

Initiative	Milestone	Status	Budget	Due date
1. Streamlining planning and building approval process			\$ 125,000	
	1.1. Process Review Improvements and Implementation (balance of unfunded expense)	On track	\$ 125,000	8-Sep-25
2. Implementing Major Transit Station Areas and Community Planning Permit System			\$ 420,000	
	2.1. Creation of the Community Planning Permit System (CPPS), reducing exclusionary zoning by allowing six plus stories in proximity to MTSA's.	On track	\$ 60,000	31-Dec-24
	2.2. Official Plan Amendment adopted and CPPS Approved by Council	On track	\$ -	31-Dec-24
	2.3. Incentivizing Early Adopters	On track	\$ 290,000	24-Mar-25
	2.4. State of the MTSA Report	On track	\$ -	24-Mar-25
3. Support and encourage the creation of additional residential units and consider opportunities to increase as of right permissions (4 units as of right) and establish a no parking minimum pilot within a specific geographic area			\$ 9,422,000	
	3.1. Official Plan and Zoning By-law: Additional Residential Units	Complete	\$ -	29-Dec-23
	3.2. Develop opportunities to encourage and incentivize the creation of additional residential units	On track	\$ 9,422,000	31-Dec-24
	<ul style="list-style-type: none"> • Cost-recovery on municipal ARU permit fees for homeowners/non-profits (2025-2026) - \$172,000 • ARU incentives (e.g. Grants) - \$9,000,000 • ARU promo event - \$250,000 			
	3.3. No parking minimum pilot focused on 2 frequent transit corridors	Complete	\$ -	31-Dec-24
	3.4. Official Plan and Zoning By-law amendments to broaden permissions and reduce process including permitting 4 units as of right on all residential lots within the urban area.	On track	\$ -	31-Dec-24
4. Identify opportunities to incentivize the creation of rental and non-market housing			\$ 2,697,214	
	4.1. Fee Bylaw Review	Complete	\$ -	31-Dec-24
	4.2. Incentives including waiving fees on housing that supports low to moderate income households.	On track	\$ 2,697,214	31-Dec-24
	<ul style="list-style-type: none"> • CIP consultant fees and public engagement - \$185,000 • Projects and partnerships to incentivize affordable and missing middle rental units based on CIP - \$2,512,214 			
5. Building community and partner capacity by creating a Housing Connections Centre			\$ 1,094,000	
	5.1. Develop standard units to streamline development and building permit approvals.	On track	\$ 884,000	31-Dec-24
	<ul style="list-style-type: none"> • ARU resources for homeowners (e.g. pilots, ARU online resources, garage conversion toolkit, expedited process for modular ARUs) - \$259,000 • ARU dedicated building services support for homeowners (i.e., two-year position) and support for reviewing ARU design applications (i.e., three-month position) - \$625,000 			
	5.2. Communications/Marketing Program (re: new CIPs, ARU program)	On track	\$ 110,000	31-Mar-25

Note: Milestones with a Dec 31, 2024, completion date (that are not completed) are denoted in red.

Note: Milestones related to the Community Improvement Plan financial incentives to create new missing middle, or affordable rental units are denoted in green.

Note: Milestones related to non-profit community partnership capital build project(s) are denoted in purple.

5.3. Create a Housing Connections Centre (virtual, pop-ups)	On track	\$	100,000	15-Sep-25
6. Public Lands and Partnership		\$	6,493,071	
6.1. Develop tools, partners, and policy options	Complete	\$	-	31-May-24
6.2. Public-Private Partnerships, including buying lands or reimaging existing City owned lands to deliver new housing	On track	\$	6,493,071	31-Jan-25
<ul style="list-style-type: none"> Potential partnership with non-profit/community agencies to create affordable and missing middle rental units - \$5,993,071 Cost-recovery for municipal fees (2025-2026) - Affordable Rental Units (non-profit agencies) - \$500,000 				
7. Municipal Infrastructure Needs		\$	350,000	
7.1. Infrastructure Analysis (i.e., consulting fees, report)	On track	\$	250,000	31-Dec-24
7.2. Working in partnership with infrastructure providers (i.e., temp. eight-month position)	On track	\$	100,000	28-Jun-25
Project/admin costs		\$	555,000	
Total - Proposed HAF Budget (updated)		\$	21,156,285	
CMHC HAF COB Funding		\$	21,156,285	
Net unallocated HAF Funding		\$	-	

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