

# HAF Agreement and Action Plan Summary Waterloo, Ontario

## Summary of Agreement Targets and Funding

*Status as of February 18, 2025*

<b>Overall Permitted Unit Targets (3 years)</b>	<b>4,320</b>
Units expected without HAF (baseline)	<b>3,670</b>
Units incented by HAF (HAF-incented)	<b>650</b>
Municipality's 10-year unit projection	<b>15,391</b>

<b>Permitted Unit Targets with Breakdown</b>	<b>Total Target</b>	<b>Year 1 Forecast</b>	<b>Year 1 Progress</b>
Housing Supply Growth Target	<b>4,320</b>	<b>1,114</b>	<b>1,024</b>
<ul style="list-style-type: none"> <li>• Multi-Unit housing units in close proximity to rapid transit</li> </ul>	2,654	<i>Note: there are no annual forecasts for different unit types.</i>	614
<ul style="list-style-type: none"> <li>• Missing middle housing units</li> </ul>	777		261
<ul style="list-style-type: none"> <li>• Other multi-unit housing units</li> </ul>	479		99
Affordable Housing Units	127		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	\$22,093,104
Annual advance amount	\$5,523,276

CMHC has reviewed Waterloo'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: Rapid Municipal Lands Program for Affordable and Attainable Housing Construction

Increasing the supply of affordable housing by offering financial incentives and development-ready municipal lands.

- Partner with private and not-for-profit developers to build affordable and attainable, mixed-use, complete communities on city-owned lands
- Update zoning, expedite approvals and create incentives for projects on selected city-owned lands

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Rapid Municipal Lands Program for Affordable and Attainable Housing Construction</b>	<b>2025-12-31</b>	<b>On track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Establish Advisory Body and Procurement Processes	2024-06-30	Completed
Select Initial Land Parcel and Submit Request for MZO (concurrent with Milestone 1)	2024-07-31*	Completed
Select Building Partners and Initiate Procurement Process	2024-12-31	Completed
Finalize Agreements and Approve Development	2025-12-31	On Track

\*Some of Waterloo’s milestone dates were extended to align with provincial Minister Zoning Orders requirements, and to accommodate staffing processes.

### Initiative 2: Employment Land Conversion

Increase the supply of housing density close to transit through as of right zoning.

- Evaluate the city’s employment needs and allow residential uses to be incorporated on up to 117 hectares of employment lands
- Amendments to the Official Plan and Zoning Bylaw to permit mixed-use, medium and high-density development residential developments near transit.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Employment Land Conversion</b>	<b>2024-12-01</b>	<b>Completed</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Develop Draft Zoning By-law Regulations	2024-05-31	Completed
Background Research and Policy Development and Council Approval of Official Plan Amendment	2024-11-04	Completed
Seek Council Approval for Zoning By-law Amendment	2024-12-01*	Completed

\*Some of Waterloo’s milestone dates were extended to align with provincial Minister Zoning Orders requirements, and to accommodate staffing processes.

### Initiative 3: Corridor Expansion Study and Plan

Re-designate a new housing corridor near universities and transit.

- Create a new 20 hectare transit corridor to provide missing middle and transit supportive housing options within 1.5 km of rapid transit and in close proximity to two university campuses.
- Amendments to Official Plan and Zoning Bylaw changes to allow as of right permissions to support significant intensification within the corridor.

Initiative	Due Date	Status
<b>Corridor Expansion Study and Plan</b>	<b>2026-06-30</b>	<b>On track</b>
Milestones	Due Date	Status
Project Initiation	2024-03-31	Completed
Part 1 - Minor Corridor Expansion by way of Official Plan Review process	2025-04-11	Completed
Part 2 - Enabling Missing Middle Housing	2026-04-30	On Track

### Initiative 4: Online Development Application Submission/Approvals System

Speeding up the process of issuing permits by moving to an online system.

- Implement an online permit application process for up-to-date status tracking, review and payment.
- Create a digital application review system and automate administrative processes

Initiative	Due Date	Status
<b>Online Development Application Submission/Approvals System</b>	<b>2026-08-01</b>	<b>On track</b>
Milestones	Due Date	Status
Project set up and foundational software/hardware/planning work	2024-12-01	Completed
Launch Online Application Submission Portal	2025-02-28	On Track
Build and pilot end-to-end digital application processing	2025-12-01	On Track
Full implementation and ongoing program support	2026-08-01	Not Started
Affordable Housing Concierge	2024-10-01*	Completed

\*Some of Waterloo's milestone dates were extended to align with provincial Minister Zoning Orders requirements, and to accommodate staffing processes.

## Initiative 5: Multi-Unit Residential Acquisition Program

Creation of long-term affordable rental homes through acquisitions.

- Purchase of market rental buildings and/or units to be converted into affordable housing by mission-aligned not-for-profit housing providers, co-operatives and community land trusts.

Initiative	Due Date	Status
<b>Multi-Unit Residential Acquisition Program</b>	<b>2026-04-30</b>	<b>On track</b>
Milestones	Due Date	Status
Project Initiation	2024-05-31	Completed
Background Research, Consultation and Program Policy Development	2025-03-30	On Track
Seek Council Approval	2025-07-31	Not Started
Project Implementation	2026-04-28	Not Started

## Initiative 6: Additional Residential Unit Toolbox and Financial Incentives

Encourage gentle density within already built-up areas by making zoning changes and offering incentives.

- Create an online toolbox to help homeowners navigate planning and the building process.
- Waive permit fees and provide financial incentives of up to \$25,000 per affordable Additional Residential Units.
- Update zoning to remove restrictions, including permitting 4 units as-of-right citywide.

Initiative	Due Date	Status
<b>Additional Residential Unit Toolbox and Financial Incentives</b>	<b>2026-02-28</b>	<b>On track</b>
Milestones	Due Date	Status
Project Initiation	2024-04-30	Completed
Background Research, Consultation and Toolbox Development	2025-02-28	On Track
Background Research, Consultation and Affordable ARU Financial Program Development	2025-03-31	On Track
Seek Council Approval for Affordable ARU Financial Grant Program	2025-07-31	On Track
Project Implementation for Affordable ARU Financial Grant Program	2026-02-28	Not Started
Design and implement guidelines or pre-approved building plans	2025-12-31	Not Started
Eliminate restrictions related to height, setbacks, and building floor area	2025-12-31	Completed
Ending Exclusionary Zoning by permitting 4 units as of right citywide	2024-12-23	Completed

**Initiative 7: Community Planning Permit System Pilot Project**

Accelerating the development approval process by implementing a community planning permit system.

- Decrease approval times around rapid transit areas by up 50% by combining zoning, variance and site plan into on approval process.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Community Planning Permit System Pilot Project</b>	<b>2026-06-30</b>	<b>On track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Project Initiation	2024-04-28	Completed
Official Plan Amendment & CPPS Bylaw Policy Development and Consultation	2025-10-31	On Track
Seek Council Approval for OPA and CPPS By-law	2026-02-28	On Track
Implement CPPS By-law	2026-05-30	Not Started

**Initiative 8: Reduced Parking Framework and Approval Process to Facilitate More Housing Supply and Greater Affordability**

Reducing parking requirements to promote densification in areas located close to transit.

- Amendments to Official Plan and Zoning Bylaw to make more land available for housing by reducing parking requirements.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Reduced parking framework and approval process to facilitate more housing supply and greater affordability</b>	<b>2025-12-01</b>	<b>On track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Background Research and Policy Development and Council Approval of Official Plan Amendment	2024-12-01	Completed
Affordable housing parking review	2025-02-28	On Track
Develop Draft Zoning By-law Regulations	2025-12-01	On Track