

Advocacy at a Glance – Q1 2024 Update

MHBA Participates on 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. The MHBA provided further details on these items to the Minister in writing which you can read [here](#).

Issue Updates:

City of Winnipeg Rapid Zoning Bylaw changes

UDI hosted a zoning bylaw workshop, facilitated by Donovan Toews of Landmark Planning, at its general members meeting on February 1st. 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 16th. 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.

City of Winnipeg HAF Initiatives

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.

UDI and MHBA have been engaged with Winnipeg Property and Development on providing suggested zoning bylaw changes and will continue to engage the administration on the other HAF action items throughout the implementation of the 3-year HAF program.

Development Agreements on Permits

UDI continues to have representatives serve on the provincial government's Bill 37 Working Group, which is 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.