

Housing Accelerator Fund Applications – Jurisdictional Scan of Initiatives

The following table provides a jurisdictional scan of initiatives approved under various municipal HAF applications. The Town of Oakville’s initiatives, as part of it’s pending HAF application, are also identified in the first column for comparison purposes. The individual HAF applications for each jurisdiction should be consulted to understand the full policy, regulatory and/or programmatic actions that will be taken as part of each initiative, where available.

INITIATIVE / THEME	JURISDICTION						
	Oakville	Hamilton	Brampton	Halifax	Vaughan *	London	HAF Best Practices**
Innovative Housing Solutions including policies, regulations and and fees	<div>Yes</div> <div>Update to DC by-law (and other fee by-laws) to incent high density development.</div> <div>OPA to promote and target purpose built rental housing.</div>			<div>Yes</div> <div>Reduce upfront costs for permit applications (shifting timing of payments for building permit fees).</div>		<div>Yes</div> <div>Encouraging alternate forms of housing such as modular, manufactured and prefab housing.</div>	<div>Comprehensive review of DCs and fee schedules.</div>

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<p>Promoting and permitting accessory dwelling units / missing middle</p> <p>Promoting Infill Developments</p>	<p>Yes Policy and zoning updates, including financial incentive program to waive building permit fees and promotional materials/ campaign.</p>	<p>Yes acceleration program for ADUs and multi-plex conversions that will dedicate staff to expedite application review, create promotional materials, provide financial incentives.</p>	<p>Yes Education campaign, & explore potential for a rebate program.</p> <p>Develop public financial modelling tool for residents to measure affordability and feasibility of building triplexes</p>	<p>Yes Program for small scale residential focused on reducing upfront costs for development.</p> <p>Yes Consideration to reduce and/or remove permit feeds for small scale residential until 2026.</p> <p>Yes (add on) Four units per lot in all residential zones.</p>	<p>Yes Revise secondary suites program to ensure legislative conformity.</p>	<p>Yes Encouraging ADUs.</p> <p>Yes adding new units to existing communities with increased housing density and a variety of unit types (e.g., duplexes or secondary suites).</p>	<p>End exclusionary zoning.</p> <p>Eliminate restrictions.</p>

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Municipally Owned Surplus or Underutilized Lands for Housing Land and Property Disposition for Housing	Yes Explore opportunities for housing on town owned properties within residential and mixed-use areas. Investigate opportunities to fast-track housing development.	Yes Dedicated team to identify and implement opportunities for disposition of city land for affordable housing.		Yes Establish and refine the existing surplus land program for affordable housing (5 properties identified).		Yes Create process for disposal of city-owned land assets for development of affordable housing as-of-right.	Make municipal owned lands available for housing
Hard & Soft Infrastructure Planning	Yes Infrastructure planning to enable development within the Bronte GO MTSA.		Yes Infrastructure and Servicing Capacity Planning city-wide (major infrastructure).				
Planning Studies for Growth (Transit Nodes and Corridors)	Yes Midtown Oakville Urban Growth Centre (expedite studies) .	Yes Planning review and studies for rapid transit corridors (expedite studies).	Yes Unlocking growth potential via rapid transit (corridors with rapid transit - Zum).				Encourage HD and MU withing proximity of urban cores and transit corridors.

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Zoning updates for as-of-right intensification permissions	Yes Update zoning for as-of-right permissions with a focus on major transit station areas.	Yes Housing Acceleration Zoning Reform program (including fourplexes).	Yes Pre-zoning in strategic growth areas.		Yes Opportunity to ensure alignment between the OP and new Zoning By-law.	Yes Provide as-of-right zoning (e.g. for housing developments up 10 stories that are in proximity of rapid transit stations).	End exclusionary zoning.
Application Processing Enhancements	Yes Implement new and enhanced electronic processes and systems to accelerate development approvals and improve efficiency, including implementation of ProjectDox ePlan.			Yes Streamlined permitted process and enhanced customer support.	Yes development review process enhancements including e-permitting, development application guidelines, streamlining applications.	Yes Implement new/enhanced process or systems such as case management, e-permitted and land and building modelling.	Increase process efficiency.

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New and Enhanced Incentive Programs for Housing Development		Yes Rapid Transit Multi-Residential Rental Housing Grant program. Yes Creation and expansion of incentive programs to promote housing.	Yes Housing Incentive Program for purpose built rental and affordable housing. Housing Catalyst Project to incentive new and innovative housing options.	Yes Encourage development along bus rapid transit – program focus is on incentives such as expediting approvals. Yes Expand the existing affordable housing grant program to include private business.			Develop grant programs.
Supporting Housing Development on Remediated Brownfield Sites		Yes Expand existing program to provide financial assistance for brownfield remediation to support housing.					

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Inclusionary Zoning			Yes Development of an IZ framework for MTSA – HAF funding to be used for implementation program.				
Revised Parking Standards			Yes Brampton Parking Plan including actions to remove parking minimums in intensification areas, parking reductions for developments that provide affordable housing (case by case scenario), study feasibility for paid on-street parking program (pilot).				Reduce or eliminate parking standards.

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Non-residential to residential conversion				Yes Focus of program includes land use changes, mapping exercise, developing a system to expedite permits, and options for financial incentives (including removing DCs).		Yes Tied to pre-zoning, implement incentives through a CIP for conversions from non-residential to residential and multi-unit housing within proximity to transit.	Develop affordable housing CIPs.
Heritage Development agreements				Yes Hire staff to process development applications which permit development to be integrated with heritage buildings.			

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Small scale and small scale multi-unit pre-approved building plans				Yes Establish partnership with local developers who will receive expediated permit process/approval for small scale residential uses.			Design and implement guidelines or pre-approved building plans for mossing middle or other types of housing. Prioritized development approval process for affordable housing.
Post-Secondary Institution				Yes (add on) Work with post-secondary institutional to increase density and create opportunities for student housing within walking distance from the post-secondary institutional.			

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Create Affordable Housing Strategy				Yes (add-on) Create strategy using a HAF funded staff position.			
Partner with Non-profit						Yes Partner with non-profit housing providers to preserve and increase the stock of affordable housing.	

* **Vaughan:** At the time of compiling this table, the City of Vaughan did not have an approved Action Plan available online. A brief highlight of included initiatives was provided via staff report. <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=143267> A request to access the approved Action Plan has been submitted.

** **HAF Best Practices from CMHC:** [Resources for Housing Accelerator Fund Applicants | CMHC \(cmhc-schl.gc.ca\)](#)