

# HAF Agreement and Action Plan Summary Kingston, Ontario

## Summary of Agreement Targets and Funding

*Status as of January 20, 2025*

<b>Overall Permitted Unit Targets (3 years)</b>	<b>4,740</b>
Units expected without HAF (baseline)	<b>3,850</b>
Units incented by HAF (HAF-incented)	<b>890</b>
Municipality's 10-year unit projection	<b>4,867</b>

<b>Permitted Unit Targets with Breakdown</b>	<b>Total Target</b>	<b>Year 1 Forecast</b>	<b>Year 1 Progress</b>
Housing Supply Growth Target	<b>4,740</b>	<b>1,523</b>	<b>1223</b>
<ul style="list-style-type: none"> <li>Multi-Unit housing units in close proximity to rapid transit</li> </ul>	0	<i>Note: there are no annual forecasts for different unit types.</i>	0
<ul style="list-style-type: none"> <li>Missing middle housing units</li> </ul>	1,176		263
<ul style="list-style-type: none"> <li>Other multi-unit housing units</li> </ul>	2,976		873
Affordable Housing Units	307		69

### 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	\$27,550,302.00
Annual advance amount	\$6,887,575.50

CMHC has reviewed Kingston's first annual report and has noted that Year 1 permitted units are lower than forecast. Through discussions with Kingston and based on the city's development pipeline, we expect building permits to increase early next year. As such, we are satisfied that Kingston is meeting its commitments under the HAF agreement, and the second advance will be made in full.

## Summary of Initiatives and Milestones

### Initiative 1: Streamlining Development Reviews Process

Implementing process changes to accelerate development and building permit approvals.

- 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	Due Date	Status
<b>Streamlining of the Development Review Process</b>	<b>2024-06-30</b>	<b>Completed</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Delegate more applications as "minor" zoning by-law amendments	2024-06-30	Completed
Public & Developer Consultation	2023-05-25	Completed
Council Endorsement	2023-06-20	Completed
Development and Implementation of Process Changes	2024-06-30	Completed

### Initiative 2: Community Improvement Plan

Introducing incentives to promote new housing supply, with a focus on multi-unit rentals and affordable housing.

- 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	Due Date	Status
<b>Community Improvement Plan (CIP)</b>	<b>2024-05-31</b>	<b>Completed</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Consultation and Background Assessment	2024-03-31	Completed
Draft CIP and draft incentives	2024-03-31	Completed
Public meeting	2024-04-20	Completed
Prepare final recommendation report and Council endorsement	2024-05-31	Completed

### Initiative 3: Affordable Tiny Homes and Additional Residential Units

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

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

Initiative	Due Date	Status
<b>Affordable Tiny Homes and Additional Residential Units (ARUs)</b>	<b>2024-08-31</b>	<b>Completed</b>
Milestones	Due Date	Status
Zoning By-Law Amendment Approval	2023-10-13	Completed
Creation of pre-developed ARU design plans and streamlined review and building permitting process	2024-05-31	Completed
Council Approval of ARU financial incentive	2024-06-30	Completed
Full launch of new ARU program	2024-08-31	Completed

#### **Initiative 4: Support for Housing Innovation and Alternative Construction Methods**

Promoting new forms of housing supply with a focus on affordable housing and housing innovation.

- 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	Due Date	Status
<b>Support for Housing Innovation and Alternative Construction Methods</b>	<b>2024-09-30</b>	<b>Completed</b>
Milestones	Due Date	Status
Develop draft policies to encourage the construction of workforce and institutional housing	2024-03-31	Completed
Prepare Draft Policies and Hold Public Meeting	2024-03-31	Completed
Finalize Amendments for Council's Consideration	2024-06-30	Completed
Develop a plan to generate new City-private partnerships	2024-09-30	Completed

#### **Initiative 5: Support for the Conversion of Existing 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.

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

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Support for the Conversion of Existing Non-Residential Buildings into Residential</b>	<b>2024-06-30</b>	<b>Completed</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Develop draft policies to remove mandatory ground-floor commercial requirements on some streets	2024-03-31	Completed
Prepare Draft Policies and Hold Public Meeting	2024-03-31	Completed
Finalize Amendments for Council's Consideration	2024-06-30	Completed

## **Initiative 6: Zoning Amendments to Support Infill Housing**

Updating planning rules to facilitate infill development in new and existing neighborhoods.

- 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.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Zoning Amendments to Support Infill Housing</b>	<b>2024-06-30</b>	<b>Completed</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Develop draft policies to allow 4 units, as-of-right, in all residential zones in the urban area across the city.	2024-03-31	Completed
Develop draft policies to increase density near the university	2024-03-31	Completed
Prepare Draft Policies and Hold Public Meeting	2024-03-31	Completed
Finalize Amendments for Council's Consideration	2024-06-30	Completed

## **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.

- 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.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Servicing Allocation Policy/By-law</b>	<b>2025-06-30</b>	<b>On track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
First Draft of Servicing Allocation Policy	2024-09-30	Completed
Public Consultation	2025-02-28	On Track
Finalization of Servicing Allocation Policy and Council Approval	2025-06-30	Not Started

### **Initiative 8: Increase Permissions for Between 4 and 12 Storeys Along Most Express Routes**

Streamlining approvals and allowing additional density along rapid transit corridors.

- 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.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Increase permissions for between 4 and 12 storeys along most Express Routes</b>	<b>2024-06-30</b>	<b>Completed</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Develop & implement new streamlined approval framework	2024-06-30	Completed

### **Initiative 9: Make Public Lands Available for Housing**

Leveraging surplus and underused public land for redevelopment.

- 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.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Make Public Lands Available for Housing</b>	<b>2024-09-30</b>	<b>Completed</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Develop and implement strategies to incent the use of underused public land (municipal or other levels of government)	2024-09-30	Completed
Creation of a municipal land bank	2024-09-30	Completed