

Advocacy at a Glance – Q2 2024 Update

Quarterly, UDI Manitoba will be providing members with an update on our advocacy initiatives. Our “Advocacy at a Glance” update will provide members with a snapshot on the UDI’s top advocacy files and initiatives.

Below are UDI’s detailed updates on our top advocacy issues from Q2 2024, including the City of Winnipeg HAF implementation, Rapid Zoning By-law Amendments, CentrePlan 2050, Public Works specification changes, and much, much more.

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

Issue Updates:

City of Winnipeg Rapid Zoning Bylaw Amendments/HAF Initiatives

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](#).

UDI and the MHBA have been 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.

At its May 30th meeting, City Council also adopted the Housing Accelerator Fund Capital Grant program, 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](#).

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 June 4th to discuss this issue and provide a recommended regulatory definition of "major development". UDI continues to monitor this situation very closely and will provide members with an update as soon as new information becomes available.

Bill 37 Review

Braid Solutions has been engaged by the Province of Manitoba to initiate the Statutory Review of Bill 37. Over the summer, stakeholder meetings and consultations will be held over the summer with a final report and recommendations being provided to the Minister of Municipal Relations before the end of September. It is expected that any regulatory or legislative changes to Bill 37 would be brought before the Legislature during the Spring 2025 session.

UDI Manitoba launches new Committees

UDI Manitoba has 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 have been constituted and have provided their first reports to the UDI Board at its June meeting.

UDI's new Technical Research Committee, chaired by Veronica Eno, will be 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, will be providing the Board with advice and assistance on issues impacting residential infill development, including zoning by-law changes, downtown development, and many others.

City of Winnipeg: Development Permit Exemptions

Winnipeg's Planning, Property & Development Department (PP&D) will be implementing several zoning bylaw updates over the next few years. The first phase of these changes involves development permit exemptions.

Bylaw amendments approved by Council on March 21, 2024 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](#).