

HAF Action Plan Summary – Kingston, ON

Explanatory Notes:

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

Initiative 1: Streamlining Development Reviews

Implementing process changes to accelerate development and building permit approvals (*implementation in 2024*).

- This initiative includes implementation of process improvements identified through a 2023 consultation, and amendments to delegate more minor zoning bylaw amendments to City staff.

Initiative 2: Community Improvement Plan

Introducing incentives to promote new housing supply, with a focus on multi-unit rentals and affordable housing (*implementation in 2024*).

- A new Community Improvement Plan (CIP) will propose financial incentives in the form of property tax grants, with higher grants available for affordable units.

Initiative 3: Affordable Tiny Homes and Additional Dwelling Units

Encouraging homeowners to build additional dwelling units (ADUs) – such as basement apartments and tiny homes – to increase housing supply in existing neighbourhoods (*implementation in 2024*).

- Kingston will expand permissions, introduce pre-approved designs, streamline approvals, and revise and enhance its forgivable loan program for ADUs.

Initiative 4: Housing Innovation and Alternative Construction Methods

Promoting new forms of housing supply with a focus on affordable housing and housing innovation (*implementation in 2024*).

- This initiative will explore a variety of actions including expanding land use permissions for affordable housing, supportive policies for modular housing design and construction, and streamlining the criteria for medium- and high-density residential developments in commercial areas.
- The City will also draft policies to encourage the construction of workforce and institutional housing and new City-private partnerships to develop public land with modular housing.

Initiative 5: Conversion of Non-Residential Buildings into Residential

Allowing the conversion of underused commercial and institutional buildings to optimize the use of existing building assets and infrastructure capacity (*implementation in 2024*).

- Kingston will amend its planning documents to remove regulatory barriers to conversions, including removing a requirement for ground floor commercial space in specific areas.

Initiative 6: Zoning Amendments to Support Infill Housing

Updating planning rules to facilitate infill development in new and existing neighborhoods (*implementation in 2024*).

- Amendments to the zoning bylaw include four units per residential lot as-of-right City-wide, increasing the maximum number of bedrooms (from 8 to 12), reducing parking requirements, and simplifying the zoning bylaw to better support infill housing.
- This City will also upzone a portion of the area around Queen's University to allow for up to 6-storey residential developments and reduce parking requirements for multi-unit buildings near transit.

Initiative 7: Servicing Allocation Policy/Bylaw

Introducing rules to ensure servicing capacity (e.g. water and sewer infrastructure) is utilized in a timely manner by developments with planning approvals (*implementation in 2025*).

- Kingston will develop a servicing allocation policy and/or bylaw that would require developments with planning approvals to proceed to the building permit stage within a defined period of time.
- Conditional servicing allocations will be available on a use it or lose it basis – with unused allocations re-allocated to other planning applications in the development pipeline.

Initiative 8: Increase Building Heights Near Rapid Transit

Streamlining approvals and allowing additional density along rapid transit corridors (*implementation in 2024*).

- Amendments to the official plan and zoning bylaw to increase building height for apartment and mixed-use buildings to up to 12-storeys in height along Express Transit Routes, supported by streamlined minor variance application requirements.

Initiative 9: Make Public Lands Available for Housing

Leveraging surplus and underused public land for redevelopment (*implementation in 2024*).

- Kingston will develop and implement strategies to promote the use of underused City-owned and other public lands for housing development.
- The City will conduct an inventory of surplus/underused sites and establish a municipal land bank.