

**HAF Agreement and Action Plan Summary
Victoria, British Columbia**

Summary of Agreement Targets and Funding

Status as of December 9, 2024

Overall Permitted Unit Targets (3 years)	3,203
Units expected without HAF (baseline)	2,741
Units incented by HAF (HAF-incented)	462
Municipality's 10-year unit projection	8,300

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	3,203	1,325	1,029
<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 	510		70
<ul style="list-style-type: none"> • Other multi-unit housing units 	2,690		975
Affordable Housing Units	897		7

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	\$17,940,560
Annual advance amount	\$4,485,140

Some of Victoria's initiatives and milestones dates were extended due to new provincial requirements for Official Community Plan updates.

CMHC has reviewed Victoria'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: Missing Middle Infill Housing

Introducing zoning bylaw changes to allow multi-unit infill housing in low-density neighbourhoods.

- Victoria will allow up to six units on typical residential lots and twelve townhouse units on corner lots without rezoning. This change applies to all areas designated as Traditional Residential – the City’s lowest-density residential zoning.
- The City will assess the regulations regularly after implementation and pursue additional bylaw changes, as needed, to make it easier to build missing middle housing.

Initiative	Due Date	Status
	01/02/2025	Completed
Milestones	Due Date	Status
18-month Review (report to Council)	01/09/2024	Completed
6-Month Review	01/09/2023	Completed
Public Hearing on Bylaw Changes	01/02/2025	Completed

Initiative 2: Exempt Qualifying Affordable Housing Projects from Rezoning

Accelerating the delivery of affordable housing by waiving public hearings and rezonings, increasing allowable densities, and delegating development approvals to staff.

- Non-market affordable housing and non-profit cooperative housing projects that conform to the City’s planning rules and design guidelines, and secure affordability and rental tenure with a legal agreement, are eligible for the accelerated approvals process.
- The ‘Fast Track for Affordable Housing’ initiative allows qualifying developments to build to the maximum density contemplated in the Official Community Plan without a rezoning application or Council approval.

Initiative	Due Date	Status
	30/06/2025	On Track
Milestones	Due Date	Status
Monitoring Review and Updates	01/06/2024	Completed
Public Hearing on By-Law Changes	30/06/2025	On Track
Updates Bylaws to Reflect OCP updates	01/10/2023	Completed

Initiative 3: Rental Incentives Project

Exploring and implementing updates to bylaws, policies, financial incentives, and processes to encourage rental housing development.

- Victoria will consider a range of strategies to support rental housing development including pre-zoning for rental (Residential Rental Tenure Zoning), development cost charge (DCC) waivers, Revitalization Tax Exemptions (RTE) bylaws, reduced parking requirements, capital grants, and density bonusing.
- Following this review, the City will update by-laws, policies, and programs as needed to implement an expanded suite of rental housing incentives.

Initiative	Due Date	Status
	08/08/2024	Completed
Milestones	Due Date	Status
Council Direction	03/08/2023	Completed
Draft Bylaws and policies for Council Consideration	08/08/2024	Completed
Review Draft policies and regulations with key stakeholders	31/01/2024	Completed

Initiative 4: Leveraging Public Sites to Advance Affordable Housing & Community Space Partnerships

Leveraging City-owned land, or lands to be acquired by the City, for affordable housing partnerships.

- This initiative includes pre-planning, feasibility studies and design work to position 3-6 sites for affordable housing development, including opportunities to co-locate community and recreation facilities.
- The City will identify 1-2 priority sites for further planning, partnership and design work to accelerate the submission of development and building permit applications.

Initiative	Due Date	Status
	01/09/2026	On Track
Milestones	Due Date	Status
Building Permit	01/09/2026	Not Started
Development Permit Approval	02/01/2026	Not Started
Identify 1-2 priority sites for development application submission	01/04/2025	On Track
Key Objectives for Priority Sites	01/03/2024	Completed
Schematic design & pro-forma for priority sites	01/06/2024	Completed

Initiative 5: Process and Approvals Modernization

Implementing improvements to the development application intake, review, and approval process to issue development permits and building permits faster.

- Technology improvements include introducing and expanding e-permitting to all applications, including rezoning and development permit applications, and a virtual assistant to help housing applicants navigate the permit application process.
- The City will also explore replacing its legacy software and look to implement new tools and supports to improve internal reviews, automate processes, procedures, and information sharing.
- Victoria will update bylaws to delegate authority from council to staff for minor variances (e.g. building siting, height, setbacks, and parking) to streamline and accelerate approvals.

Initiative	Due Date	Status
	01/09/2026	On Track
Milestones	Due Date	Status
Schematic design & pro-forma for priority sites	01/06/2024	Completed
Process Design and Implementation Actions	01/09/2024	Completed
Review of Processes and System Issues	01/09/2023	Completed

Initiative 6: Official Community Plan 10-Year Review

Reviewing and updating the City’s long-term land use plan to meet anticipated population growth, housing demand and climate goals.

- Victoria will conduct public engagement on how to integrate more diverse types of housing throughout the city while promoting mobility and climate action goals. The proposed approach is to shift from local area planning to one equitable City-wide plan for all neighbourhoods.
- Updates to the Official Community Plan (OCP) will enable multi-unit housing and purpose-built rental housing throughout the city and reduce the number of developments that require OCP amendments.
- Multi-unit housing forms including ground-oriented housing and low- and mid-rise apartments will be welcomed in new areas including traditional residential neighbourhoods and near transit corridors.
- The City will also harmonize design guidelines to provide greater certainty for developers seeking to build apartments.

Initiative	Due Date	Status
	30/06/2025	On Track
Milestones	Due Date	Status
Drafting Directions	01/01/2025	On Track
Engagement Phase	01/06/2024	Completed
Plan Approval	30/06/2025	Not Started
Pre-planning and background work	01/12/2023	Completed

Initiative 7: Regulatory Updates

Updating the City’s zoning bylaws to align with the Official Community Plan and promote medium-density development without the need for rezoning.

- Victoria will modernize its Zoning bylaws and related regulations to make development approvals more predictable for multi-unit residential projects.
- Changes to off-site parking regulations to align with the City’s housing and climate policy goals will reduce barriers to infill housing, support greater viability of rental projects and allow affordable housing providers to deliver deeper affordability.

Initiative	Due Date	Status
	30/06/2025	On Track
Milestones	Due Date	Status
Background and Analysis	03/01/2024	Completed
Council Consideration of Draft Bylaws	30/06/2025	Not Started
Quick Wins	30/06/2025	On Track
Technical Analysis and Drafting Regulations	30/06/2025	On Track