

**HAF Agreement and Action Plan Summary
City of Summerside, PEI**

Summary of Agreement Targets and Funding

Status as of February 18, 2025

Overall Permitted Unit Targets (3 years)	677
Units expected without HAF (baseline)	545
Units incented by HAF (HAF-incented)	132
Municipality's 10-year unit projection	725

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	677	177	296
<ul style="list-style-type: none"> • Multi-Unit housing units in close proximity to rapid transit 	0	<i>Note: there are no annual forecasts for different unit types.</i>	0
<ul style="list-style-type: none"> • Missing middle housing units 	492		249
<ul style="list-style-type: none"> • Other multi-unit housing units 	90		40
Affordable Housing Units	157		96

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	\$5,765,484.50
Annual advance amount	\$1,441,371.13

CMHC has reviewed Summerside's first annual report and is satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Facilitate Accessory Dwelling Units

Encouraging homeowners to build an accessory dwelling unit (ADU).

- Summerside will develop guidelines and model designs, streamline planning rules, and introduce an incentive of \$5,000 per ADU (maximum of 15 units) to make it easier to add detached second homes on residential lots.

Initiative	Due Date	Status
Facilitate Accessory Units	2025-10-31	On track
Milestones	Due Date	Status
Develop ADU Guidelines	2025-09-01	On Track
Develop and Approve Amendments to OP/ZBL	2025-09-01	Completed
Implement ADU Incentive Program	2025-09-01	On Track
Record the Number of Affordable Units Incented	2025-09-01	Not Started
Reducing restrictions on accessory dwelling units (ADU)	2025-09-01	Completed

Initiative 2: Zoning to Develop Housing for Vulnerable Populations

Updating zoning rules to remove regulatory barriers to building affordable and social housing.

- Zoning bylaw amendments will allow transitional and permanent supportive housing in the urban core and other strategic locations, and update requirements including built form, maximum building height, parking, and setbacks.
- The City will provide an incentive of \$5,000 per unit (maximum of 100 units).

Initiative	Due Date	Status
Zoning to develop housing for vulnerable populations	2025-10-31	Completed
Milestones	Due Date	Status
Initiate Process to Amend the Zoning Bylaw (ZBL)	2024-10-30	Completed
Consultation	2024-10-31	Completed
Decision on Zoning bylaw amendment	2025-01-30	Completed

Initiative 3: Incentivize Re-development of Existing Properties

Leveraging vacant and underused government-owned land and sites to create missing middle and multi-unit housing.

- This initiative includes zoning amendments, design guidelines and a new policy for redevelopment of identified sites, with a focus on missing middle and mixed-use projects.
- An incentive of \$10,000 per lot (maximum of 20 lots) will promote consolidation of smaller land parcels into larger sites to unlock greater density.

Initiative	Due Date	Status
Incentivize Re-development of Existing Properties	2026-10-31	On track
Milestones	Due Date	Status
Identify Potential Properties for Re-development	2025-03-31	On Track
Develop a policy and process for re-development	2025-08-31	Not Started
Develop design guidelines for mixed use multi unit housing complexes	2025-08-31	Not Started
Administer FI program to consolidate and/or to re-develop subject properties	2026-08-31	Not Started
Develop and maintain a database to record the number of affordable housing units incented,	2026-10-31	Not Started

Initiative 4: Develop Design Requirements for Missing Middle Housing

Incentivizing construction of missing middle housing (e.g. multiplexes, townhouses) in existing low-density neighbourhoods.

- Summerside will introduce zoning amendments, urban design guidelines to promote best practices in lot design, and an incentive of \$5,000 per missing middle unit (maximum of 24 units).

Initiative	Due Date	Status
Develop Design Requirements for Missing Middle Housing	2025-09-01	On track
Milestones	Due Date	Status
Develop Missing Middle Unit Design Requirements to Gain Council Approval	2025-06-01	On Track
Publish, Advertise and Implement Missing Middle Policy	2025-06-01	On Track
Develop and Administer a financial incentive program	2025-09-01	On Track

Initiative 5: Establishing a Growth Node Along a New East-West Corridor

Updating zoning and building active transportation infrastructure along a new east-west corridor.

- Official plan and zoning bylaw amendments will increase maximum building heights and density along growth corridors and promote missing middle and multi-unit housing at key nodes.
- A new active transportation corridor will be constructed prior to permitting new homes, and the City will ensure that water and sewer infrastructure is properly sized for higher densities.

Initiative	Due Date	Status
Establishing a Growth Node along a new east-west corridor	2025-12-31	On track
Milestones	Due Date	Status
Amend the Zoning Bylaw to increase density along growth corridors and nodes	2024-10-31	Completed
Draft Amendments to the Official Plan to permit higher densities along growth corridor	2024-10-31	Completed
Hold Public Consultations and Engagement sessions	2024-10-31	Completed
Gain Council Approval for amended Official Plan and Zoning Bylaw	2024-12-31	Completed
Construct a new dedicated active transportation corridor along new connector roadway	2025-12-31*	On Track

*Some of Summerside’s initiative and milestone dates were extended due to construction delays and to align resources to unit-generating action items.

Initiative 6: Incent Multi-Unit Modular Dwelling Units

Promoting multi-unit modular construction through updated zoning, incentives, and accelerated approvals.

- Summerside will allow multi-unit modular dwellings (currently zoning rules restrict modular to single and two-unit homes) and require sheltered bicycle parking and other shared amenities.
- The City will provide an incentive of \$5,000 per modular dwelling (maximum of 24 units), and rapid review of modular housing applications.

Initiative	Due Date	Status
Incent multi-unit modular dwelling units	2025-10-31	On track
Milestones	Due Date	Status
Amend the Official Plan and Bylaw to permit modular multiple dwelling units	2025-09-30	Completed
Hold Public Consultations and Engagement sessions	2025-10-31	On Track
Implement the modular housing program	2025-10-31	On Track

Initiative 7: Incorporate Floodplain Mapping into the Zoning Bylaw

Updating flood mapping and ensuring that developments within the flood hazard zone are built to higher standards.

- Flood hazard mapping will be developed for both sea level rise and storm surge, and inland flooding from severe storm events.
- A new “flood hazard” overlay in the zoning bylaw will require higher development standards (e.g. elevation minimums, foundation treatments, placement of electrical and heat sources above flood elevation) for new developments or additions to existing buildings.

Initiative	Due Date	Status
Incorporate updated floodplain mapping into the Zoning Bylaw	2025-12-30*	On track
Milestones	Due Date	Status
Procure Consultant	2025-06-30*	On Track
Create Flood Hazard Mapping	2025-09-30*	Not Started
Update Zoning Map	2025-12-30	Not Started

*Some of Summerside’s initiative and milestone dates were extended due to construction delays and to align resources to unit-generating action items.

Initiative 8: Undertake Land Supply Study for Housing

Mapping and assessing undeveloped land to inform long-term growth and unlock new housing supply.

- Undeveloped land will be assessed for proximity to municipal infrastructure, hazards (see Initiative 7) and agricultural land protection requirements.
- Summerside will use this data to pre-identify areas for missing middle and multi-unit developments (e.g. Initiative 5) and inform recommendations on where to direct development over the long-term.

Initiative	Due Date	Status
Undertake Land Supply Study for Housing	2026-10-31	Completed
Milestones	Due Date	Status
Undertake Inventory	2024-03-30	Completed
Prepare Land Inventory Report Including Maps	2024-05-30	Completed

Initiative 9: Climate Change Adaptation Plan and Implementation

Developing a climate adaptation plan to identify vulnerabilities and inform land use policy including investments in active transportation.

- The climate change adaptation plan will include recommendations on infrastructure and servicing, active transportation, flood hazard management and emergency management response, and inform changes to the official plan and zoning bylaw.

Initiative	Due Date	Status
Climate Change Adaptation Plan and Implementation	2026-10-31	On track
Milestones	Due Date	Status
Hire a consultant to undertake a Climate Change Adaptation Plan	2025-02-01	On Track
Implement CCAP recommendations into Official Plan and Zoning Bylaw	2025-09-01	Not Started
Hold Public Consultations and Engagement sessions	2025-12-30	Not Started

Initiative 10: Implement Density Bonusing for Affordable Units

Developing urban design standards and allowing additional building height for multi-unit developments with affordable units.

- The City will design and implement a density bonusing policy including building height, affordability, and other requirements.
- This will allow increase maximum building height from four to six storeys for eligible multi-unit developments that include up to 20% affordable units.

Initiative	Due Date	Status
Implement Density Bonusing for Affordable Units	2025-07-30	On track
Milestones	Due Date	Status
Design a density bonusing policy with clear design requirements	2025-04-30*	On Track
Publish and Implement the Policy	2025-07-30*	Not Started

*Some of Summerside’s initiative and milestone dates were extended due to construction delays and to align resources to unit-generating action items.

Initiative 11: Legalize 4 Units As-of-Right

Summerside will update planning rules to allow four units as-of-right City-wide.

- The City's official plan and zoning bylaw will be amended to allow four units as-of-right in any residential zone.

Initiative	Due Date	Status
Legalize 4 units as-of-right	2024-10-30	Completed
Milestones	Due Date	Status
Amend the Official Plan and Zoning Bylaw to permit 4 units as of right in any residential zone	2024-10-30	Completed

Initiative 12: Reduce or Eliminate Exclusionary Zoning, Including Removing Any Exclusively Single Detached zones

Updating planning rules to end exclusionary zoning.

- The City's official plan and zoning bylaw will be amended to remove any single detached zones from residential zoning.

Initiative	Due Date	Status
Reduce or eliminate exclusionary zoning, including removing any exclusively single detached zones	2024-10-30	Completed
Milestones	Due Date	Status
Amend the Official Plan and Zoning Bylaw to remove any single detached zones from residential zoning, including updating the Zoning Map.	2024-10-30	Completed

Initiative 13: Increase Densification Around Post-Secondary Institutions

Updating planning rules near post-secondary institutions.

- The City's official plan and zoning bylaw will be amended to allow up to 4 storeys within 500 metres of post-secondary institutions.

Initiative	Due Date	Status
Increase densification around post-secondary institutions	2024-10-30	Completed
Milestones	Due Date	Status
Amend the Official Plan and Zoning Bylaw to permit up to 4 stories within a 500 metre radius of post-secondary institutions	2024-10-30	Completed