

# HAF Action Plan Summary – Charlottetown, 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: New Official Plan and Zoning Bylaw**

Updating planning rules to enable densification in identified growth areas (*implementation in 2024 and 2025*).

- Charlottetown will draft and implement a new official plan and zoning bylaw to increase densities and maximum allowable building heights along identified growth corridors and nodes.
- Design requirements and review processes will support densification, including urban greening policies to mitigate urban heat island effects.

## **Initiative 2: E-Permitting and Streamlined Application Reviews**

Implementing a new e-permitting system and process improvements to accelerate permitting times (*implementation in 2025*).

- This initiative will expand e-permitting to all relevant departments and introduce a new approach to case management.
- These changes will streamline inter-departmental reviews and improve approval times by 20 percent, allowing the City to process a greater number of development applications and accelerate new housing supply.

## **Initiative 3: Integrated Parking Strategy**

Reducing parking requirements for developments in proximity to existing infrastructure including transit and cycling paths (*implementation in 2025*).

- A new integrated parking strategy will reduce parking minimums and free up land to support new housing developments and promote additional density including through additional dwelling units (see Initiative 6).

#### **Initiative 4: Re-Development for Higher Density Multi-Unit Apartments**

Encouraging re-development of vacant and underused properties near existing public infrastructure and amenities to increase housing supply.

- Charlottetown will develop a map with potential vacant and underused properties along existing public infrastructure that are suitable for redevelopment. These properties could be acquired and/or remediated to facilitate apartments or mixed-use developments.
- The City will develop a policy and process for redevelopment including a growth areas map, zoning considerations, and design guidelines for multi-unit buildings to ensure developers include amenities compatible with complete communities (e.g. green space, sheltered bicycle parking, electrical vehicle charging).
- This initiative may include redevelopment of brownfields and rezoning commercial property slated for development to include residential uses, including multi-unit buildings over four storeys in height.

#### **Initiative 5: Density Bonusing and Design Standards for Affordable Units**

Introducing density bonusing to promote inclusion of affordable housing in new multi-unit developments and urban design guidelines for infill development.

- Implementing density bonusing for buildings over 5 stories will encourage developers to develop affordable housing units as part of new multi-new developments.
- Design guidelines will promote best practices in lot design for accessory dwelling units and other missing middle developments.

#### **Initiative 6: Accessory Dwelling Unit Program**

Encouraging homeowners to build accessory dwelling units (ADUs) – such as basement apartments and detached garden suites – to increase housing supply in existing neighbourhoods (*implementation in 2024 and 2025*).

- Amendments to the official plan and zoning bylaw will allow ADUs on larger residential lots.
- Design guidelines and detailed pre-approved plans and models will promote uptake and allow for streamlined reviews.
- A new developer incentive will provide \$10,000 per ADU (maximum of one ADU per lot, up to 150 units).
- The City will track the number of affordable below-market rentals created through this initiative.

## **Initiative 7: Missing Middle Housing**

Clarifying design requirements for multi-unit missing middle developments *(implementation in 2024 and 2025)*.

- This initiative will promote development near existing public infrastructure and amenities such as community gardens, e-vehicle charging stations, sheltered bicycle/e-scooter parking, and community meeting spaces.
- Urban design requirements will clarify best practices in lot design and specify the allowable number of affordable housing units to promote a mix of housing options in new missing middle developments City-wide.

## **Initiative 8: Remove Exclusionary Zoning and Promote Higher Density**

Updating planning rules to promote gentle density in existing neighbourhoods and densification in key areas including near post-secondary institutions *(implementation in 2024)*.

- Charlottetown will allow up to four units per existing residential lots as-of-right, 4 storey buildings within 800 metres of post-secondary institutions and the city's hospital campus and 6 storey buildings along identified corridors and nodes.
- This initiative includes floodplain mapping to ensure that any new developments or additions to existing buildings are built to a higher standard.
- The City will also review the zoning bylaw to identify and remove any subjective exclusionary zoning measures.