

# HAF Action Plan Summary – Summerside, PEI

## **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: Facilitate Accessory Dwelling Units**

Encouraging homeowners to build an accessory dwelling unit (ADU) (*implementation through 2025*).

- 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 2: Zoning to Develop Housing for Vulnerable Populations**

Updating zoning rules to remove regulatory barriers to building affordable and social housing (*implementation by early 2025*).

- 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 3: Redevelopment of Vacant and Underused Land**

Leveraging vacant and underused government-owned land and sites to create missing middle and multi-unit housing (*implementation in 2025 and 2026*).

- 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 4: Design Requirements for Missing Middle Housing**

Incentivizing construction of missing middle housing (e.g. multiplexes, townhouses) in existing low-density neighbourhoods (*implementation in 2024 and 2025*).

- 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 5: Growth Node Along New East-West Housing Corridor**

Updating zoning and building active transportation infrastructure along a new east-west corridor (*implementation in 2024*).

- 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 6: Multi-Unit Modular Housing**

Promoting multi-unit modular construction through updated zoning, incentives, and accelerated approvals (*implementation in 2024 and 2025*).

- 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 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 (*implementation in 2024*).

- 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 8: Land Supply Study for Housing**

Mapping and assessing undeveloped land to inform long-term growth and unlock new housing supply (*implementation in 2024*).

- 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 9: Climate Change Adaptation Plan**

Developing a climate adaptation plan to identify vulnerabilities and inform land use policy including investments in active transportation (*implementation through 2025*).

- 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 10: Density Bonusing for Affordable Units**

Developing urban design standards and allowing additional building height for multi-unit developments with affordable units (*implementation in 2024*).

- 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 11: Legalize 4 Units As-of-Right**

Summerside will update planning rules to allow four units as-of-right City-wide (*implementation in 2024*).

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

### **Initiative 12: Eliminate Exclusionary Zoning**

Updating planning rules to end exclusionary zoning (*implementation in 2024*).

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

### **Initiative 13: Increase Densification Around Post-Secondary Institutions**

Updating planning rules near post-secondary institutions (*implementation in 2024*).

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