

HAF Action Plan Summary – Winnipeg, MB

Explanatory Notes:

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

Initiative 1: Rapid Zoning Bylaw Amendments

Streamlining zoning rules to increase housing density, promote infill development and expand missing middle housing City-wide (*implementation through 2025*).

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

Initiative 2: Rapid Amendments to Local Area Plans

Updating community plans to remove additional barriers to housing development in existing neighbourhoods (*implementation through 2025*).

- 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 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 and revitalizing underused or vacant sites.

- 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 (*implementation in 2024*).
- A feasibility study will explore additional incentives to support affordable housing such as density bonusing (*implementation through 2024 and 2025*).

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 (*staff and policy framework in place by end of 2024*).
- 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 (*pre-development of sites through 2025*).

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 (*implementation in 2024*).

- 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 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 5.

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 all land development and planning applications. The online portal will be enhanced and modernized with additional self-service options.
- The City will also explore additional process enhancements to expedite the review of development applications by relevant city departments.