HAF Agreement and Action Plan Summary
Richmond Hill, Ontario

Summary of Agreement Targets and Funding

Status as of January 22, 2026

The Housing Accelerator Fund (HAF) helps local governments across Canada cut red tape to build more homes faster. It drives innovation, incentivizes updates to planning systems and removes barriers to encourage local initiatives that create more housing options.

Implementing Action Plan initiatives lays the groundwork for vibrant and affordable communities for years to come and establishes a strong foundation for long-term housing growth across a range of housing options.

Housing Supply Growth Target (3 years)	**4,820**
Units expected without HAF (baseline)	**4,032**
Units incented by HAF (HAF-incented)	**788**

Permitted Unit Targets with Breakdown	**Total Target**	**Year 2 Progress (Cumulative)**	
		Forecast	**Actual**
Housing Supply Growth Target	**4,820**	**2,731**	**2,642**
• Multi-Unit housing units in close proximity to rapid transit	2,602	*Note: there are no annual forecasts for different unit types.*	1,142
• Missing middle housing units	1,094		975
• Other multi-unit housing units	144		65
Affordable Housing Units	234		65

As of the second annual report, Richmond Hill has achieved 97% of their Year 2 unit forecast and 55% of their Housing Supply Growth Target.

HAF Funding Schedule and Explanatory Notes:

Following an initial payment at signing, future payments are conditional on compliance with a community's Housing Action Plan and commitments.

Based on their Housing Action Plan and growth forecasts, Richmond Hill was approved for $31,115,380 in HAF funding. Richmond Hill proposed an ambitious plan and recently received its third installment of $7,778,845 reflecting the progress it has made on its commitments to date.

Total Funding Eligibility	$31,115,380
First Advance	$7,778,845
Second Advance	$7,778,845
Third Advance	$7,778,845

CMHC has reviewed Richmond Hill's second annual report and is satisfied that the city is meeting its commitments under the HAF agreement.

Summary of Initiatives and Milestones

Initiative 1: Official Plan Amendments and Implementing Zoning Bylaws for Three Centers

Accelerating planning changes to enable residential development in three key strategic growth areas.

- Official plan and zoning bylaw amendments will facilitate intensification, reduce parking minimums, and require family-sized units in high-density developments.
- Richmond Hill will also explore the use of inclusionary zoning to secure affordable housing units for the long-term.

Initiative	**Due Date**	**Status**
Official Plan Amendments (OPA 18.5, OPA 18.6, and OPA 18.7) and Implementing Zoning By-laws (ZBLs) for Three Centres	2025-03-31	Completed
Milestones	**Due Date**	**Status**
Council Public Meeting for the Three OPAs	2023-06-20	Completed
Council Adoption of OPAs	2023-11-22	Completed
Council Public Meeting for ZBLs to Implement the Three Adopted OPAs	2024-12-31	Completed
Council Approval of ZBLs to Implement the Three Adopted OPAs	2025-03-31	Completed

Initiative 2: Community Improvement Plan for Affordable Housing and Sustainable Design

Incentivizing affordable housing development and improved energy efficiency performance.

- A feasibility study and consultation will inform the types of financial incentives (grants and loans), land and tax assistance to be included in the new program.
- Sustainability targets will encourage new and existing buildings to be designed and operated with lower long-term greenhouse gas emissions than required by the current building code.

Initiative	Due Date	Status
Community Improvement Plan for Affordable Housing and Sustainable Design	2024-12-20	Completed
Milestones	**Due Date**	**Status**
Complete Background Study	2024-03-25	Completed
Stakeholder Consultation	2024-04-04	Completed
Draft Community Improvement Plan	2024-05-31	Completed
Public Open House	2024-06-18	Completed
Statutory Council Public Meeting	2024-06-25	Completed
Adoption of Community Improvement Plan	2024-10-09	Completed
Program Guidance and Implementation	2024-12-20	Completed

Initiative 3: Infrastructure Acceleration Incentive Program

Addressing infrastructure barriers on accelerated timelines to unlock new housing supply.

- This new program will incentivize ready and willing developers to construct water, sanitary, stormwater and other growth-related infrastructure needed for new housing by offsetting unallocated costs (i.e., the portion not fully covered by development charge revenues).
- Developers will be required to submit building permit applications in a timely manner to receive the incentive.

Initiative	Due Date	Status
Infrastructure Acceleration Incentive Program	2025-09-30	Completed
Milestones	**Due Date**	**Status**
Development of the Policy/Program Framework	2024-06-30	Completed
Implementation of the Program	2025-09-30	Completed

Initiative 4: Development Approval Process Improvements

Reducing approval times by simplifying the development approvals process.

- Following a comprehensive review of the development review process, the City will implement recommendations to improve transparency and predictability and reduce process steps.
- As part of this project the City will consider delegating some approvals to municipal staff based on established guidelines.

Initiative	Due Date	Status
Development Approval Process Improvements	2024-12-31	Completed
Milestones	**Due Date**	**Status**
Project Initiation	2023-06-02	Completed
Project Completion	2024-12-31	Completed

Initiative 5: Richmond Hill Centre Secondary Plan

Pre-zoning and accelerated approvals to unlock high-density residential development close to two future subway stations.

- At full build-out, Richmond Hill Centre will be a mixed use, transit-oriented, complete community, and the densest location in the city.
- Pre-zoning will set out land use permissions, heights and density, built-form and public amenity requirements, and zoning bylaw amendments will reduce parking minimums and require family-sized units.
- A new development planning team reporting directly to the City Manager's Office will streamline and fast-track approvals.

Initiative	Due Date	Status
Richmond Hill Centre Secondary Plan - Zoning By Law Update and Dedicated RH Centre Development Approval Team	2025-09-30	Completed
Milestones	**Due Date**	**Status**
Project Commencement	2023-10-31	Completed
Report to Council & Public Engagement	2025-03-31	Completed
Statutory Council Public Meeting	2025-05-31	Completed
Council approval of Zoning By-law	2025-09-30	Completed

Initiative 6: Zoning By-law Update for Areas Designated Neighbourhoods

Introducing as-of-right zoning permissions to promote infill development and missing middle housing options in low-density neighbourhoods.

- Pre-zoning will allow a range of missing middle housing forms (triplex, fourplex, townhouse, low-rise apartment, and walk-up apartment) in neighbourhoods.
- The City will consider reduced parking requirements close to transit and review development standards to facilitate innovative housing construction.

Initiative	Due Date	Status
Zoning By-law Update for Areas Designated Neighbourhoods	2025-10-31	Completed
Milestones	**Due Date**	**Status**
Public and Stakeholder Consultation	2024-06-30	Completed
Council Public Meeting for ZBL	2025-06-30	Completed
Council Approval of ZBL	2025-10-31	Completed

Initiative 7: Establishment of a Concierge Program for Affordable Housing

Creating a single point of contact for affordable housing projects to help streamline and expedite approvals.

- A dedicated project manager will ensure interdepartmental coordination and a “one-window” service will guide affordable housing development applications through the approvals process.
- This pilot project will inform a permanent function to support affordable housing applications.

Initiative	Due Date	Status
Establishment of a Concierge Program for Affordable Housing (Pilot Program as part of Affordable Housing Coordination Program)	2025-12-31	Completed
Milestones	**Due Date**	**Status**
Establish Scope of Work and Obtain Approval for Affordable Housing Coordination Program and Associated Staffing (e.g. program manager, planner)	2024-02-23	Completed
Hire Approved Staffing for the Affordable Housing Coordination Program	2024-06-30	Completed
Affordable Housing Coordination Staff to Undertake Core Responsibilities including Design/Implementation of Affordable Housing Concierge Pilot Project	2025-12-31	Completed

Initiative 8: Surplus Lands for Affordable Housing Program and Pilot Program

Implementing a new program to leverage City-owned lands and sites for affordable housing.

- An inventory of surplus and underused lands and facilities will identify sites well-suited to affordable housing redevelopment, followed by selection of a pilot project site.
- The pilot will inform a long-term framework for partnerships with non-profit housing providers to redevelop City-owned sites.
- The City's land disposition and asset management policies will be updated to prioritize and promote affordable housing redevelopment opportunities.

Initiative	**Due Date**	**Status**
Surplus / Underutilized Lands for Affordable Housing Program and Pilot Project	2026-04-24	On Track
Milestones	**Due Date**	**Status**
Surplus / Underutilized Lands for Affordable Housing Inventory (including Pilot Project site selection)	2024-03-31	Completed
Surplus / Underutilized Lands for Affordable Housing Draft Process	2024-06-30	Completed
Update Related Corporate Policies	2025-06-25	Completed
Seek Council approval to sell surplus land and direct proceeds to affordable housing	2025-09-26	Completed
Actively market surplus land property for sale	2025-12-19	Completed
Formalize the Surplus / Underutilized Lands for Affordable Housing Program	2026-04-24	On Track

Initiative 9: Implementing "4 Units as of Right" and Permitting "4-storey" Building Heights in Major Transit Station Areas

Updating planning rules to increase allowable density and height near transit.

- Richmond Hill will allow four storey building heights in major transit station areas, unlocking significantly more housing supply near transit.
- Richmond Hill will implement four units as-of-right per residential lot.

Initiative	**Due Date**	**Status**
Implementing "4 units as of right" and permitting "4 storey" building heights in MTSA's	2024-12-31	Completed
Milestones	**Due Date**	**Status**
Procurement of Consultant	2023-12-31	Completed
Initiate Planning Process	2024-06-04	Completed
Complete Statutory Process	2024-12-31	Completed