

HAF Agreement and Action Plan Summary Ajax, Ontario

Summary of Agreement Targets and Funding

Status as of March 20, 2025

Overall Permitted Unit Targets (3 years)	3,613
Units expected without HAF (baseline)	3,029
Units incented by HAF (HAF-incented)	584
Municipality's 10-year unit projection	10,713

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	3,613	819	570
<ul style="list-style-type: none"> • Multi-Unit housing units in close proximity to rapid transit 	758	<i>Note: there are no annual forecasts for different unit types.</i>	0
<ul style="list-style-type: none"> • Missing middle housing units 	843		189
<ul style="list-style-type: none"> • Other multi-unit housing units 	842		380
Affordable Housing Units	126		0

HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$21,976,915.60
Annual advance amount	\$5,494,228.90

Option 2: initiative/milestone compliance, units lag

CMHC has reviewed Ajax's first annual report, noting deficiencies. Milestone delays have been discussed with the municipality who have presented a credible path to completion. Year 1 permitted units are also noted to be below forecast. Given Ajax's development pipeline, Year 2 is expected to see stronger growth, additionally supported by further completion of their action plan commitments. The second advance was paid in full and CMHC is closely monitoring progress moving forward.

Summary of Initiatives and Milestones

Initiative 1: Ajax GO Station Secondary Plan

Unlocking transit-oriented development around the Ajax regional rail (GO Transit) station.

- The Ajax GO Station Secondary Plan will transition a former employment area into a pedestrian friendly mixed-use community.
- Updates to the official plan and zoning bylaw will allow new residential uses while ensuring that job opportunities exist to support the local community.
- Ajax will introduce an inclusionary zoning bylaw for this area (see Initiative 3) and reduce parking requirements.

Initiative	Due Date	Status
Protected Major Transit Station Area (PMTSA) Study and Official Plan Amendment / Zoning By-law Amendment	2026-12-31	On Track
Milestones	Due Date	Status
1. Prepare RFP and hire consultant	2024-10-31	Completed
2. Prepare Background Report (incl. Visioning, Development Options and other supporting documents)	2025-06-30	On Track
3. Public and Stakeholder Consultation on Vision / Development Options	2025-09-30	Not Started
4. Preparation of Draft Official Plan Amendment and Zoning Bylaw Amendment (incl. Increasing height/density, and reducing parking rates in MTSA)	2025-12-31	Not Started
5. Public and Stakeholder Consultation on Draft Official Plan Amendment / Zoning By-law Amendment	2026-04-30	Not Started
6. Prepare Final Proposed (Final) Official Plan Amendment / Zoning By-law Amendment	2026-08-31	Not Started
7. Statutory Public Meeting and Council Consideration of Official Plan Amendment and Zoning By-law Amendment	2026-12-31	Not Started

Initiative 2: Official Plan Review

Establishing a comprehensive planning framework to meet long-term housing needs and apply a rapid transit corridor designation along the bus rapid transit (BRT) corridor through Ajax.

- This initiative will re-examine the Town’s residential neighbourhoods and establish the policy framework that will enable future zoning bylaw changes to increase height and density permissions along the BRT corridor.
- The review will also update sustainability policies to encourage low carbon construction in new development and promote climate resiliency.

Initiative	Due Date	Status
Official Plan Review	2027-12-31	On Track
Milestones	Due Date	Status
1. Prepare and release Project RFP; hire consultant	2025-03-31	On Track
2. Prepare Discussion Papers and Development Options Reports	2026-01-31	Not Started
3. Consultation on Discussion Papers / Development Options Reports	2026-05-31	Not Started
4. Prepare Draft Official Plan Amendment(s) (incl. Increased density along Kingston Road BRT and other strategic nodes or growth areas)	2026-12-31	Not Started
5. Public and Stakeholder Consultation on Draft Official Plan Amendment(s)	2027-04-30	Not Started
6. Prepare Proposed (Final) Official Plan Amendment(s)	2027-08-31	Not Started
7. Statutory Public Meeting and Council Consideration of Official Plan Amendment(s), and send for approval	2027-12-31	Not Started

Initiative 3: Inclusionary Zoning

Requiring a minimum number of affordable units (both ownership and rental units) in future developments around Ajax's regional rail (GO Transit) station.

- This initiative includes passing a new inclusionary zoning bylaw and creating a management framework to examine affordable housing partnerships with the Region of Durham and track inclusionary zoning (IZ) agreements, rent levels and eligible tenants.

Initiative	Due Date	Status
Inclusionary Zoning By-law and Management Framework (PMTSA)	2026-12-31	On Track
Milestones	Due Date	Status
1. Prepare RFP and hire consultant	2024-10-31	Completed
2. Consultant to prepare Housing Assessment Report	2025-06-30	On Track
3. Public and Stakeholder Consultation	2025-09-30	Not Started
4. Preparation of Draft Official Plan Amendment / Zoning By-law Amendment	2025-12-31	Not Started
5. Public and Stakeholder Consultation on Draft Official Plan Amendment / Zoning By-law Amendment	2026-04-30	Not Started
6. Prepare Final Proposed Official Plan Amendment / Zoning By-law Amendment	2026-08-31	Not Started
7. Statutory Public Meeting and Council Consideration of By-law	2026-12-31	Not Started

Initiative 4: Development Partnership Model and Pilot Project

Developing internal processes and procedures to guide housing partnerships with the private sector.

- A new Development Partnership Model will help Ajax identify objectives, preliminary design options and other key elements for public-private partnerships.
- The new model will guide a pilot redevelopment project (Pickering Village Municipal Complex) with lessons learned applied to additional sites (see Initiative 6).

Initiative	Due Date	Status
Development Partnership Model - Pickering Village Municipal Complex Design	2025-06-30	Delayed*
Milestones	Due Date	Status
1. Develop draft P3 Process Model	2024-06-30	Completed
2. Complete Project and Community Needs Assessment	2024-10-30	Completed
3. Develop RFP and hire consultant and architect to develop concept plans	2024-12-30	Delayed*
4. Release Request for Proposal for Partnership Opportunity (Promote affordable housing partnership opportunity, and work with Region of Durham)	2025-04-30	Delayed*
5. Finalize P3 Process Model	2025-06-30	Not Started

*Ajax had difficulty in hiring a consultant due to limited availability. Contract award and project initiation is expected September 2025.

Initiative 5: E-Permitting Online Application Portal

Reducing approval timelines by introducing e-permitting for planning applications and building permits.

- A new online submission portal will streamline the review and approval process and increase predictability and transparency for applicants.
- This process improvement will help facilitate the anticipated growth in large-scale projects as the Town diversifies its housing stock towards infill and higher-density developments.

Initiative	Due Date	Status
E-permitting Online Application Portal	2024-09-30	Delayed*
Milestones	Due Date	Status
1. Hire Company to provide software solution	2023-01-09	Completed
2. Test and launch new online submission portal	2024-09-30	Delayed*

*The project was delayed to complete validation work at every stage. E-permitting was ‘soft launched’ in February 2025 with further improvements to come.

Initiative 6: Publicly Owned Surplus Land Assessment and Inventory

Identifying surplus public land for potential redevelopment including affordable housing.

- Ajax will establish objective assessment criteria to determine the suitability of surplus government-owned land, develop a publicly available land inventory, and pursue affordable housing partnerships with Durham Region.

Initiative	Due Date	Status
Publicly Owned Surplus Land Assessment Criteria and Land Inventory	2026-12-31	Delayed*
Milestones	Due Date	Status
1. Town to hire consultant	2024-06-30	Delayed*
2. Release of draft Assessment Criteria	2024-10-31	Delayed*
3. Release of draft Publicly Owned Surplus Land Inventory	2025-01-30	Delayed*
4. Finalize Publicly Owned Surplus Land Inventory	2025-03-31	Delayed*
5. Promote affordable housing through partnerships and grant program	2026-12-31	Not Started

*Ajax had difficulty in hiring a consultant due to limited availability. Contract was awarded July 2025 with project initiation September 2025. Public launch of the inventory is expected in October 2025.

Initiative 7: Additional Dwelling Units

Upzoning low-density areas and promoting additional dwelling units (ADUs) within existing neighbourhoods.

- Ajax will allow four units per residential lot as-of-right Town-wide.
- The Town will update performance standards (including setbacks and reduced parking standards), develop pre-approved designs and implementation guidelines, and raise public awareness about the benefits of ADUs.

Initiative	Due Date	Status
Additional Dwelling Units ZBA / Building Permit Package / Marketing	2025-01-01	Delayed*
Milestones	Due Date	Status
1. Prepare Zoning By-law Amendment and Official Plan Amendment (incl. Permit 4 units “as of right”)	2024-03-31	Completed
2. Release Zoning By-law Amendment for Consultation	2024-06-30	Completed
3. Update Building Permit Package and Develop pre-approved designs and implementation guidelines for ADUs (incl. Hire consulting help)	2024-10-31	Delayed*
4. Statutory Public Meeting on Zoning By-law Amendment	2024-12-31	Completed
5. Advertise the new rules, and available resources	2025-01-01	Delayed*

*New provincial regulations on Additional Dwelling Units were released in November 2024, requiring the Town to adjust the Zoning By-law Amendment to ensure it complied. These changes were finalized and Approved by Council in March 2025.