

HAF Agreement and Action Plan Summary City of Mount Pearl, Newfoundland and Labrador

Summary of Agreement Targets and Funding

Status as of April 4, 2025

Overall Permitted Unit Targets (3 years)	386
Units expected without HAF (baseline)	203
Units incented by HAF (HAF-incented)	183
Municipality's 10-year unit projection	2,000

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	386	8	103
<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 	117		58
<ul style="list-style-type: none"> • Other multi-unit housing units 	174		24
Affordable Housing Units	44		0

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	\$6,142,076
Annual advance amount	\$1,535,519

CMHC has reviewed Mount Pearl'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: Accelerate Municipal Plan Review

Increasing density via expedited updates to the City’s Municipal Plan.

- The Municipal Plan updates will focus increased density in the city centre area, Kenmount Hill, and near active transportation networks.
- Across the city, Mount Pearl will reduce or eliminate parking standards and allow 4 units per residential lot as appropriate.

Initiative	Due Date	Status
Accelerate Municipal Plan Review	2026-02-09	On Track
Milestones	Due Date	Status
Hire senior planning resource to lead project	2024-03-31	Completed
As a part of the Municipal Plan Review, develop an Integrated Transportation Plan	2025-02-26	Completed
Conduct a comprehensive Municipal Plan Review, through extensive public engagement.	2025-02-26	Completed
Adopt and submit for registration a new Municipal Plan, including development regulations, aimed at reducing exclusionary zoning and permitting 4 -units as-of-right city-wide, as appropriate, and reducing restrictions related to height, setbacks, building floor area and others to allow a greater variety in housing types	2026-02-01	On Track
Begin Implementation of Integrated Transportation Plan	2026-02-01	On Track
Increase density in city, centre area, Kenmount Hill, and areas near active Transportation networks	2026-02-09	On Track
Reduce or eliminate parking standards	2026-02-09	On Track

Initiative 2: E-Permitting Technology and Increased Process Efficiency

Adopting new technologies to streamline the permitting process.

- Implementation of new online permitting software and a new website, which will also be linked with the City’s financial system.

Initiative	Due Date	Status
E-Permitting Technology and Increased Process Efficiency	2026-02-01	On Track
Milestones	Due Date	Status
Prioritize development approval process for housing developments	2024-03-31	Completed
Create functional requirements for city website	2024-05-31	Completed
Engage a dedicated project management, marketing, and design resource to implement initiative	2024-05-31	Completed
Select a proponent to construct a new city website with built in permitting and planning software and full ability to complete processes online	2025-05-31	On Track
Create process flows for user experience in the entire permitting process (from information seeking to permit approval)	2025-06-30	On Track
Implement new software and workflow process	2025-09-01	Delayed
Internal staff training	2025-11-30	Not Started
Promotion of new processes	2026-02-01	On Track

Initiative 3: Incentive Programs and Permit Fee Reductions

Encouraging private investment in housing through incentives and fee reductions.

- Expansion of the Scaled Taxation Program to include all new housing developments.
- Creation of Development Permit Application and Building Permit Fee incentives for any new housing developments.

Initiative	Due Date	Status
Incentive Programs and Permit Fee Reductions	2026-02-01	On Track
Milestones	Due Date	Status
Create Development Permit Application incentives for housing developments	2024-09-01	Completed
Develop Building Permit Fees incentives for any new housing developments	2024-09-01	Completed
Development of Investor Sales Kit to include a package of all incentives and marketing materials to demonstrate benefits of investing	2024-12-01	Completed
Expand Scaled Taxation Program to include all new housing developments	2025-06-30*	On Track

Initiative 4: Develop Guidelines for Missing Middle Housing Units

Promoting smaller scale residential development, in alignment with updates to official plan policies and zoning to allow more diverse housing types.

- Undertake policy updates that permit and encourage a full range of housing types, including secondary suites, and enable the use of planning and financial tools.
- Development of design guidelines for secondary suites.
- Development of an incentive grant program for the conversion of one home into two separate units.

Initiative	Due Date	Status
Develop Guidelines for Missing Middle Housing Units	2025-06-30	On Track
Milestones	Due Date	Status
Create guidelines for secondary suites	2025-06-30	On Track
Develop and implement official plan policies and zoning related to permitting second units as well as more diverse housing types	2025-06-30	On Track
Develop incentive grant program for converting home into 2-apartment/multi-units	2025-06-30	Completed
Develop promotional campaign to create awareness	2025-06-30	On Track
Include review of 4-unit dwellings	2025-06-30	On Track

Initiative 5: Affordable Housing Reserve Fund

Supporting the development of affordable housing through financial incentives and new enabling policies.

- Creation of the new fund, including exploration of sources for fund top-ups, to target medium- and higher-density development of a variety of types to support inclusive, equitable, and diverse communities.
- Development of several policies to encourage affordable housing, including density bonusing, an amenity contribution policy, and inclusionary zoning.

Initiative	Due Date	Status
Affordable Housing Reserve Fund Program	2026-02-01	On Track
Milestones	Due Date	Status
Develop Affordable Housing Reserve Fund to provide upfront grants or loans to developers who commit to development affordable housing options	2024-10-01	Completed
Develop and implement density bonuses and amenity contribution policy and associated program(s)	2025-02-01	Delayed*
Identify areas of land most suitable for medium- and higher- density housing development	2026-02-09	On Track
Incorporate an inclusionary zoning policy whereby developers commit to non-market housing as a condition for new development sites.	2026-02-09	On Track

*The milestone is delayed pending council approval of the Municipal Plan, which should happen in October 2025.

Initiative 6: Municipal Asset Management Review

Examination of current municipal assets to plan for anticipated growth and future needs.

- Completion of asset management action plan, including anticipated costs for increased servicing.
- As part of this initiative the Town will identify municipal- and other government-owned land for future housing development.

Initiative	Due Date	Status
Municipal Asset Management Review Initiative	2026-02-09	On Track
Milestones	Due Date	Status
Identify further prime municipal- and government-owned land for future housing development	2024-06-01	Completed
Complete study on anticipated amount, type, and location of growth/development within the city over next 3, 10, and 25 years	2024-11-30	Delayed
Completion of asset management action plan	2025-06-30	On Track
Estimate capital costs necessary to provide increased servicing	2026-02-01	Not Started
Examination of long-term capital and operating costs for infrastructure required for servicing of land	2026-02-01	On Track
Analysis and study on estimated increase on the need for roads, transportation networks, trails, buildings, water, sanitary and wastewater systems, and related servicing attributable to the anticipated growth/development	2026-02-09	On Track

Initiative 7: Dedicated Growth and Development Team

Establishing a dedicated team to focus on the advancement of housing in the community.

- The team will ensure co-ordination with other municipal departments to achieve HAF outcomes while attracting developers and promoting intensification.

Initiative	Due Date	Status
Dedicated Growth and Development Team	2026-03-31	On Track
Milestones	Due Date	Status
Hire an Economic Development Specialist	2024-03-31	Completed
Hire a Planning Development Technician	2024-05-31	Completed
Hire a Project Marketing Coordinator	2024-05-31	Completed
Advance all initiatives related to housing development	2026-03-31	On Track