
SUBJECT: Housing Accelerator Fund (HAF) – Funding Increase for Missing Middle Design Catalogue Pilot

TO: Council Information Package

FROM: Development and Growth Management
Community Planning

Report Number: DGM-33-26

Wards Affected: All

Date to Committee: N/A

Date to Council: N/A

CIP Date: 4/10/2026

Purpose

The purpose of this memo is to provide Council with an update on additional Housing Accelerator Fund (HAF) funding received from the Canada Mortgage and Housing Corporation (CMHC), and a new initiative added to the City's Approved HAF Action Plan.

Funding Update

The City has received \$2,112,000 in additional HAF funding following CMHC's evaluation of the City's 2025 annual report, which included an opportunity for municipalities meeting their HAF commitments to propose new eligible initiatives for funding.

This funding will support Burlington's CMHC Missing Middle Design Catalogue Pilot as selected by CMHC as a new initiative for Burlington, with a target of 66 missing middle housing units, to be implemented between April 1, 2026, and December 31, 2026.

Missing Middle Housing

Missing middle housing refers to ground orientated housing including additional residential units, rowhouses and multi-unit buildings less than four storeys.

Policy Context

This initiative builds on the City's new residential zoning by-laws, which are intended to:

- Enable development

- Increase housing options in neighbourhoods
- Provide a more user-friendly and flexible regulatory framework

Design Catalogue

The city will promote the CMHC Housing Design Catalogue. This will support identifying and advancing housing designs that align with Burlington's zoning framework.

Program Intent

The intent of the pilot is to:

- Streamline the planning and building approval process
- Reduce upfront design uncertainty
- Improve clarity and consistency
- Enable more efficient progression through zoning confirmation and building permit stages

This will be done all while maintaining compliance with the Zoning By-law and Ontario Building Code.

Key Milestones (by December 31, 2026)

1. Zoning Review: Review CMHC design catalogue concepts to assess alignment with the City of Burlington's new residential zoning by-law and identify which designs may be permitted as-of-right or with minor variation.
2. Building Services Pre-Review: Conduct a high-level pre-review of selected designs with the Building Services team to identify key Ontario Building Code considerations and streamline future permit readiness.
3. Communications and Program Launch: Develop and implement a communications program to promote the use of CMHC catalogue designs in Burlington.

Expected Outcome

This work is expected to support increased uptake of missing middle housing and improve efficiency in the development approvals process.

Next Steps

Staff will proceed with implementation immediately and will report back through future HAF updates as appropriate including the Pipeline to Permit Committee.

Memo Details

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Attachments:

A. Executed HAF Amended Agreement – Burlington

Memo Approval:

All memos are reviewed and approved by the Commissioner, Head of Corporate Affairs, Chief Financial Officer, and Commissioner of Legal and Legislative Services/City Solicitor.