



Small City,  
Big Heart

## Housing Accelerator Project Progress Update

Growth Committee

July 16, 2024



## Housing Accelerator Fund

# Objectives

The primary objectives of the program are to create a **greater supply of housing at an accelerated pace** and **enhance certainty in the approvals and building process.**

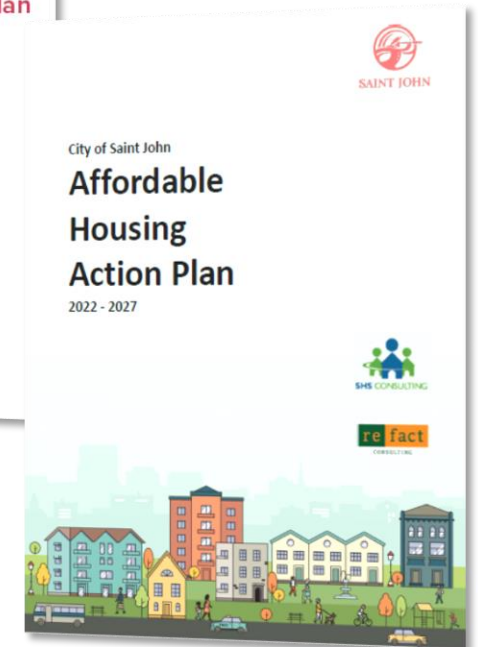
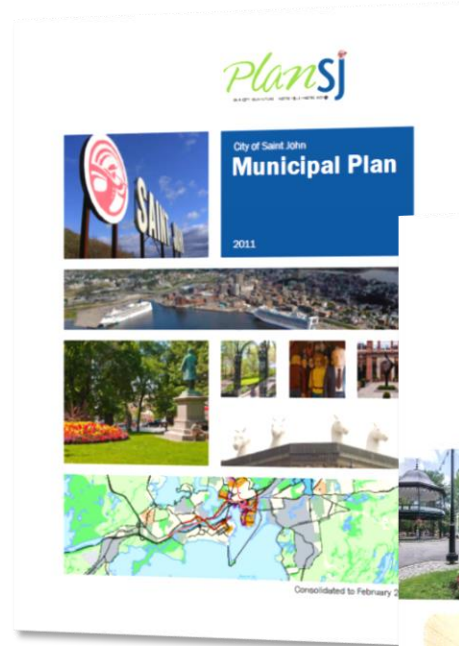
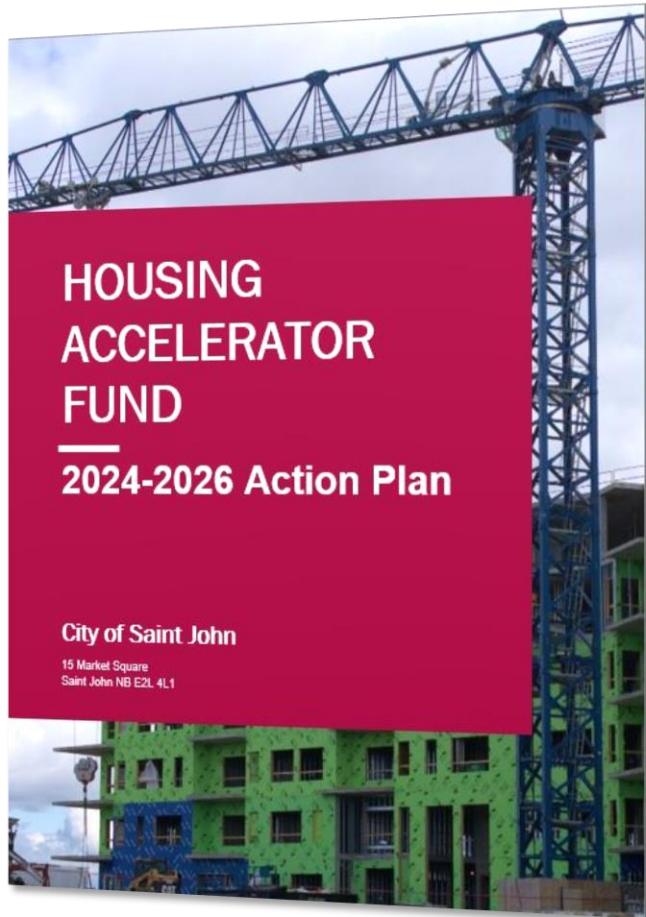


## Housing Accelerator Fund

# Priorities

1. **Support the development of complete communities** that are walkable, consisting of appropriate residential density and a diverse mix of land uses, providing access to a wide variety of amenities and services through public and active transportation.
2. **Support the development of affordable, inclusive, equitable and diverse communities** that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.
3. **Support the development of low-carbon and climate-resilient communities.**

# 2024-2026 HAF Action Plan





## Housing Accelerator Fund

# Funding and Commitments

### Funding

- \$9,182,646.80 in 4 advances made annually until January 2027
- Funding must be used to implement HAF Plan and achieve HAF Commitments

### Commitments

- 1,124 new permitted units

#### Housing Form

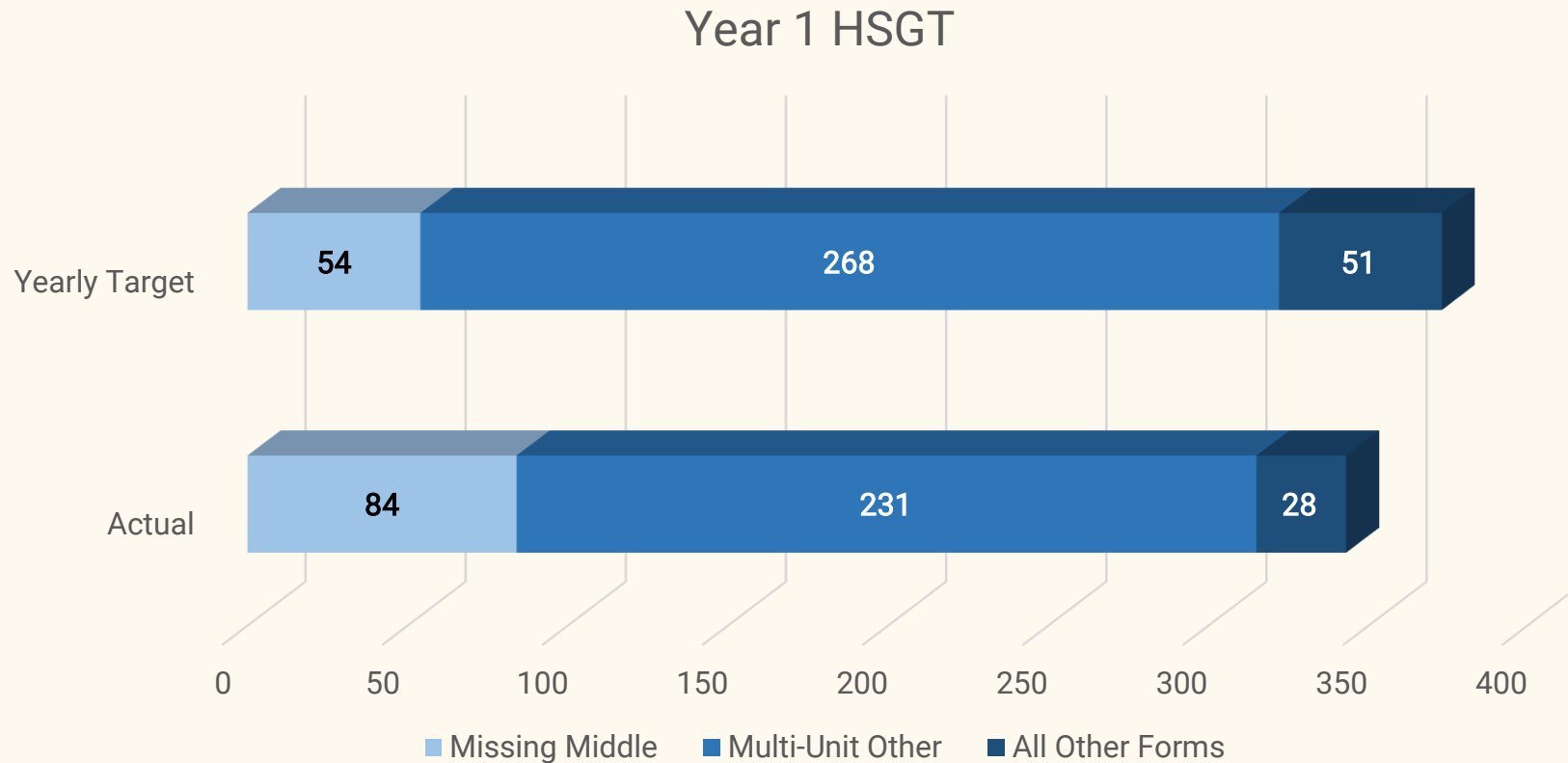
- ❑ “Missing middle” – 15%  
164 new units permitted
- ❑ Apartment units – 71%  
805 new units permitted
- ❑ Other building forms – 14%  
155 new units permitted

#### Housing Affordability

- ❑ Affordable units – 9%  
101 new units permitted

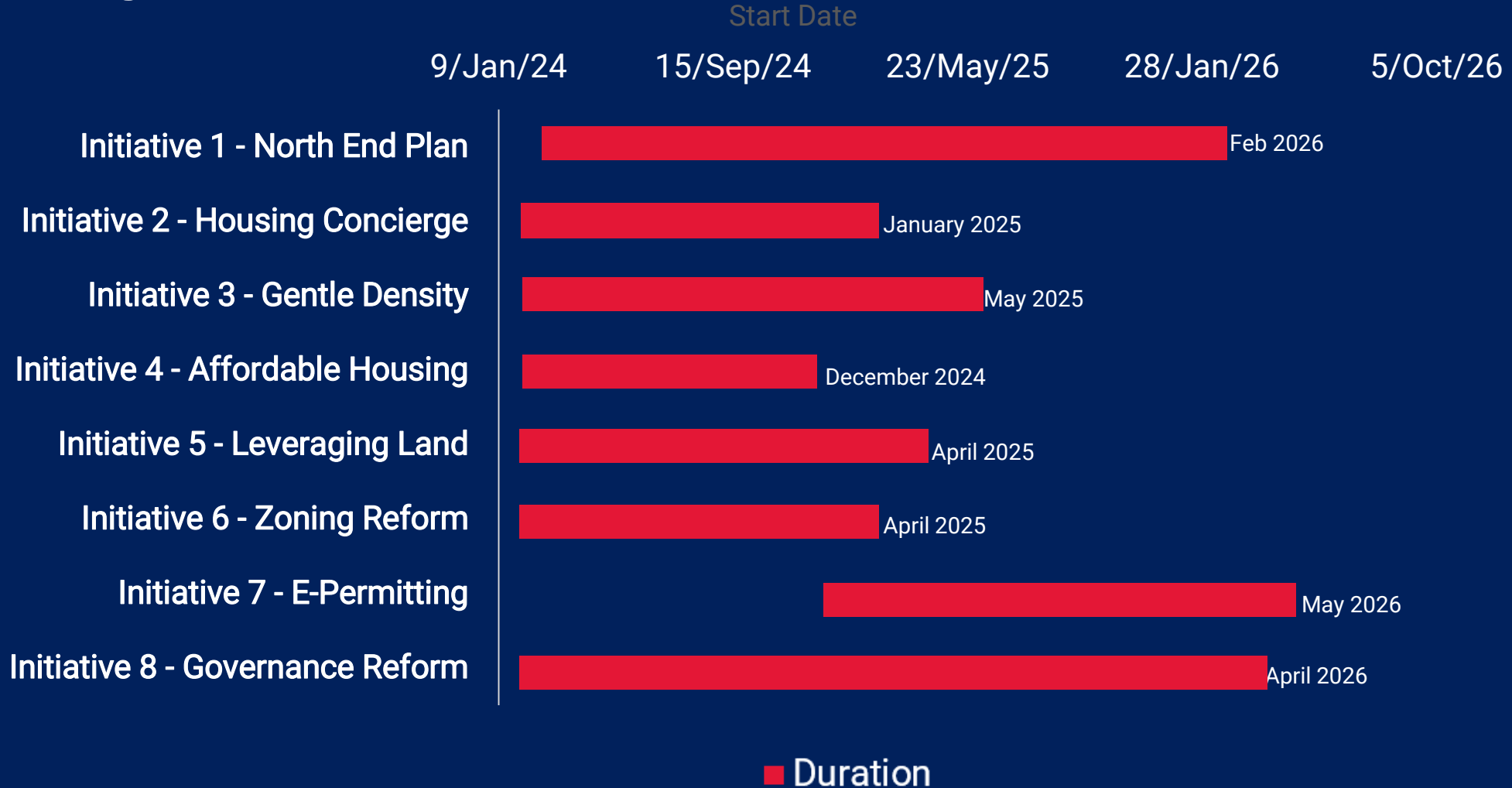


# Housing Supply Growth Progress



Affordable Units YTD Actual: 47  
Affordable Units Yearly Target: 34

# Project Initiative Timelines





## Initiative 1

# North End Plan



### Progress to Date

- Project Charter completion
- Defined study area
- Advisory Committee Appointed
- Shape Your City Engagement
- RFP finalized and issued

### On-Going Activities

- Background data collection
- Shape Your City updates
- Consultant selection and RFP award
- Interdepartmental communication

### Year End 2024 Outlook

- Background report approved
- Phase 2 engagement/ visioning
- Draft plan initiated

### 2025 – 2026 Outlook

- Draft plan review - spring 2025
- Plan refinement - early summer 2025
- Plan adoption - fall 2025
- Implementation - 2026





## Initiative 2

# Housing Concierge



### Progress to Date

- Project Charter completion
- Developer symposium March 2024



### On-Going Activities

- Hiring and training staff
- Draft of incentive grant program
- Housing Concierge program refinement



### Year End 2024 Outlook

- Review draft policy September Growth Committee
- Submit program to Council for approval late September.
- Implementation of Grant Program Fall 2024



### 2025 – 2026 Outlook

- Annual development community event
- Continued intake and award of grants based on funds availability



## Initiative 3

# Unlock Gentle Density



### Progress to Date

- Project Charter completion
- RFP Issuance for Schematic Design Catalogue



### On-Going Activities

- Draft Subdivision Bylaw amendments
- Procurement of firm for catalogue development



### Year End 2024 Outlook

- Council Approval of Subdivision Bylaw amendments
- Development of the catalogue and builder education



### 2025 – 2026 Outlook

- Adoption and rollout of the catalogue
- Staff training and public communication



## Initiative 4

# Affordable Housing



### Progress to Date

- Project Charter completion
- Non-profit sector engagement and best practice review.
- Draft Affordable Housing Grant Policy amendments
- Affordable housing grant soft-cost program

### On-Going Activities

- Submission of amended Affordable Housing Grant Policy to Council for approval.
- PSA and Communication of Incentive Programs

### Year End 2024 Outlook

- Implementation of amended policy
- Opening application intake for September and December review cycles

### 2025 – 2026 Outlook

- Continued non-profit sector engagement
- Continued intake and award of grants based on funds availability



## Initiative 5

# Leveraging Land



### Progress to Date

- Project Charter completion
- New Real Estate Manager hired July 9



### On-Going Activities

- Data analysis for GIS Tool
- Review of research for Land Acquisition and Disposition Policy development



### Year End 2024 Outlook

- Draft Policy
- Develop and implement initial testing phase for GIS tool



### 2025 – 2026 Outlook

- Policy adoption and implementation



## Initiative 6

# Zoning By-Law Reform



### Progress to Date

- Project Charter completion
- RFP finalized and issued
- Background review



### On-Going Activities

- Proposals received and under review
- Background information review



### Year End 2024 Outlook

- Draft Zoning Bylaw revisions
- Public engagement
- Finalize Bylaw updates and request PAC/Council approval



### 2025 – 2026 Outlook

- Adoption of Zoning Bylaw revisions
- Staff training and public communication



## Initiative 7

# E-Permitting



### Progress to Date

- Project Charter completion



### On-Going Activities

- Hiring and training staff
- Market analysis of existing best practice e-permitting alternatives



### Year End 2024 Outlook

- Needs analysis begins
- New ERP Integration analysis and requirements identification



### 2025 – 2026 Outlook

- RFP development, issuance and award
- Configuration of selected system
- Staff training, public education and implementation



## Initiative 8

# Governance Reform



### Progress to Date

- Project Charter completion
- Issuance of Governance Reform RFP



### On-Going Activities

- Review Proposals and select consultant
- Identification of staff committee to support selected consultant



### Year End 2024 Outlook

- Research and development of models to support Governance Reform
- Solicit feedback from Growth Committee regarding identified models



### 2025 – 2026 Outlook

- Selection of preferred recommendation
- Present to Growth Committee and Council for approval
- Implementation of approved model



# Recommendation

That Growth Committee receive and file the attached presentation.



**Small City,  
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