

Housing Acceleration Plan

Action Status Update, May 2026

Introduction

The Housing Acceleration Plan (Acceleration Plan) was approved by Council on October 8, 2025. The Acceleration Plan is tailor-made to address the specific housing challenges facing Ottawa, while maintaining a holistic, balanced view that considers all aspects of city-building.

The Acceleration Plan contains 58 actions to deliver on five key objectives that are targeted to areas where the City has the greatest control and influence. While each of the five objectives include distinct actions, they are designed to work together as part of a cohesive strategy. Collectively, the actions aim to accelerate all forms of housing development, with a particular focus on affordable and urban options.

The five key objectives of the Acceleration Plan are to:

- 1) Simplify the regulatory environment and expedite approvals processes
 - a. Simplify rules and guidelines that consider the impact on development costs and housing affordability
 - b. Optimize legal agreements and streamline the development review process
- 2) Evolve City culture to be housing development friendly
- 3) Introduce more flexibility in fees and charges
- 4) Consolidate and strengthen capacity for Affordable Housing development
 - a. Strategic use of public lands
 - b. Propose opportunities to consolidate affordable housing development and scale up existing non-profit housing developments
- 5) Unlock urban intensification and Transit Oriented Development
 - a. Rebalancing uses in downtown, particularly the central business district, by enabling more residential
 - b. Facilitate gentle density and diverse typologies (infill, missing middle, modular-friendly city)
 - c. Reducing barriers to Transit Oriented Development

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#	Objective	Action	Lead Departments	Status	Implementation Status Comment
1	1a	<p>Through the new Zoning By-Law, eliminate barriers and offer flexibility to facilitate increased housing construction including:</p> <ul style="list-style-type: none"> • Establish expanded opportunities for housing with broad permissions • Simpler form-based zoning city-wide as opposed to building type • Flexibility on parking to reflect market need • staff continue to review site specific options to allow for zoning conditions, if not already permitted, for residential developments that are oriented to serve the needs of seniors. 	Planning, Development & Building Services	Complete (Q1 2026)	This action was completed through Council approval of the New Zoning By-law on January 28, 2026. The updated Zoning By-law establishes expanded housing permissions, introduces a simpler form-based zoning framework, and provides parking flexibility aligned with market demand. These changes reduce regulatory barriers and increase opportunities for housing construction city-wide.
2	1a	Amend Site Plan Control By-law (No. 2014-256) to extend exemptions currently in place for developments less than 12 units.	Planning, Development & Building Services	In Progress – Updated Timeline (Q3 2026)	This action is impacted by the proposed changes to the municipal land development process introduced by the Province on March 30, 2026 through the Building Homes and Improving Transportation Infrastructure Act, 2026 (Bill 98). An update including further timeline clarity on this item as it relates to the implications of Bill 98 is planned for Q3 2026.

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3	1a	Streamline the tree conservation guidelines, including expanding the as-of-right zone to include a portion of the excavation area.	Strategic Initiatives	In Progress – Updated Timeline (Q2 2026)	<p>Implementation of this action has included streamlining the Tree Conservation Report Guidelines, the creation of a Tree Information Report checklist, and updates to process guidance documents for infill sites to include excavation limits.</p> <p>This action will be completed following consideration of recommendation 2 of this report, Housing Acceleration Plan Progress Update (ACS2026-SI-SPO-003) which seeks to amend the Tree Protection By-law to include the new streamlined Tree Conservation Report Guidelines. Following completion, the Tree Information Report checklist and the revised guidance will be posted on the City's Tree Protection By-law web pages.</p> <p>The work undertaken as a part of this action will improve efficiency of the tree review for development applications, while maintaining the importance of the protection of trees and the consideration of trees in development scenarios.</p>

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4	1a	Align tree permit issuance with building permit issuance while ensuring compliance with the Tree Protection By-law as a condition for approval.	Strategic Initiatives	Complete (Q2 2026)	This action was completed in April 2026. Information has been included on the City's Building Code Services web pages to ensure that Tree Information Reports are submitted at the time of Building Permit submission. Forestry and Building Code Services staff will continue to work closely to align the issuance of both permits. This alignment will improve coordination across review functions while maintaining environmental protections.
5	1a	Undertake a comprehensive review of the Urban Design Guidelines including: window streets in new subdivisions; noise attenuation requirements for mid-rise; floor plate requirements.	Planning, Development & Building Services	Complete (Q2 2026)	This action was completed through IPD "Urban Design Brief Terms of Reference and Urban Design Guideline Updates" provided to PHC on April 1, 2026 and ARAC on April 2, 2026. The associated memorandum outlined how the existing Urban Design Guidelines (UDGs) have undergone housekeeping updates to align with the Official Plan and direction from the HAP. It also outlines the re-organization of UDGs into three simplified groupings and the work plan to introduce new UDGs including but not limited to Mid- and High-rise buildings, in alignment with

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					the Official Plan, HAP and Zoning By-law.
6	1a	Develop a strategy to undertake a comprehensive review of Secondary Plans with an aim to streamline and remove old and outdated secondary plans, excluding the review of plans created within the last five years.	Planning, Development & Building Services	In Progress – Updated Timeline (Q2 2026)	This action was originally scheduled for completion in Q1 2026. The Province is currently consulting on proposed changes to secondary plans. Staff will return to committee/council with a path forward in response to the proposed Provincial direction to complete a comprehensive review of the approach to secondary plans in Q2 2026.
7	1b	Increase capacity in Legal Services through the addition of two resources dedicated to development review, funded through the Housing Accelerator Fund.	Legal Services	Complete (Q4 2025)	This action was completed in December 2025 through the re-assignment of duties to two experienced lawyers dedicated to development review. In addition, two temporary Legal Services positions were created to further support development review. The increased legal capacity enables faster processing of agreements and reduces approval timelines for development applications.

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8	1b	Expand the use of scoped Site Plan Agreements.	Legal Services Planning, Development & Building Services	Complete (Q4 2025)	This action was completed through implementation of scoped Site Plan Agreements in December 2025. Scoped agreements are now applied to eligible development applications, reducing review complexity and accelerating approvals for lower-risk projects.
9	1b	Expand the use of letters of undertaking.	Planning, Development & Building Services	Complete (Q4 2025)	This action was completed in December 2025 through the expansion and standardization of Letters of Undertaking. These tools are now applied where appropriate within development approvals, reducing reliance on more complex legal agreements and improving processing timelines.
10	1b	Develop streamlined templated legal agreements.	Legal Services Planning, Development & Building Services	In Progress – Updated Timeline (Q4 2026)	This action was originally scheduled for completion in Q1 2026. Updated timeline for this action is Q4 2026 as the City awaits feedback from industry legal representation on the proposed streamlined templated legal agreements.

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11	1b	Undertake a review of the terms of reference for items listed on the Development Application Study Policy (Information and Materials for Planning Applications (By-Law No. 2023-297)) for opportunities to increase flexibility in interpretation.	Planning, Development & Building Services	Complete (Q1 2026)	This action was completed on January 28, 2026, following Council approval of the updated Development Application Studies and Plans By-law (ACS2025-PDB-PS-0074). The approved amendments updated the applicable policy framework and formalized new process requirements. Implementation improves clarity, strengthens accountability, and supports more consistent applications moving forward. Supporting this effort, 4 terms of references were updated in Q1 2026 (ACS2026-PDB-PS-0034) and 5 more are targeted for republication in Q2.
12	1b	Engage industry to identify common deficiencies in application materials to support the industry in improving the quality of their submissions.	Planning, Development & Building Services	In Progress – Updated Timeline (Q2 2026)	This action is in progress. A list of common deficiencies is under development and will be reviewed at a future Housing Innovation Task Force meeting.
13	1b	Undertake a review of the Committee of Adjustment.	Planning, Development & Building Services	In Progress (Q1 2027)	Work to implement this action will be undertaken as part of the governance review of the new Term of Council and will meet the original Q1 2027 implementation timeline.

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14	1b	Pilot the use of artificial intelligence (AI) as approval processes become automated.	Planning, Development & Building Services	In Progress (Q2 2026)	Implementation of this action is underway and remains on track for completion in Q2 2026. Building Code Services is launching pilots for two technologies. The first is a chatbot integrated with the new Land Management System (LMS) to provide contextual, role-based responses to common building permit and development questions. The second is a completeness and compliance checking tool to pre-screen applications, reducing staff time spent reviewing incomplete submissions. Staff are in the final procurement stages to select a vendor.
15	1b	Update the engineering design guidelines for sewer and water to incorporate technical bulletins.	Infrastructure & Water Services	Complete (Q1 2026)	Implementation of this action is complete. Updated Sewer and Water Design Guidelines, with technical bulletins, were posted on Ottawa.ca in December 2025. Internal and external (industry) notifications were circulated to communicate this update in January 2026.

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16	2	Provide tools and guidance to staff on applying a risk-based approach to parks policies, minor deviations from engineering standards, and other technical guidance based on past practices.	Planning, Development & Building Services	In Progress (Q2 2026)	This action is in progress and will be complete following consideration of a report planned for the June 2, 2026 Finance and Corporate Services Committee.
17	2	Proactively resolve conflicts to reduce the need to go to the Ontario Land Tribunal.	Planning, Development & Building Services	Complete (Q4 2025)	This action has been completed, with staff proactively working to resolve conflicts in order to minimize the need for matters to proceed to the Ontario Land Tribunal. This proactive approach forms part of staff's ongoing duties and continues to be integrated into their regular work processes.
18	2	Update the Parkland First Policy, Delegation of Authority By-law and Parkland Dedication By-law from RCFS (RCFS) Department to the PDBS (PDBS) Department and transfer parks planning staff involved in development review process from RCFS to PDBS and streamline the scope of the review.	Planning, Development & Building Services Recreation, Cultural & Facility Services	Complete (Q4 2025)	This action was completed through Council approval of amendments to the Parkland First Policy, Delegation of Authority By-law, and Parkland Dedication By-law on December 11, 2025. Parks planning staff supporting development review were also transferred to the Planning, Development and Building Services Department. These changes streamline parkland approvals and improve integration within the development review process.

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19	2	Undertake an end-to-end review of the development approval process for each development typology considering opportunities to empower Planning staff to resolve interdepartmental conflicts early and deliver coordinated, issue-resolved comments to applicants.	Planning, Development & Building Services	Complete (Q2 2026)	This action was completed through Planning, Development and Building Services department-wide Journey Mapping Project. The Project has already produced results as it informed the transition from completeness review to completeness check which creates a more efficient, transparent, and predictable development review process.
20	2	Increase in-office presence to facilitate timely in-person meetings for pre-consultation and to support issue resolution during detailed design.	Planning, Development & Building Services	Complete (Q1 2026)	This action was completed through the implementation of the City's hybrid work review. Increased in-person collaboration supports faster issue resolution and improved coordination across development review teams.
21	3	Reduce Community Benefit Charges (CBCs) from 4% to 2% of the land value cost for a period of 5 years from the date of application approval. Within Major Transit Station Areas (MTSAs), CBCs shall be further reduced to 1% of land value cost.	Planning, Development & Building Services	Complete (Q4 2025)	This action was completed through Council approval of Community Benefit Charge reductions on October 8, 2026, including additional reductions within Major Transit Station Areas. These changes lower development costs and support housing affordability and feasibility.

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22	3	The payment of municipal development charge is due by the issuance of the first occupancy permit, limited to residential occupancies, and on an interest-free basis for 18-months or until the Provincial Bill 17 regulations are implemented, whichever occurs first.	Planning, Development & Building Services Finance & Corporate Services	Complete (Q4 2025)	This action was completed through Council approval of interest-free development charge deferrals to occupancy on October 8, 2025. It was subsequently implemented through Bill 17 where residential development charges are deferred to first occupancy. This measure improves project cash flow and supports housing project viability.
23	3	Defer the collection of Cash-in-lieu of Parkland until occupancy for an 18-month period, while the comprehensive policy review is completed.	Planning, Development & Building Services Recreation, Cultural & Facility Services Finance & Corporate Services	Complete (Q4 2025)	This action was completed through Council approval to defer Cash-in-Lieu of Parkland payments to occupancy on October 8, 2025. This change reduces upfront development costs and supports project feasibility.
24	3	Reduce Cash-in-lieu of Parkland charges for all projects of less than 20 units in historical plans of subdivision within the greenbelt to 5% for an 18-month period while a comprehensive review is completed.	Planning, Development & Building Services Recreation, Cultural & Facility Services	Complete (Q4 2025)	This action was completed through Council approval of reduced Cash-in-Lieu of Parkland rates for eligible small-scale developments on October 8, 2025. The reduced rates lower development costs and support missing middle housing delivery.

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			Finance & Corporate Services		
25	3	Defer previously announced building code fee increases, specific to Residential Occupancies.	Planning, Development & Building Services	Complete (Q4 2025)	This action was completed through approval of the 2026 Budget and came into effect January 1, 2026, which deferred previously announced residential building code fee increases. This measure helps reduce near-term construction costs.
26	3	Undertake a Development Charge Structure Review. And as part of this review, staff consider a new, discounted rate category for three-bedroom residential units in the urban core.	Finance & Corporate Services	In Progress (Q3 2027)	This action is in progress. The Development Charge Structure review is expected to be brought to Council in Q3 2027.
27	3	Undertake a comprehensive review of the Cash-in-lieu of Parkland policy.	Recreation, Cultural & Facility Services Finance & Corporate Services	In Progress (Q1 2027)	This action is in progress, and a comprehensive review of the Cash-in-lieu of Parkland policy is expected to be brought to Council in Q1 2027.
28	3	Undertake a comprehensive review of the methodology to simplify security requirements and associated quantity estimates.	Planning, Development & Building Services Finance & Corporate Services	In Progress (Q2 2027)	Implementation of this action is in progress and will meet the original Q2 2027 implementation timeline.

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29	4a	Proactively undertake design and site preparation activities on City lands to support affordable housing development.	Strategic Initiatives	Complete (Q4 2025)	This action has been implemented since December 10, 2025, with Council approval of the Municipal Land Strategy – Surplus Land Declaration and Authority to Transfer City-Owned Lands for Housing (Second Round) report (ACS2025-SI-HSI-002) and finalization of the Municipal Land Strategy Request for Proposals at the end of 2025 for release on February 9, 2026. Staff are undertaking the following proactive site preparation activities for the sites in the report and for RFP sites: analysis of development constraints and opportunities, preparing concept plans to illustrate development potential, undertaking Official Plan and Zoning By-Law updates to enhance developability, completing technical studies (e.g., serviceability, geotechnical studies, tree inventory reports, environmental site assessments), and remediating contaminated sites where required. Additional design and site preparation activities are ongoing for a total of 16 sites that are part of the Municipal Land Strategy.

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30	4a	Create a 10-year housing roadmap for City-owned lands.	Strategic Initiatives	In Progress (Q1 2027)	The development of a plan is underway to identify city-owned lands that could be made available to support affordable housing development in the 10 years following 2027.
31	4b	Amend the criteria for eligibility under the Reimbursement Program for Development-Related Fees for Charitable or Non-Profit Organizations, to include site plan planning and building permit fees for non-profit affordable housing projects.	Planning, Development & Building Services	In Progress – Updated timeline (Q3 2026)	Staff are currently evaluating approaches to address this action item, expanding the scope of the existing program and align with new and ongoing initiatives to support non-profit and charitable organizations that deliver affordable housing projects.
32	4b	Undertake an analysis of public developer options to determine the most efficient model to leverage the strengths of the City, Build Ottawa and Ottawa Community Housing to address existing challenges to developing affordable housing.	Strategic Initiatives	In Progress – Updated Timeline (Q1 2027)	Implementation of this action to date includes the completion of an environmental scan of existing public developer models utilized by other municipalities. An IPD outlining the work to date and project outlook is included on the May 5, 2026 joint meeting of the Finance and Corporate Services and Planning and Housing Committee. Options for a public developer model in Ottawa will be reported back to Committee and Council by Q1 2027 and will include a summary of research findings.

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33	4b	Introduce flexibility in calls for proposals for funding and municipal land for affordable housing to ensure projects are financially viable and sustainable.	Strategic Initiatives	In Progress – Updated Timeline (Q2 2026)	<p>The implementation of this action has included the issuance of flexible calls for proposal through three pilot cases; one Request for Offer (RFO), one Request for Proposal (RFP) to identify housing providers for three municipal sites, and a pre-development funding RFP will be launched in Q2 2026 to provide early-stage funding to projects to further grow the City's Affordable Housing pipeline.</p> <p>Together the pilots explore alternative approaches aimed at improving responsiveness to market conditions and supporting accelerated housing delivery. The evaluation of the pilots, including planned not-for-profit sector feedback, will allow staff to determine if the aim of increased flexibilities was achieved and will be used to inform a comprehensive Action Ottawa Program Guideline review, anticipated in 2027.</p>

#	Objective	Action	Lead Departments	Status	Implementation Status Comment
34	4b	Review the eligibility criteria for the Municipal Capital Facility designation to introduce greater flexibility for new developments, with a focus on supporting long-term affordability and sustainability.	Strategic Initiatives	In Progress (Q2 2026)	The implementation of this action has explored streamlining eligibility criteria and assessing anticipated impacts. The results of this work and staff recommendations are included in the Municipal Capital Facility Eligibility Criteria Review report (ACS2026-SI-HSI-0008), on the May 5, 2026 joint meeting of the Finance and Corporate Services and Planning and Housing Committee.
35	4b	As part of the Zoning By-Law Review, proactively permit residential uses in conjunction with church and institutional uses to eliminate costly rezonings.	Planning, Development & Building Services	Complete (Q1 2026)	This action was completed through Council approval of the New Zoning By-law on January 28, 2026. The updated Zoning By-law establishes expanded housing permissions, introduces a simpler form-based zoning framework, and provides parking flexibility aligned with market demand. These changes reduce regulatory barriers and increase opportunities for housing construction city-wide.
36	4b	Support the growth and capacity of non-profit housing providers by enabling intensification on existing sites and exploring innovative financial tools to unlock portfolio expansion for long-term sustainability.	Strategic Initiatives	In Progress (Q3 2027)	The scoping of this action is underway to identify deliverables that will align with and leverage emerging policies and programs from other levels of government (e.g. alternative finance tools). This action is expected to be complete in Q3 2027.

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37	4b	Create a simplified regulatory environment for not-for-profit housing providers that considers the sector's capacity. As part of this work, a review of the City's Official Plan and related policies be undertaken to ensure there are no unintended barriers to affordable housing. And if unintended barriers are identified that staff return to Council with suggested amendments to strengthen the availability of affordable housing.	Planning, Development & Building Services Strategic Initiatives	Complete (Q2 2026)	Regulatory and process improvements to support non-profit housing, building on the one-stop shop of the development review all wards team established in 2023, has been advanced through the completion of the Development Application Studies and Plans By-law, Official Plan Amendment 47, and the new Zoning By-law. In addition, targeted exemptions from the Design Brief and Urban Design Review Panel processes are being implemented for eligible not-for-profit housing developments and the City is currently exploring full UDRP exemption for not-for-profit developments.
38	5a	Establish a working group between the City, Federal Government, and agencies to identify lands for residential development.	Strategic Initiatives	Complete (Q2 2026)	This action was completed with Council's April 22, 2025 approval of the Build Canada Homes Partnership report (ACS2026-SI-SPO-0002) which includes the establishment of an Implementation Table with representation from the City, Build Canada Homes, and the Canadian Lands Company Ltd. The Implementation Table will serve as a structured forum for monitoring progress and supporting implementation of the partnership.

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					The Implementation Table will also ensure ongoing collaboration to support effective planning and development of surplus federal lands in Ottawa. Including sharing information on the pipeline of surplus public properties (federal and municipal) in Ottawa and engaging in discussions on optimal uses of the properties to support city building priorities.
39	5a	Waive Cash-in-lieu of Parkland for office-to-residential conversions for an 18-month period while a comprehensive policy review is completed.	Planning, Development & Building Services Recreation, Cultural & Facility Services Finance & Corporate Services	Complete (Q4 2025)	This action was completed through Council approval to waive Cash-in-Lieu of Parkland requirements for eligible office-to-residential conversion projects on October 8, 2025. The waiver reduces development costs and supports adaptive reuse and increased residential supply within the downtown core.

#	Objective	Action	Lead Departments	Status	Implementation Status Comment
40	5a	Recommend regulatory changes and financial incentives to support downtown revitalization, including through more residential developments downtown and in the Central Business District (CBD).	Strategic Initiatives Planning, Development & Building Services Finance & Corporate Services	Complete (Q2 2026)	This action was completed with Council's April 22, 2026, approval of the Downtown Revitalization Framework report (ACS2026-SI-ED-0005). Ongoing progress monitoring and reporting will be made through the Downtown Revitalization Strategy.
41	5a	Engage the Federal Government to discuss zoning as they identify their priority sites.	Planning, Development & Building Services Strategic Initiatives	Complete (Q2 2026)	This action was completed April 22, 2026, with Council approval of the Build Canada Homes Partnership report (ACS2026-SI-SPO-0002).
42	5a	Investigate opportunities for zoning of select municipal sites that are in close proximity to transit and other amenities for mixed use residential.	Planning, Development & Building Services Strategic Initiatives	Complete (Q2 2026)	This action was implemented, in part, through the approval of the new Zoning By-law, which served to update zoning broadly at transit stations to enable mixed-use residential development. In parallel, staff have identified select City owned sites where additional site-specific zoning amendments may be required. If required, amendments will be advanced through the existing Zoning By-law process.

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43	5b	Introduce an Additional Residential Unit accelerator and fast-tracking program funded through the Housing Accelerator Fund.	Strategic Initiatives	In Progress (Q4 2026)	<p>This action is in progress. In parallel, the acceleration of ARU developments has been supported through the implementation of other Acceleration Plan actions. This includes, for example, the expansion of the master template process by Building Code to allow for standardized plans by private home builders for additional residential units to be submitted and held on file, and work being undertaken to review and streamline planning applications more broadly.</p> <p>Education and communications tools are in development, in partnership with Ottawa Climate Action Fund (OCAF). This includes the development of a public-facing information portal and concierge-style support service to help homeowners understand opportunities to add secondary suites or coach houses and navigate the development process.</p>

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44	5b	Introduce a Missing Middle accelerator and fast-tracking program funded through the Housing Accelerator Fund.	Strategic Initiatives	In Progress (Q4 2026)	This action is in progress. In parallel, the acceleration of missing middle developments has been supported through the implementation of other Acceleration Plan actions. This includes, for example, the expansion of the master template process by Building Code to allow for standardized plans by private home builders for townhouses, stacked townhouses, and low-rise apartments of up to 12 units, to be submitted and held on file, and work being undertaken to review and streamline planning applications more broadly.
45	5b	Waive Cash-in-lieu of Parkland for small and adaptive developments for an 18-month period, while the comprehensive policy review is completed.	Planning, Development & Building Services Recreation, Cultural & Facility Services Finance & Corporate Services	Complete (Q4 2025)	This action was completed through Council approval to waive Cash-in-Lieu of Parkland requirements for eligible small and adaptive developments on October 8, 2025. The waiver reduces development costs and supports infill, adaptive reuse, and missing middle housing delivery.

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46	5b	Eliminate zoning barriers to modular and prefabricated housing methods.	Planning, Development & Building Services Strategic Initiatives	Complete (Q1 2026)	This action was completed through Council approval of the New Zoning By-law on January 28, 2026. The updated Zoning By-law establishes expanded housing permissions, introduces a simpler form-based zoning framework, and provides parking flexibility aligned with market demand. These changes reduce regulatory barriers and increase opportunities for housing construction city-wide.
47	5b	Broaden zoning provisions to increase the potential for gentle density in neighbourhoods.	Planning, Development & Building Services	Complete (Q1 2026)	This action was completed through Council approval of the New Zoning By-law on January 28, 2026. The updated Zoning By-law establishes expanded housing permissions, introduces a simpler form-based zoning framework, and provides parking flexibility aligned with market demand. These changes reduce regulatory barriers and increase opportunities for housing construction city-wide.

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48	5b	Use pre-set building designs, including Additional Residential Units, developed and in use by other municipalities in Ontario or developed by the private sector, to allow for expedited building permits.	Planning, Development & Building Services	Complete (Q1 2026)	The City permits builders to submit their own building designs for reuse for detached, semi-detached, and rowhouse developments, a practice that has been in place for several years and supports more efficient permit review. As of the end of April 2026, this approach was expanded to include coach houses, stacked townhouses, and multi-unit residential buildings of up to 12 units. Staff are reviewing the implementation of an expanded program that would feature pre-set or City pre-approved designs for public use.
49	5c	Cap Cash-in-lieu of Parkland at 10% for hubs and major corridors for an 18-month period while a comprehensive policy review is completed.	Planning, Development & Building Services Recreation, Cultural & Facility Services Finance & Corporate Services	Complete (Q4 2025)	This action was completed through Council approval to cap Cash-in-Lieu of Parkland at 10% for developments within hubs and major corridors on October 8, 2025. The cap improves project feasibility and supports intensification in priority growth areas.

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50	5c	Create development scenarios for City lands (e.g., park and ride lots) to create vibrant, walkable, mixed affordability transit-oriented neighborhood centers.	Strategic Initiatives	In Progress (Q2 2027)	The implementation of this action is underway. One city site has been selected to pilot the creation of development scenarios. Bloomberg Associates has been engaged to support the development scenario creation. An update is planned for Q2 2027, with the next Housing Acceleration Plan Progress Update.
51	5c	Proactively undertake site preparation of public lands along transit hubs and major corridors.	Strategic Initiatives	In Progress (Q2 2027)	The implementation of this action will follow completion of action 50, the creation of development scenarios. An update is planned for Q2 2027, with the next Housing Acceleration Plan Progress Update.
52	5c	Through the new Zoning By-law, increasing the maximum height to support intensification in strategic growth areas such as hubs and along major corridors.	Planning, Development & Building Services	Complete (Q1 2026)	This action was completed through Council approval of the New Zoning By-law on January 28, 2026. The updated Zoning By-law establishes expanded housing permissions, introduces a simpler form-based zoning framework, and provides parking flexibility aligned with market demand. These changes reduce regulatory barriers and increase opportunities for housing construction city-wide.

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53	5c	Increase brownfield incentives near transit.	Planning, Development & Building Services Finance & Corporate Services	On Hold (2027)	Implementation of this action is currently on hold. Implementation will be undertaken as part of the review of the Brownfield Development Community Improvement Program in the next term of Council.
54	1 Motion directed	Facilitate the integration of innovative Low-Impact Development approaches in housing projects.	Infrastructure & Water Services Planning, Development & Building Services	In Progress (Q2 2026)	Low-Impact Development design guidelines are in progress. An update to Council, as directed by motion 2025-66-04, is planned for Q2 2026.
55	2 Motion directed	Advance initiatives to support a housing-friendly City culture.	Planning, Development & Building Services	In Progress (Q2 2026)	Implementation of this action is in progress including key changes to the planning framework that support housing and growth, improved transparency through new reporting and data tools, and ongoing work to strengthen coordination and collaboration across the Planning, Development and Building Services department. The results of this work are included in the <i>Development Approvals Process and Culture</i> IPD included on the May 5, 2026 joint meeting of the Finance and Corporate Services and Planning and Housing Committee.

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56	3 Motion directed	Bring forward a report to Council with recommended amendments to reduce development charges if the City receives funding from higher orders of government conditional on a funding commitment equivalent to the reduction from higher orders of government.	Finance & Corporate Services Planning, Development & Building Services	In Progress	On March 30, 2026, the provincial government announced a Canada-Ontario Partnership including the introduction of the Build Communities Strong Fund, an \$8.8 billion infrastructure funding program over 10 years to reduce municipal development charges (DCs). To access this funding, municipalities would be required to commit to residential DC reductions of between 30 and 50 per cent for a minimum of three years. The funding is intended to offset much of the revenue impact associated with these reductions but municipalities are expected to contribute to the reduction, which could have financial implications. Municipalities are being asked to work with the Province to identify ready-to-build infrastructure projects eligible for support. Staff are currently assessing the implications of this announcement and how it interacts with current Council direction.

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57	4 Motion directed	Explore updating housing dashboards to include affordable housing data.	Strategic Initiatives	In Progress (Q2 2027)	The implementation of this action is underway, with work to date focused on the creation of a data management strategy and repository of affordable housing data, as a foundational requirement to support regular and up-to-date reporting. The completion of this action, including any updates to existing data dashboards, or other public access method, is expected in Q2 2027.
58	2 Motion directed	Report back on Community Benefit Charges capital list and discounted rate efficacy.	Planning, Development & Building Services	In Progress (Q2 2027)	The implementation of this action will be undertaken as part of the comprehensive review of the Community Benefit Charge program in Q2 2027.