may be approved by the Chief Administrative Officer in writing.

Subsection 6(2) amended
10 Subsection 6(2) is amended to add the following immediately after the first sentence:

Notwithstanding the foregoing, with respect to a Vacant Building Grant, a grant may also be paid to a purchaser. With respect to a Predevelopment Grant, a grant may also be paid to a lease applicant or purchaser.

Clause 8(1)(a) amended
11 Clause 8(1)(a) is amended to

(a) delete the word "Comprehensive", and

(b) add *"(2025)"* immediately after "Assessment" and before the comma ",".

Clause 8(2)(c) amended
12 Clause 8(2)(c) is amended to add the following immediately after "writing" and before the semi-colon ";":

. With respect to a Vacant Building Grant, the applicant is instead required to submit within a period of time specified by the Chief Administrative Officer, a construction schedule demonstrating that completion of the entire project will occur by the end of the fourth (4th)

full calendar year after the year in which the Conditional Approval Letter was issued, or before any other deadline established by the Chief Administrative Officer in writing

Clause 8(2)(d) amended
13 Clause 8(2)(d) is amended to add the following immediately after "2023" and before the semi-colon ";":

. Notwithstanding the foregoing, with respect to a Vacant Building Grant, a building permit for work funded by the grant only must not have been obtained for the development prior to December 5, 2023

Clause 8(2)(d.1) added
14 Clause 8(2)(d.1) is added after clause 8(1)(d) as follows:

(d.1) with respect to a Vacant Building Grant, expenses being incurred between December 4, 2023 and October 1, 2027, or any other deadline established by the Chief Administrative Officer in writing;

Clause 8(2)(e) amended
15 Clause 8(2)(e) is amended to

(a) replace "12" with *"twelve (12)",* and

(b) add *", a Vacant Building Grant at clause 4(2)(e),"* immediately after "4(2)(d)".

Clause 8(2)(e.2) amended
16 Clause 8(2)(e.2) is amended to replace "November 30" with *"December 1".*

Clause 8(2)(e.3) added
17 Clause 8(2)(e.3) is added after clause 8(1)(e.2) as follows:

(e.3) with respect to a Vacant Building Grant set forth at clause 4(2)(e), a building permit for the development being obtained within eighteen (18) months after the approval is given, or before any other deadline established by the Chief Administrative Officer in writing;

Clause 8(2)(f.1) added
18 Clause 8(2)(f.1) is added after clause 8(1)(f) as follows:

(f.1) with respect to a Vacant Building Grant, project completion being obtained by the end of the fourth (4th) full calendar year after the year in which the Conditional Approval Letter was issued, or before any other deadline established by the Chief Administrative Officer in writing;

Clause 8(2)(g) amended
19 Clause 8(2)(g) is amended to add *". This requirement does not apply to a Vacant Building Grant at clause 4(2)(e)"* immediately after "writing" and before the semicolon ";".

Subclause 8(7)(b)(ii) amended
20 Subclause 8(7)(b)(ii) is amended to replace the period "." with *"; or".*

Subclause 8(7)(b)(iii) added

21 Subclause 8(7)(b)(iii) is added after subclause 8(7)(b)(ii) as follows:

(iii) any other project to accomplish Housing Accelerator Fund objectives approved by the Chief Administrative Officer in writing.

Clause 10(2)(e) replaced

22 Clause 10(2)(e) is replaced with the following:

(e) in the event that any funds allocated for a specific type of grant under sections 4 or 4.1 of this By-law are left unawarded to applicants after the intake has been completed for that grant, the designated officer may reallocate the grant funds to

Subclause 10(2)(e)(ii) amended

23 **Sub**clause 10(2)(e)(ii) is amended to

(a) add *"or 4.1"* after "4", and

(b) replace the period "." with *"; or".*

Subclause 10(2)(e)(iii) added

24 **Sub**clause 10(2)(e)(iii) is added after subclause 10(2)(e)(ii) as follows:

(iii) any other project to accomplish Housing Accelerator Fund objectives.

DONE AND PASSED this 25th day of June, 2026.

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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