

HAF Agreement and Action Plan Summary Woolwich, Ontario

Summary of Agreement Targets and Funding

Status as of March 13, 2025

Overall Permitted Unit Targets (3 years)	886
Units expected without HAF (baseline)	696
Units incented by HAF (HAF-incented)	190
Municipality's 10-year unit projection	1,648

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	886	249	134
<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 	455		78
<ul style="list-style-type: none"> • Other multi-unit housing units 	0		0
Affordable Housing Units	80		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	\$6,724,742.20
Annual advance amount	\$1,681,185.55

CMHC has reviewed Woolwich's first annual report and has noted that Year 1 permitted units are below forecast. However, through discussions with Woolwich, we are satisfied that mitigating actions are being implemented, which are expected to result in an increase in permitted units through Years 2 and 3. Woolwich's reform initiatives are on track. As such, we are satisfied that Woolwich is meeting its commitments under the HAF agreement, and the second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Development Ready Strategy for Provincially Added Urban Expansion Areas

Expediting development, increasing density and encouraging greater variety of housing forms within the urban expansion lands designated by the Province.

- Undertake public consultation within the community to initiate a Secondary Plan for the community of Breslau, where most of the urban growth area is located.
- Identify infrastructure needs (including servicing) and implement infrastructure upgrades to add more development-ready lands
- Pre-zone strategic lands to encourage development within the urban expansion areas.

Initiative	Due Date	Status
Development Ready Strategy for Provincially Added Urban Expansion Areas	2026-09-30	Completed
Milestones	Due Date	Status
Initiate Secondary Plan for Community of Breslau	2023-12-29	Completed
Identify Infrastructure Needs	2024-04-01	Completed
Development Ready Strategy	2024-12-31	Completed
Infrastructure Upgrades to add additional development ready lands	2025-04-01	Completed
Pre-Designation Zoning Strategic Lands	2025-12-31	Completed

Initiative 2: Framework for Development of Underutilized Township Lands

Developing a standardized process for preparing underutilized lands for private or nonprofit development.

- Create a new framework for the disposition of Township lands, including expedited assessment of suitable land, and a Request for Proposals process for potential developers.
- Undertake predevelopment studies for the land and increase zoning permissions on development-ready parcels.

Initiative	Due Date	Status
Framework for Development of Underutilized Township Lands	2026-12-31	On Track
Milestones	Due Date	Status
Framework for Disposition	2024-04-30	Completed
Pre-Development Studies and Planning Framework	2024-12-31	Completed
Request for Proposal Criteria	2025-03-31	On Track
Release Request for Proposal	2025-05-31	On Track
Building Permit Review and Issuance	2026-12-31	Not Started

Initiative 3: Comprehensive Transportation Plan

Ensuring that key infrastructure is in place to support growth by developing a framework for a well-connected transportation network, including public transit and active transportation.

- Explore a reduction in parking requirements for affordable housing.
- Pre-designate and pre-zone sites that support transit-ready strategies included in the Comprehensive Transportation Plan.

Initiative	Due Date	Status
Comprehensive Transportation Plan	2026-12-31	On Track
Milestones	Due Date	Status
Comprehensive Transportation Plan	2025-06-02	On Track
Development Ready Planning Framework	2026-06-01	Not Started
Incorporate Plan Recommendation	2026-12-31	Not Started

Initiative 4: Expedited Review with Dedicated Service for Affordable Housing

Increasing affordability by reducing barriers and accelerating approvals for developments that include affordable and attainable housing units.

- Establish a framework for the expedited review and dedicated service for affordable housing developments.
- Offer workshops on affordable housing for developers, community members, and Township staff, in combination with social media messaging about affordable housing.

Initiative	Due Date	Status
Expedited Review with Dedicated Service for Affordable Housing	2026-09-30	On Track
Milestones	Due Date	Status
Develop Framework for Expedited Review	2024-10-04	Completed
Affordable Housing Workshops and Training	2026-09-30	On Track

Initiative 5: Mixed Use Development Design Guidelines

Encouraging more mixed-use developments in the urban area by providing design guidelines and showcasing the benefits of mixed-use developments in the community.

- Initiate and complete a request for proposals process for Mixed Use Development Design Guidelines.
- Prepare a variety of educational materials on the benefits and components of a mixed-use development, as well as the benefits for the community.

Initiative	Due Date	Status
Mixed Use Development Design Guidelines	2026-09-30	On Track
Milestones	Due Date	Status
Request for Proposal for Mixed Use Development Design Guidelines	2024-03-29	Completed
Retain Consultant	2024-06-28	Completed
Draft Mixed Use Development Design Guidelines	2024-12-31	Completed
Final Mixed Use Development Design Guidelines	2025-06-02	On Track

Initiative 6: Accessory Residential Units

Increasing missing middle housing by encouraging the development of accessory residential units (ARUs).

- Simplify the building permit application for new ARUs.
- Prepare materials on the benefits of ARUs and provide resources to homeowners such as frequently asked questions (FAQs) and sample drawings.
- Update the Zoning By-law to ensure greater flexibility for ARUs.

Initiative	Due Date	Status
Accessory Residential Units	2026-09-30	On Track
Milestones	Due Date	Status
Simplified Permit Application Form with FAQs and Sample Drawings	2024-08-01	Completed
Develop Marketing and Promotional Materials	2024-08-30	Completed
Update Zoning to Allow for Greater Flexibility	2025-03-31	Completed

Initiative 7: Rental Housing Incentive

Incentivizing the progression of rental housing development projects that are approved in a draft state but have not yet advanced to permitting stage.

- Waive fees and offer financial incentives for each unit in purpose-built rentals.
- Provide education on the benefits of purpose-built rentals, and ensure developers are aware of the program and their projects' eligibility.

Initiative	Due Date	Status
Rental Housing Incentive	2026-09-30	On Track
Milestones	Due Date	Status
Amend Fees and Charges By-Law	2024-04-30	Completed
Promotion of Rental Housing Program	2024-12-31	Completed
Building Permits	2026-09-30	On Track

Initiative 8: Fast Tracking Municipal Lands Program for Affordable Housing

Establishing a process with dedicated resources to fast track the development of affordable homes.

- The Township of Woolwich will select municipal lands and work with an Advisory Body to establish a preferred governance framework, streamlining approvals and creating incentives for developers.
- The Township will make lands ready for development, including planning approvals, financial incentives to improve affordability and/or integrate climate resilient building technologies such as mass timber or modular construction.

Initiative	Due Date	Status
Fast Tracking Municipal Lands Program for Affordable and Attainable Housing	2026-12-31	On Track
Milestones	Due Date	Status
Preferred governance framework selected	2023-12-01	Completed
Development of streamlined approvals process and Incentives	2025-12-31	On Track
Implementation of New Process	2026-12-31	Not Started

Initiative 9: Comprehensive Zoning Bylaw Update to permit 4 unit ‘as of right’ within the R3 or higher zones

Updating the Zoning By-law to allow four units as-of-right in the R3 zone, defined as low density with some permissions for low-rise housing.

- The Township will undertake the necessary statutory process that will result in a Council decision on the Zoning Bylaw to permit 4 units as of right within the R3 or higher zones.

Initiative	Due Date	Status
Comprehensive Zoning Bylaw Update to permit 4 unit ‘as of right’ within the R3 or higher zones.	2024-06-28	Completed
Milestones	Due Date	Status
Statutory process resulting in a Council decision on the Zoning Bylaw	2024-06-28	Completed