

HAF Agreement and Action Plan Summary Winnipeg, Manitoba

Summary of Agreement Targets and Funding

Status as of January 2, 2025

Overall Permitted Unit Targets (3 years)	14,101
Units expected without HAF (baseline)	10,935
Units incented by HAF (HAF-incented)	3,166
Municipality's 10-year unit projection	15,867

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	14,101	3,733	4,307
<ul style="list-style-type: none"> • Multi-Unit housing units in close proximity to rapid transit 	7,529	<i>Note: there are no annual forecasts for different unit types.</i>	1,389
<ul style="list-style-type: none"> • Missing middle housing units 	1,026		850
<ul style="list-style-type: none"> • Other multi-unit housing units 	1,553		1,488
Affordable Housing Units	1,354		244

HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$122,429,654
Annual advance amount	\$30,607,413.50

CMHC has reviewed Winnipeg's first annual report and is satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Rapid Zoning Bylaw Amendments

Streamlining zoning rules to increase housing density, promote infill development and expand missing middle housing City-wide.

- Zoning bylaw changes will introduce as-of-right permissions for four units per residential lot, four units of up to four storeys within 800 metres of high-frequency transit, and allow housing on currently designated commercial corridors and mall sites.

Initiative	Due Date	Status
1.Rapid Zoning By-law Amendments	2025-12-15	On track
Milestones	Due Date	Status
Program Initiation	2024-02-01	Completed
Review of Current Zoning By-laws	2024-12-15	Completed
Decision on bylaw amendments	2025-06-12	Completed
Housing being allowed as-of-right on currently designated commercial corridors and mall sites	2025-06-12	Completed
Legalize four dwelling units per residential lot be permitted as-of-right city-wide	2025-06-12	On Track
Legalize four units of up to four storeys as-of-right within 800 metres of high-frequency transit corridors	2025-06-12	On Track
Hire a consultant to undertake Comprehensive Review of the Zoning Bylaws	2025-12-15	Not started

Initiative 2: Rapid Amendments to Local Area Plans

Updating community plans to remove additional barriers to housing development in existing neighbourhoods.

- A comprehensive review of local area plans will identify additional constraints, such as allowable housing density, supplement the zoning changes introduced through Initiative 1.
- Following this review, Winnipeg will prioritize and undertake planning amendments to address these barriers.

Initiative	Due Date	Status
2.Rapid Amendments to Local Area Plans	2025-12-15	On track
Milestones	Due Date	Status
Program Initiation	2024-05-15	Completed
Review of Plans	2024-12-15	Completed
Council decision on accelerated amendments	2025-06-12	On Track
Prioritize major amendments	2025-06-12	On Track
Launch major amendments	2025-12-15	Not Started

Initiative 3: Promoting Multi-Family Housing Downtown and Along Transit Corridors

Providing incentives for new multi-family housing on key corridors including downtown Winnipeg and near high-frequency transit, with a focus on affordable housing.

- Non-profit, Indigenous, and private developers will be eligible for a new financial incentive program, with the highest incentives available for affordable and Indigenous-led housing.
- A feasibility study will explore additional incentives to support affordable housing such as density bonusing.

Initiative	Due Date	Status
3.Promoting Multi-Family Housing Downtown and on Corridors	2025-12-15*	On track
Milestones	Due Date	Status
Program Design	2024-04-29	Completed
Council Adoption	2024-07-22	Completed
Program Launch	2024-10-01	Completed
Economic feasibility study to enhance program	2025-12-15*	On Track

*Some of Winnipeg’s milestone dates were extended to ensure the alignment of timelines for new programs and rezoning.

Initiative 4: Land Enhancement Office

Creating a dedicated office to develop affordable, supportive, and mixed-income housing on City-owned land.

- This initiative will focus on making land available to non-profit, supportive, and Indigenous housing providers to create affordable housing.
- Pre-development plans and studies will make it easier for partners to redevelop sites suitable for missing middle housing. The Office will also identify, acquire, consolidate, and rezone sites for higher-density residential development.

Initiative	Due Date	Status
4.Land Enhancement Office	2025-12-15	On track
Milestones	Due Date	Status
Team Initiation	2024-06-01	Completed
Policy Development	2024-10-15	Completed
Pre-development for high-density development	2025-12-15	Completed
Pre-development for missing middle housing	2025-12-15	On Track

Initiative 5: City Concierge for Affordable Housing

Creating a concierge service to coordinate affordable housing requests and approvals for non-profit, Indigenous, and downtown developers.

- This initiative will increase capacity within the non-profit housing sector to navigate the development process and foster strategic partnerships with Indigenous housing providers and downtown developers.

Initiative	Due Date	Status
5.City Concierge for Affordable Housing	2024-12-01	Completed
Milestones	Due Date	Status
Initiation	2024-06-15	Completed
Launch services	2024-12-01	Completed

Initiative 6: Program to Support Infrastructure and Servicing Upgrades

Identifying where inadequate infrastructure is a barrier to higher density housing and assisting developers with infrastructure upgrades.

- Winnipeg will implement a financial assistance program to help developers with the costs associated with upgrading, extending, or installing infrastructure needed for new housing.
- Direct investments in infrastructure will unlock City-owned sites identified for affordable housing redevelopments, working in tandem with Initiative 4.

Initiative	Due Date	Status
6.Program to Support Infrastructure and Servicing Upgrades	2025-04-15	On track
Milestones	Due Date	Status
Program Design and Planning	2024-06-22	Completed
Stakeholder Consultation	2024-08-01	Completed
Council approval	2024-12-15	Completed
Program Launch	2025-04-15	On Track

Initiative 7: Digitize and Facilitate Faster Development and Permit Approvals

Reducing approval timelines through permitting process improvements including e-permitting.

- Winnipeg will expand digitized online applications to include land development applications. The online portal will be enhanced and modernized with additional self-service options.
- The City is also exploring additional process enhancements to expedite the review of development and permit applications through an end-to-end review of the development process.

Initiative	Due Date	Status
7.Digitize and Facilitate Faster Development and Permit Approvals	2025-12-01	On track
Milestones	Due Date	Status
Implementation of e-permitting portal	2025-12-15	On Track