

**Advocacy at a Glance –2024 Year End Update**

Highlights from 2024 Included:

**UDI and MHBA Participate in CHBA’s Day on the Hill**



Manitoba was well represented at the 2024 CHBA’s Day on the Hill, a national advocacy day that brought CHBA members from across Canada to meet with Members of Parliament, Cabinet Ministers, and officials from all political parties. MHBA CEO Lanny McInnes, Board Chair Spencer Curtis, and CHBA Urban Council member Dave Boles met with seven Manitoba Members of Parliament to discuss the need to address issues surrounding housing supply, labour shortages, and the affordability of market housing in Canada. The CHBA’s Day on the Hill wrapped up with a very well attended reception.

For more information on CHBA’s recommendations to the federal government, visit [CHBA's Unlocking The Door To Homeownership 2024](#).

## UDI & MHBA Meet with Finance Minister



MHBA President & CEO Lanny McInnes, UDI Board Chair Michael Carruthers, and MHBA Board Chair Spencer Curtis met with Hon. Adrien Sala, Minister of Finance and Minister responsible for Manitoba Hydro on January 9th. Topics discussed include the state of the residential construction and land development industries, Manitoba Hydro's continued commitment to improve the customer journey for residential construction, the need for Manitoba to harmonize its electrical code, the need for Manitoba Hydro to provide earlier connection of service and confirm connection timelines for homebuilders, establishing a timeframe and path forward on moving Manitoba up the energy code tiers, and the need to reform Manitoba's land transfer tax regime.

## UDI Meets with Mayor Gillingham



UDI Board Chair Michael Carruthers, MHBA Board Chair Spencer Curtis, and MHBA President & CEO Lanny McInnes met with Winnipeg Mayor Scott Gillingham on April 9th. Topics discussed included the implementation of Housing Accelerator Fund initiatives, zoning bylaw modernization, addressing how City specification and policy changes are impacting housing affordability, and identifying ways our organizations can assist the City of Winnipeg in meeting its target of approving 8000 housing units before December 2024

## **UDI and MHBA Present at WMR Plan 20-50 Public Hearing**



On July 25, 2024, MHBA CEO Lanny McInnes presented industry feedback to the Winnipeg Metro Region's Board of Directors at its first public hearing on the WMR's proposed regional plan, Plan 20-50.

## UDI Manitoba's Mix & Mingle Evening



Over 120 attendees enjoyed an evening of networking at UDI Manitoba's annual Mix & Mingle event on November 7<sup>th</sup>. Winnipeg Mayor Scott Gillingham was one of a host of elected municipal officials from the Winnipeg Metropolitan Region who attended the Mix & Mingle. Our annual event is a great chance for UDI members to connect with our elected officials and members of the public service that are key to development decision making.

## Issue Updates:

### **City of Winnipeg Rapid Zoning Bylaw changes and HAF Initiatives**

UDI hosted a zoning bylaw workshop, facilitated by Donovan Toews of Landmark Planning, at its general members meeting on February 1<sup>st</sup>. This workshop provided all UDI members with an opportunity to provide suggested changes to Winnipeg's two zoning bylaws. A further workshop was hosted by the City of Winnipeg on February 16<sup>th</sup>. UDI representatives met with the city administration to further discuss UDI's recommended changes. Ongoing dialogue continues with the administration on our recommendation. The City is expected to propose zoning bylaw changes in May 2024.

On March 21, 2024, the City of Winnipeg approved the initiatives that will be funded by the first installment of Housing Accelerator Fund (HAF) funding. \$25 million of the first installment of HAF funding will be allocated toward to support a new capital grant program for non-profit and for-profit housing developers to incentivize construction of new affordable multi-family housing projects that include affordable housing across the City, but with an initial focus on the downtown.

An additional \$2.5 million has been allocated to hiring staff and consultants and to launch projects, in the first year of the program and to launch initiatives in the Action Plan aimed at accelerating housing growth in areas of highest need, as well as foster systemic, enduring reforms. This includes the Rapid By-law Amendments.

Bylaw amendments approved by Council on March 21 now provide the Director of PP&D with the authority to determine if a development permit is required. Development permit exemptions will streamline the permit process for certain construction projects that don't need to be reviewed for compliance with zoning regulations.

Development permit exemptions will benefit the development industry, as well as homeowners.

- The number of permits required for eligible projects will be reduced.
- The cost associated with development permit fees for eligible projects will be removed.
- The building permit can be applied for earlier so the permitting process will be shortened.

For more information on the changes, see the [development permit exemptions here](#).

UDI and the MHBA were very active in working with both Council and the administration on recommending revisions to Winnipeg's Zoning By-laws that will help facilitate and enable development and streamline the City's approval processes. We will continue to advocate for

our recommended changes to be included in the next two rounds of Zoning By-law changes the City administration is preparing, leading to a full re-write of Winnipeg's Zoning By-laws in 2027.

In May, Winnipeg's City Council approved the Rapid Zoning By-law Amendments to the Winnipeg and Downtown Winnipeg Zoning By-laws. The By-law amendments can be found [here](#).

City Council also adopted the Housing Accelerator Fund Capital Grant program in May, providing grants directly to developers to create more multi-unit housing units, with an initial focus on affordable housing projects (up to \$35,000/unit) and projects situated in Downtown (up to \$25,000/unit). Further information on the HAF Capital Grant program, including the application process, can be found [here](#).

UDI was actively engaged with City officials over the summer as they consult on further zoning bylaw changes that facilitate the further development of malls and corridors, streamlining permitting process, and look to establish an Infill Infrastructure program as part of its Housing Accelerator Fund initiatives.

In November, Winnipeg City Council approved changes to Winnipeg's Zoning Bylaw allowing for as-of-right development targeted for mall sites and commercial corridors. The approved amendments create an optional Planned Development Overlay (PDO) on select mall and corridor sites. Key aspects of the PDO include:

- Properties included in the PDO are guided by existing policy in OurWinnipeg 2045 and Complete Communities 2.0;
- Residential uses, including multi-family dwellings, are permitted;
- There is no maximum density;
- Maximum height limits are modified, depending on corridor width;
- The PDO is optional;
- Framework plans are required for sites that are more than 10 acres in area; and
- Open space requirements (with a cash in lieu option) are included in the PDO.

To view the City's administrative documents, click [here](#).

These bylaw changes take effect on January 31, 2025.

### **Development Agreements on Permits**

UDI had representatives serve on the provincial government's Bill 37 Working Group, which was examining how to potentially implement the part of Bill 37 which would allow for municipalities to attach development agreements on building permits. This part of the Bill was passed by the Manitoba Legislative Assembly but has not yet been enacted by the government. UDI representatives met with provincial officials on February 27 to discuss this issue and

reinforce our initial concerns with this part of Bill 37. A further meeting of the Bill 37 Working Group took place on March 18. UDI continues to monitor this situation very closely and will provide members with an update as soon as new information becomes available.

### **Planning and Development Working Group**

UDI has representatives named to the provincial government's new Planning and Development Working Group, which will create a forum for stakeholders to discuss topics of mutual interest, share information, and collaborate on initiatives related to land use planning and development. This group plans to meet starting in 2025.

### **Planning Legislation Review**

Braid Solutions has been engaged by the Province of Manitoba to initiate the Statutory Review of Manitoba's planning legislation. Over the summer, stakeholder meetings and consultations were held and a final report and recommendations were provided to the Minister of Municipal Relations before the end of the year. Two amendments were introduced and reintroduced by the provincial government in 2024 and will be dealt with in the Spring 2025 session of the Legislature. It is expected that any regulatory or legislative changes to Manitoba's planning legislation will be brought before the Legislature during 2025.

### **UDI Manitoba launches new Committees**

UDI Manitoba launched 2 new Committees to assist and advise UDI's Board of Directors on issues impacting Manitoba's land development industry. Officially announced at UDI Manitoba's AGM in April. the two new Committee's were constituted and provided their first reports to the UDI Board in June and have met monthly.

UDI's new Technical Research Committee, chaired by Veronica Eno, has been providing the Board with advice and assistance on technical land development and construction issues, such as road and sidewalk warranty changes, park design and construction, and other technical issues. UDI's Infill Committee, chaired by Tim Comack, has provided the Board with advice and assistance on issues impacting residential infill development, including zoning by-law changes, downtown development, and many others