

HAF Agreement and Action Plan Summary Vaughan, Ontario

Summary of Agreement Targets and Funding

Status as of March 3, 2025

Overall Permitted Unit Targets (3 years)	10,113
Units expected without HAF (baseline)	8,382
Units incented by HAF (HAF-incented)	1,731
Municipality's 10-year unit projection	43,999

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	10,113	2,742	2,752
<ul style="list-style-type: none"> Multi-Unit housing units in close proximity to rapid transit 	5,029	<i>Note: there are no annual forecasts for different unit types.</i>	551
<ul style="list-style-type: none"> Missing middle housing units 	1,853		424
<ul style="list-style-type: none"> Other multi-unit housing units 	1,792		1,720
Affordable Housing Units	354		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	\$59,153,675.00
Annual advance amount	\$14,788,418.75

Vaughan's first annual report noted delays on Initiatives 3 and 4, which committed Vaughan to increasing access to rental units by permitting four units as of right across the city. Vaughan opted to permit four units as-of right through a comprehensive update to the Vaughan Official Plan and revised the timeline for completion of the HAF initiatives to align to this work.

Following several discussions with the Mayor, the Minister of Housing, Infrastructure and Communities Canada accepted the proposal by the City. In reaching this decision, the Minister recognized Vaughan's action beyond their HAF Action Plan to reduce residential development charges and institute a deferral on payment of development charges. The Minister is satisfied that progress made to date on Vaughan's comprehensive review of the Vaughan Official Plan 2010, in combination with development charges reductions, will lead to the achievement of the housing outcomes intended in Vaughan's HAF agreement and has approved full payment of the second advance.

Summary of Initiatives and Milestones

Initiative 1: Encouraging Low-Carbon Construction Methods and Near Net-Zero Emissions Development

Promoting low-carbon and innovative housing construction through updated policies, education, and incentives.

- The City will promote alternative forms of construction including modular, manufactured, and prefabricated housing.
- This work will focus on construction materials with lower emissions than traditional ones, including mass timber for tall residential buildings.

Initiative	Due Date	Status
	30/12/2025	On Track
Milestones	Due Date	Status
Identify policy gaps within construction design and operational standards.	30/06/2024	Completed
Public and stakeholder educational campaign	20/12/2024	Completed
Investigate incentives to implementation of metrics that reduce embodied carbon emissions and energy conservation within buildings.	30/12/2025	On Track

Initiative 2: Process Improvements to Increase the Number of Permitted Units

Accelerating planning approvals and investing in technology.

- Improvements to internal systems and processes, including enhanced pre-application consultation, will speed up approval timelines.
- Increased staff capacity will help the most complex applications move more quickly through the process.

Initiative	Due Date	Status
	01/07/2025	Completed
Milestones	Due Date	Status
Identify unnecessary process steps and implement review timelines	30/11/2023	Completed
Implement change management and implementation plan	01/07/2025	Completed
Implement enhanced pre-application consultation and application process	30/09/2023	Completed

Initiative 3: Accessory Dwelling Units

Allowing and promoting accessory dwelling units (ADUs) to create more housing options in established neighbourhoods and increase access to rentals.

- Policies within the new Vaughan Official Plan and Comprehensive Zoning Bylaw will allow up to four residential units per lot as-of-right.
- A suite of measures will be introduced to encourage homeowners to consider ADUs, including design guidelines, financial incentives, and an education program.

Initiative	Due Date	Status
	30/06/2024	Delayed*
Milestones	Due Date	Status
Official Plan and Zoning Bylaw Amendment approvals	30/11/2023	Delayed*
Council Approval on as-of-right zoning from 3 to 4 units	31/12/2023	Delayed*
Develop urban design guidelines for ADUs	30/06/2024	Delayed*
Implement education and incentive program for ADUs	30/06/2024	Delayed*

*The City of Vaughan has indicated that these milestones will be achieved through the comprehensive review of the Vaughan Official Plan which will be introduced to Council for adoption by July 1, 2025.

Initiative 4: Encourage Missing Middle Development

Expanding permissions for more missing middle housing options in established residential areas.

- A study will assess which additional building types should be considered as-of-right in established residential areas, followed by a regulatory process to update the community plan and zoning bylaw and the development of design guidelines.

Initiative	Due Date	Status
	01/01/2025	Delayed*
Milestones	Due Date	Status
Undertake a Study to identify additional low-rise building types to be permitted in established areas	30/06/2024	Completed
Official Plan Amendment and Zoning By-law Amendment to permit additional low-rise building types	30/06/2025	Delayed*
Develop Urban Design Guidelines for missing middle housing in established areas	01/01/2025	Delayed*

*The City of Vaughan has indicated that these milestones will be achieved through the comprehensive review of the Vaughan Official Plan, set to be approved by December 1, 2025.

Initiative 5: Review of Existing Secondary Plan Areas and Identification of Future Plan Areas

Promoting compact and complete communities in areas identified for future growth (secondary plan areas) by allowing greater density and reducing rezoning requirements.

- A review of existing secondary plan areas will consider changes to boundaries, heights and densities, new areas will be identified, and amendments to the community plan and zoning bylaw will be introduced to simplify requirements.
- Vaughan will explore infrastructure and community service improvements needed to support intensification, especially along rapid transit corridors.

Initiative	Due Date	Status
	31/08/2026	On Track
Milestones	Due Date	Status
Identification and prioritization of future Secondary Plan areas within the urban boundary	30/01/2024	Completed
Review of complete and active Secondary Plans Studies.	30/12/2024	Completed
Consider alignment of policy and zoning framework within selected areas to enable flexibility and encourage increased development of residential units	30/01/2025	On Track
Explore hard and soft infrastructure improvements to support growth	31/08/2026	On Track

Initiative 6: Increase Purpose-Built Rental Housing Supply

Examining additional policy tools and incentives to encourage the development of purpose-built rental housing.

- A comprehensive study will include considerations such as zoning permissions and/or financial incentives, and inform a strategy that will be proposed to Council.
- The City will also explore development charge deferrals and a long-term community improvement plan for purpose-built rentals.

Initiative	Due Date	Status
	31/08/2026	On Track
Milestones	Due Date	Status
Applying the York Region 10 year DC deferral Complete Community Program	31/08/2026	On Track
Integration with a Community Improvement Plan	31/08/2026	On Track
Undertake study to encourage the development of purpose-built rental	30/06/2024	Delayed*

*Though the estimated completion date for this milestone has passed, the study pertaining to encouraging the development of purpose-built rental is proceeding and aiming for completion by December 2025. In November of 2024, Vaughan Council ratified several reports related to the City's development charges (DC), leading to a DC reduction for purpose-built rental housing.

Initiative 7: Increasing Affordable Housing Supply

Facilitating the development of affordable housing through new policies, tools and incentives for both non-profit and private sector-led projects.

- The City will develop an affordable housing strategy, identify potential partnerships with non-profit housing providers, and implement an inclusionary zoning policy framework near transit.
- A new cost-sharing incentive will support the creation and long-term maintenance of affordable housing units within private-sector market housing projects.

Initiative	Due Date	Status
	31/08/2026	On Track
Milestones	Due Date	Status
Cost-sharing incentives for affordable housing (private sector stream)	31/08/2026	On Track
Develop Inclusionary Zoning Policy Framework	30/06/2025	On Track
Identify potential non-profit housing provider partnerships	31/08/2026	On Track
Undertake an affordable housing strategy	30/12/2024	Delayed*

*The City is finalizing its Housing Strategy and revising timelines to increase affordable housing supply, aiming for completion by December 2025. The comprehensive strategy will be delivered as a single package, ahead of the initiative completion date.