

HAF Agreement and Action Plan Summary Edmonton, Alberta

Summary of Agreement Targets and Funding

Status as of December 20, 2024

Overall Permitted Unit Targets (3 years)	35,433
Units expected without HAF (baseline)	30,197
Units incented by HAF (HAF-incented)	5,236
Municipality's 10-year unit projection	22,300

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	35,433	12,402	16,435
<ul style="list-style-type: none"> ● Multi-Unit housing units in close proximity to rapid transit 	6,907	<i>Note: there are no annual forecasts for different unit types.</i>	3,791
<ul style="list-style-type: none"> ● Missing middle housing units 	7,741		6,587
<ul style="list-style-type: none"> ● Other multi-unit housing units 	8,520		3,240
Affordable Housing Units	1,935		474

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	\$175,172,181
Annual advance amount	\$43,793,045.25

One of Edmonton's milestones dates on Initiative 2 was extended to accommodate for multiple rezoning processes.

CMHC has reviewed Edmonton'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: Zoning Bylaw Renewal

Modernizing the City’s zoning bylaw to end exclusionary zoning, promote infill and missing middle development, reduce the need for rezoning applications, and improve transparency and predictability.

- The new bylaw allows small-scale residential developments (up to 3 storeys including apartments, row houses and townhouses) as-of-right City-wide.
- It simplified the number of residential zones (from 16 to 6) and streamlined regulations for medium-scale residential developments (4 to 8 storeys).
- Other changes include the introduction of new mixed-use zones and allowing supportive housing and lodging houses as-of-right in residential zoning uses.

Initiative	Due Date	Status
Zoning Bylaw Renewal	2024-04-01	Completed
Milestones	Due Date	Status
Finalize Draft Zoning Bylaw	2023-06-19	Completed
Adopt New Zoning Bylaw	2023-10-16	Completed
Implementation	2024-01-01	Completed
Educational Sessions	2024-04-01	Completed

Initiative 2: Priority Growth Areas and Transit-Oriented Development Simulation

Encouraging higher-density development in priority growth areas and near transit through targeted rezonings and investments in housing and infrastructure.

- Edmonton will rezone targeted parcels of land in select nodes and corridors to increase allowable density and remove the need for rezoning applications.
- A new funding framework will align land acquisition, transit expansion, and affordable housing planning, and the City will proceed with land purchases for affordable housing in these growth areas.
- Edmonton will invest in infrastructure upgrades for residential development projects to reduce barriers to development and incentivize more missing middle, transit-oriented development, and affordable units.

Initiative	Due Date	Status
Priority Growth Area and Transit-Oriented Development Stimulation	2026-09-01	On track
Milestones	Due Date	Status
Land acquisition funding framework	2024-01-01	Delayed*
Land Purchases for Affordable Housing	2025-03-01	On Track
City-led upzoning	2026-09-01	On Track
Infrastructure cost-share approach	2026-09-01	Completed
Streetscaping and beautification	2026-09-01	Completed

*The City of Edmonton and Government of Alberta are working towards an MOU on prioritizing the development of affordable housing on land acquired and used for the construction of Light Rail Transit but no longer needed once construction is completed. Despite the delay for this milestone, Edmonton is on track to complete the initiative by the projected completion date.

Initiative 3: Surplus School Site Rezoning and Infrastructure Improvement

Leveraging City-owned surplus land to accelerate affordable housing development on multiple sites.

- Edmonton will adjust policies that limit housing development on surplus sites, and rezone sites to allow medium-density developments that include a mix of market, below-market, and social housing.
- The City will provide support for infrastructure servicing and assign a development liaison to ensure a smooth regulatory process.

Initiative	Due Date	Status
Surplus School Site Rezoning and Infrastructure Improvement	2026-09-01	On track
Milestones	Due Date	Status
Policy updates	2023-11-03	Completed
Batch rezoning and subdivision	2024-08-02	Completed
Batch disposition	2025-11-01	On Track
Development Liaison	2026-09-01	Completed

Initiative 4: Streamlining Regulatory Approvals Through Technology

Implementing cutting-edge digital tools to modernize the permit process and reduce processing timelines.

- Introducing automated permits for high-volume, low-complexity applications to decrease average approval timelines and allow staff to focus on more complex missing middle and infill applications.
- Expanding the use of artificial intelligence and technology to expedite processes and reduce time-consuming practices that could otherwise require an in-person visit.

Initiative	Due Date	Status
Streamlining Regulatory Approvals Through Technology	2025-06-01	On track
Milestones	Due Date	Status
Encroachment agreement digitization	2023-07-01	Completed
Artificial intelligence inspections	2024-07-01	Delayed*
Automated permits	2024-07-01	Completed
Automated booking system	2024-11-01	Completed
Digital Spatial Twin	2024-11-01	Completed
Artificial intelligence building permit screening	2025-06-01	On Track

*The Artificial Intelligence Inspection milestone is now directly tied to the Artificial Intelligence Building Permit Screening milestone; following some rescoping work these two milestones are now a singular project, with a due date of 2025-06-01.

Initiative 5: Graduated reduction of multi-unit tax class

Phasing out higher tax rate premiums on Other Residential multi-unit housing to address inequities and encourage new higher-density residential developments.

- Edmonton’s existing Other Residential multi-unit tax subclass, which applies primarily to rental properties with at least four units, will be gradually phased out to promote greater density and ensure equitable tax treatment for all residential properties.

Initiative	Due Date	Status
Graduated reduction of multi-unit tax class	2026-06-30	On track
Milestones	Due Date	Status
Graduated removal of multi-unit tax subclass (fully completed in 2028, post-HAF)	2026-06-30	On track

Initiative 6: Affordable Housing Capacity-Building

Increasing the capacity of small non-profit providers to grow the supply of affordable housing in Edmonton with a focus on Indigenous-led affordable housing.

- The City will develop a handbook for affordable housing providers on the development process, and promote environmental and climate resiliency tools for multi-unit affordable housing projects.
- Dedicated liaisons will assist affordable housing organizations with understanding regulatory requirements and with connections to professionals and potential partners, and an Indigenous-led grant program will support land ownership and build long-term equity.

Initiative	Due Date	Status
Affordable Housing Capacity-Building	2026-09-01	On track
Milestones	Due Date	Status
Affordable Housing Handbook	2024-04-01	Completed
Affordable Housing Liaison Staff	2026-09-01	Completed
Environmental Tools and Practices Handbook.	2024-04-01	Delayed*
Indigenous-led Housing Grant	2026-07-04	Completed

*Stakeholder consultations started later than anticipated since Edmonton's HAF funding was made public after the projected start for the initiative. The Handbook was further delayed to make revisions based on recent changes to federal energy targets. It was published at the end of 2024 and is now complete, though it was reported as delayed given Edmonton's HAF annual reporting date of December 9.

Initiative 7: Administrative Standard to Prioritize Affordable Housing Development Applications

Prioritizing affordable housing development applications to reduce processing times and improve financial viability for affordable housing projects.

- A new administrative standard will direct City employees with a regulatory function to prioritize affordable housing developments above all other types of approvals.
- The City will monitor performance against the new service standard, and will enhance existing tools to systematically track all affordable housing units in Edmonton.

Initiative	Due Date	Status
Administrative Standard to Prioritize Affordable Housing Development Applications	2024-03-01	Completed
Milestones	Due Date	Status
Administrative Standard Development and Implementation	2023-09-01	Completed
Database Alignment	2024-03-01	Completed

Initiative 8: District Energy Infrastructure Rebate

Introducing a fee rebate for connections to a renewable district energy system to promote sustainability and reduce development costs.

- The rebate will eliminate a significant upfront cost to homeownership and rental developments in City of Edmonton developed communities connected to district energy systems.
- In addition to promoting housing supply, increasing the volume of users will make utility prices more predictable and increase confidence in this innovative approach to building net-zero, climate resilient communities.

Initiative	Due Date	Status
District Energy Infrastructure Fee Rebate	2026-01-01	On track
Milestones	Due Date	Status
Implementation and promotion of the Rebate	2026-01-01	On track

Initiative 9: Sanitary Sewer Charge Deferral for Affordable Housing

Deferring infrastructure surcharges to incentivize and promote affordable housing.

- Edmonton will introduce a three-year program to cover the Sanitary Sewer Trunk Charges (SSTC) for affordable housing providers for the duration of the HAF agreement.
- A policy review of the rate structure associated with funding the sanitary sewer network will explore permanently eliminating this charge for affordable housing providers.

Initiative	Due Date	Status
Sanitary Sewer Charge Deferral for Affordable Housing	2024-12-31	Completed
Milestones	Due Date	Status
Implement and communicate the Deferral to Affordable Housing Providers	2023-12-01	Completed
Undertake Sanitary Sewer Review	2024-04-01	Completed

Initiative 10: Fire Flow Infill Regulations Review and Capacity-Building Campaign

Updating firefighting water regulations to promote densification and reduce the need for infrastructure upgrades.

- Requirements for infrastructure to provide fire protection will be modernized to support greater density in priority growth areas and align with current building codes, construction materials and safety standards.
- Providing greater transparency and streamlining Available Fire Flow Assessments for large-scale infill developments to decrease approval timelines for major projects that increase urban density.
- These changes will increase predictability for developers and remove a significant barrier to redevelopment of mature neighbourhoods.

Initiative	Due Date	Status
Fire Flow Infill Regulations Review and Capacity-Building Campaign	2025-08-01	On track
Milestones	Due Date	Status
Promotion of Changes and Practical Tools	2025-08-01	On Track
Undertake Review	2025-02-01	Completed

Initiative 11: Secondary Suite Promotional and Capacity-Building Campaign

Encouraging homeowners to create secondary suites and increase the variety of housing options in existing neighbourhoods.

- Edmonton’s zoning bylaw (see Initiative 1) includes changes that make it easier to build secondary suites.
- This initiative includes a media campaign and informational sessions for homeowners and contractors on code requirements and tips on how to design and integrate secondary suites into new or existing homes.

Initiative	Due Date	Status
Secondary Suite Promotional and Capacity-Building Campaign	2024-08-01	Completed
Milestones	Due Date	Status
Media Campaign and Workshops	2024-08-01	Completed