

**Attachment 1**

**Approved Housing Accelerator Fund Action Plan**

<b>Section A - Initiatives</b>	
<b>Initiative 1</b>	01. Conduct a Development Approvals Process Review
Start Date	2024-09-09
Completion Date	2026-06-30
Expected Results	75 estimated permitted units that the Initiative will incent.
Milestone 1	Upgrade development application software to AMANDA 7
Start Date	2024-09-09
Completion Date	2024-09-26
Milestone 2	Conduct a best-practice review of development bylaws, policies and guidelines
Start Date	2024-09-23
Completion Date	2025-04-30
Milestone 3	Review design guidelines
Start Date	2025-01-01
Completion Date	2025-12-31
Milestone 4	Conduct a Lean process review on all major development processes and embed efficiencies in workflow automation
Start Date	2025-06-01
Completion Date	2026-06-30
<b>Initiative 2</b>	02. Modernizing and Digitizing Permit Processes for Improved Efficiency and Performance Monitoring
Start Date	2024-04-02
Completion Date	2025-12-31
Expected Results	75 estimated permitted units that the Initiative will incent.
Milestone 1	Implement digital plan submission software – Dig-E-Plan
Start Date	2024-04-02
Completion Date	2024-10-04
Milestone 2	Develop a reporting system using AMANDA to monitor performance.
Start Date	2025-07-01
Completion Date	2025-12-31

Milestone 3	Update and digitize guides, manuals and public-facing resources to enable future expansion of e-permitting
Start Date	2025-01-01
Completion Date	2025-12-31
<b>Initiative 3</b>	03. Promote Housing Diversity and Affordability with a Streamlined and Prioritized Development Approval Process
Start Date	2024-09-10
Completion Date	2025-03-31
Expected Results	75 estimated permitted units that the Initiative will incent.
Milestone 1	Create a development application prioritization criteria framework aligned with the City's development priorities and delivery of housing targets
Start Date	2024-11-01
Completion Date	2025-01-31
Milestone 2	Create a Concierge service to facilitate high value projects and to expedite non-market housing and purpose-built rental developments
Start Date	2024-11-01
Completion Date	2025-03-31
Milestone 3	Implement a "Certified Professional" Program to expedite building permit issuance for complex developments
Start Date	2024-09-10
Completion Date	2025-03-31
<b>Initiative 4</b>	04. Design and Implement Pre-Approved Building Plans to Encourage Accessory Dwellings
Start Date	2025-02-03
Completion Date	2025-12-31
Expected Results	75 estimated permitted units that the Initiative will incent.
Milestone 1	Adopt federal design catalogue
Start Date	2025-04-07
Completion Date	2025-05-30
Milestone 2	Explore and implement non-permitted accessory dwelling unit compliance options
Start Date	2025-03-03

Completion Date	2025-11-28
Milestone 3	Develop pre-approved plans for smaller single-family lots with accessory dwelling units without lanes
Start Date	2025-02-03
Completion Date	2025-12-31
Milestone 4	Develop pre-approved site plans and home designs for homes with one or two accessory dwelling units without lane access
Start Date	2025-02-03
Completion Date	2025-12-31
Milestone 5	Implement an expedited process for certain 'simple' types of development applications
Start Date	2025-02-03
Completion Date	2025-12-31
<b>Initiative 5</b>	<b>05. Optimizing Municipal Land and Zoning Strategies for Affordable Housing Development</b>
Start Date	2024-09-10
Completion Date	2025-12-31
Expected Results	30 estimated permitted units that the Initiative will incent.
Milestone 1	Create inventory of municipal land, optimizing it for affordable housing and amenities
Start Date	2024-09-10
Completion Date	2025-09-30
Milestone 2	Determine the feasibility of implementing inclusionary zoning requirements, in transit-oriented areas and key growth corridors
Start Date	2025-01-01
Completion Date	2025-12-31
<b>Initiative 6</b>	<b>06. Explore Incentive Programs for Non-Market and Targeted Housing</b>
Start Date	2024-10-01
Completion Date	2026-06-30
Expected Results	75 estimated permitted units that the Initiative will incent.
Milestone 1	Review and update the City-wide density bonus program
Start Date	2025-03-03
Completion Date	2025-12-31

Milestone 2	Introduce targeted financial incentives for affordable housing and purpose-built rentals
Start Date	2024-10-01
Completion Date	2026-03-31
Milestone 3	Develop an incentive program to promote construction of missing-middle housing forms
Start Date	2025-01-06
Completion Date	2026-06-30
<b>Initiative 7</b>	<b>07. Align Parking and Mobility Standards to Support Transit-Oriented Development</b>
Start Date	2025-01-06
Completion Date	2025-12-31
Expected Results	75 estimated permitted units that the Initiative will incent.
Milestone 1	Align parking and mobility requirements along transit-oriented areas with current best practices
Start Date	2025-01-06
Completion Date	2025-12-31
Milestone 2	Review parking requirements as a targeted financial incentive for affordable housing and purpose-built rentals in the Town Centre
Start Date	2025-01-06
Completion Date	2025-12-31
<b>Section B – Targets</b>	
<p>i. The Recipient agrees to a Housing Supply Growth Target of 2,863 permitted housing units.</p> <p>ii. The Recipient agrees to the following Additional Targets:</p> <ul style="list-style-type: none"> <li>• 2,151 multi-unit housing units in close proximity to rapid transit</li> <li>• 217 missing middle housing units</li> <li>• 45 other multi-unit housing units</li> <li>• 1.00 percent of the Housing Supply Growth Target are affordable units.</li> </ul>	
<b>Section C - Housing Needs Assessment Report</b>	
<p><b>Select one applicable statement.</b></p> <p><input checked="" type="checkbox"/> The Recipient recently (within two years of the 2024 federal budget announcement (April 16, 2024)) completed a Housing Needs Assessment Report and there is a reoccurring scheduled review date included in the report. The Recipient requested that the Housing Needs Assessment Report requirement be waived. There is no requirement to complete or update a Housing Needs Assessment Report.</p> <p><b>OR</b></p> <p><input type="checkbox"/> The Recipient has recently (within two years of the 2024 federal budget announcement (April 16, 2024))</p>	