

BACKGROUNDER – KEY CHANGES & ADDITIONS PROPOSED TO IMPACT FEE IMPLEMENTATION

	<u>Administrative Report</u>	<u>Recommended Change/Addition</u>
VALUE OF IMPACT FEE:	Residential: \$109.45 per m ² Office: \$226.51 per m ² Commercial: \$152.91 per m ² Industrial: \$61.16 per m ² Institutional: \$94.08 per m ²	Residential: \$54.73 ¹ per m ² Office: \$0 ² per m ² Commercial: \$0 ² per m ² Industrial: \$0 ² per m ² Institutional: \$0 ² per m ²
IMPLEMENTATION DATE:	January 1, 2017	May 1, 2017 – for residential in new/emerging neighbourhoods ³ Nov 1, 2018 – for office, commercial, industrial, institutional Nov 1, 2019 – for infill in existing neighbourhoods
EXEMPTIONS:	Affordable housing Certain replacements, expansions, & conversions of buildings	Commercial/industrial exempt until Nov 1, 2018 Infill exempt in existing neighbourhoods until Nov 1, 2019

¹Impact fees for residential developments will be charged at 50% of what was originally recommended beginning May 1, 2017.

²Impact fees for office, commercial, industrial, and institutional will not be charged until November 1, 2018. The value of these impact fees will be determined with input from the working group.

³Beginning May 1, 2017, residential impact fees will only apply in new & emerging neighbourhoods of Winnipeg as represented in OurWinnipeg/Complete Communities.