Minutes – Council – September 24, 2026

Minute No. 492
Report – Standing Policy Committee on Property and Development – September 9, 2026

Item No. 2 Build Ready House Plans for New Housing Construction Projects

COUNCIL DECISION:

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

1. That the proposed fees under the 2026 Fees and Charges schedule under the Planning, Development and Building Fees By-Law No.66/2016 for the Build Ready House Plans be approved as follows:

    A. Add additional fee under Section 1.1.4 Other Fees – "Initial Build Ready House Plans Review for Dwelling Units" fee of $500

    B. Add additional fee – "Annual Review of Build Ready House Plans Re-Review for Dwelling Units" fee of $250

    C. Add additional fee – "Initial Build Ready House Plans Review for Detached Garages" fee of $250

    D. Add additional fee – "Annual Review of Build Ready House Plans Re-review for Detached Garages" fee of $125

    E. Add additional discount under Section 10.2 of the Planning, Development, and Building Fees By-law No. 66/2016 to allow a discount of 25 percent on permit applications that qualify under the Build Ready House Plans.

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 9, 2026

DECISION MAKING HISTORY:

Moved by Councillor Duncan,
That the recommendation of the Standing Policy Committee on Property and Development be adopted.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 15, 2026, 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 9, 2026, 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: Build Ready House Plans for New Housing Construction Projects

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

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Klassen	H. Borys	T. Graham	J. Dunford

EXECUTIVE SUMMARY

The Build Ready House Plans is a new City program designed for faster processing of building permit applications for new home construction and detached garages. This includes single family, two family and multi-family dwellings.

Build Ready House Plans are house or detached garage plans that are reviewed by City staff to ensure building code compliance. This allows for pre-approval during the building permit application review process.

Builders who use the Build Ready House Plans will obtain their building permits within five working days of permit application (compared to the provincially-mandated 10 working days).

Based on the amended Fees and Charges Schedule, a discount will be applied to the building permit application for builders who have a Build Ready House Plan on file and construct that specific plan.

This will be an annual program.

RECOMMENDATIONS

1. That the proposed fees under the 2026 Fees and Charges schedule under the Planning, Development and Building Fees By-Law No.66/2016 for the Build Ready House Plans be approved as follows:

    A. Add additional fee under Section 1.1.4 Other Fees – “Initial Build Ready House Plans Review for Dwelling Units” fee of $500

    B. Add additional fee – “Annual Review of Build Ready House Plans Re-Review for Dwelling Units” fee of $250

C. Add additional fee – “Initial Build Ready House Plans Review for Detached Garages” fee of $250

D. Add additional fee – “Annual Review of Build Ready House Plans Re-review for Detached Garages” fee of $125

E. Add additional discount under Section 10.2 of the Planning, Development, and Building Fees By-law No. 66/2016 to allow a discount of 25 percent on permit applications that qualify under the Build Ready House Plans.

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

Council approval is required to add new fees and discounts.

IMPLICATIONS OF THE RECOMMENDATIONS

The Development and Inspections Division will collect initial review fees for Build Ready House Plans to account for staff time and efforts to process and review. Although there is an additional fee to participate in this program, the results will include faster and discounted permit fees for external stakeholders.

HISTORY/DISCUSSION

There is a significant shortage of housing units in Winnipeg. With the announcements of the Housing Accelerator Fund and CMHC’s Rapid Housing Initiative, the purpose is to create safe and affordable places to call home for all Canadians.

Permits provide a mechanism for the City to engage in an audit of plans and construction through inspections to help ensure that the work complies with applicable building, plumbing and electrical codes, City by-laws and other standards. A building permit from the City provides legal authorization to begin a construction project. Whether done by a professional contractor or the homeowners themselves, homeowners are legally responsible for obtaining the appropriate permits.

The Build Ready House Plans is a new City program designed for faster processing of building permit applications for new home construction and detached garages. This includes single family, two family and multi-family dwellings. Build Ready House Plans are sets of house or detached garage plans that are reviewed by the City of Winnipeg Housing Plan Examination Branch for building code compliance to allow for pre-approval during the building permit application review process. Build Ready House Plans must be approved and registered before a building permit application can be made.

This program allows same sets of approved plans to be used on a variety of sites within the city. This flexibility allows more building permits to be issued with the same set of plans. It also eliminates the need for a new set of detailed plans to be submitted with every permit application.

Each permit application submission using approved Build Ready House Plans must be accompanied by a sealed and signed Professional Designer's Certificate for Housing (PDCH) as well as site specific PDCH for each build if applicable.

Builders who take advantage of the Build Ready House Plans will be able to obtain their building permits within five working days of permit application compared to the provincially-mandated 10 working days. Under this process, a plan examiner will review only the non-structural components. The exceptions to new construction under the Build Ready House Plans include Airport Vicinity protection area and Floodway fringe regulations.

Based on the amended Fees and Charges Schedule, a discount will be applied to the building permit application for builders who construct the pre-approved Build Ready House Plans.

The Build Ready House Plans were derived from a previous New Home Master Plan Approval Program from 2010 where builders could submit a set of single-family dwelling house plans that could be pre-approved to use at a later date. The advantage of that program was a five-day turnaround for permits but was only available for single-family dwellings with exceptions and limited options.

During industry consultation, uncertainty was identified regarding the potential uptake of applications for the Build Ready House Plans initiative. While the initiative is intended to accelerate housing development on infill properties, the extent of industry participation is not yet known. As a result, any financial implications for the City are difficult to forecast as it is dependent on numerous variables including, among others, future application volumes, administrative requirements, and overall industry adoption.

Financial Impact Statement

The financial impact statement is based on the following assumptions:

- 50 building plans per annum are submitted for review under the program beginning in 2027 and re-reviewed each year from 2028 to 2030.
- Application volumes are consistent with the average from 2023 to 2026.
- Program uptake is such that 10 percent of permit fees are subject to the 25 percent rebate.
- All fees and rebates increase by an annual inflation rate of 2 percent.

FINANCIAL IMPACT

Financial Impact Statement

Date: August 25, 2026

Project Name:

First Year of Program **2027**

Build Ready House Plans for New Housing Construction Projects

	2027	2028	2029	2030	2031
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	$ 275,000	$ 281,000	$ 287,000	$ 293,000	$ -
Less: Incremental Revenue/Recovery	27,500	42,000	57,000	117,000	-
Net Cost/(Benefit)	$ 247,500	$ 239,000	$ 230,000	$ 176,000	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ 247,500	$ 239,000	$ 230,000	$ 176,000	$ -

Additional Comments: Direct costs represent the 25% discount based on representative permit fees while incremental revenues consist of the initial BRHP and annual review fees. These amounts are based on the assumptions outlined in the body of this report. Given the numerous variables about which assumptions must be made, actual results will vary from what is presented in the analysis and that variance may be material in nature.

Mike McGinn Aug. 25, 2026

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with the Technical Research Committee with the Manitoba Home Builders Association and in conjunction with Industry Advisory Group with the City.

OURWINNIPEG POLICY ALIGNMENT

Our Winnipeg

Leadership and Good Governance

1.8: Accountable Revenue Generation
Pursue municipal revenue generation based on a predictable, equitable and evidence-informed methodology that offsets service costs while achieving this Plan's sustainability goals.

1.12: Integrated Regional Planning
In accordance with applicable provincial requirements, partner with Indigenous governments, community leaders and the Winnipeg Metropolitan Region (or any successor organization) and municipalities and planning districts of the Capital Region in collaborating, coordinating, and investing in strategic approaches to matters of shared interest and benefit in the capital region. This includes land use planning, growth, climate change mitigation and adaptation, service delivery, economic development, the establishment, or expansion, of partnerships for the development and maintenance of regional infrastructure, and cost-sharing resiliency and adaptability initiatives. Areas of partnership should also include land resource and watershed management, natural area and urban forest canopy conservation, housing choice, communications technology infrastructure, and connectivity. Resulting collaboration must be clearly reflected in the 5-year review of this plan.

1.18: Responsive, Representative and Resilient Workforce
Provide responsive municipal service delivery, through an accountable, informed, qualified, competent, creative, healthy and productive workforce that is representative of the community it serves including the use of equitable, anti-oppression recruitment, training, and retention processes.

City Building

6.6: Intensification Target
Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed in Complete Communities.

6.8: Plan for and Accommodate Forecasted Growth
Provide for predictable development, through the timely delivery of City-funded growth-enabling and growth-supportive infrastructure, within the City's financial capacity.

6.44: Compatible Growth
Plan for and protect green and built infrastructure and resources from incompatible development that would compromise achievement of this Plan's goals.

Complete Communities 2.0

Housing
Vision: Winnipeg will achieve a sustainable and healthy housing environment that meets the needs of its population.

Policy
Support housing diversity:
1.1 Pursue the development of new tools and regulatory approaches that support the establishment of a range of sizes, forms, affordability levels, and tenures of housing.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the specific goals in the Winnipeg Climate Action Plan, and it was determined that the Plan is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the Poverty Reduction Strategy (PRS), as well as the corresponding 2021-2023 Implementation Plan, and it was determined that the Strategy is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property & Development
Division: Development & Inspections
Prepared by: R. Klassen, Manager, Development & Inspections
Date: August 26, 2026