



**The Town Council of the Town of Gander
Procurement Office**

**RFP24-04
Request For Proposal**

**Housing Modernization Regulatory Review of the Town of Gander 2019-2029 Municipal Plan
and Development Regulations**

Closing Date and Time: Wednesday June 19th, 2024
2:00:00 p.m. NL Daylight Savings Time

Addenda Information

All Proponents are to note that any addenda to this RFP will be posted on the Town's website at www.gandercanada.com; it is the Proponents' responsibility to check the website often, or to contact the Procurement Officer, for any addenda.

- ▶ Late proposals will not be accepted but returned unopened to the respective Proponent.
- ▶ Proposals not signed will be rejected.
- ▶ Proposals must be typed or in ink.
- ▶ Erasures or noticeable changes must be initialed by the Proponent.
- ▶ Proponents must not include restrictive or conditional statements to alter the format or intent of the RFP.
- ▶ The award of this RFP will be based solely on the evaluation criteria outlined in these documents.
- ▶ Council and the Provincial Government do not bind themselves to accept the lowest or any proposal.

The proposal must be returned, signed by an authorized officer of the Company and in an envelope/package showing the firm name, Request for Proposal number and Proponent's name.

Issued by: Town Council of Gander
100 Elizabeth Drive
Gander, NL, A1V 1G7
Tel: 709-651-5900

REQUEST FOR PROPOSAL RFP24-04

Background Information and Terms of Reference

Town of Gander Interim Municipal Plan Review

PURPOSE

To review and prepare recommendation for amendments to the 2019-2029 Municipal Plan and Development regulations for The Town of Gander Newfoundland, for the purposes of updating the zoning and development standards to encourage all forms of housing in the community in accordance with all requirements and initiatives of the Proposed Town of Gander HAF Action Plan.

The review shall include reports, amendments, and maps in conformity with Part III of the Urban and Rural Planning Act 2000, capable of being adopted by the general public and subsequently approved by Council, together with the preparation of zoning schedules and maps, if required.

BACKGROUND

The Town of Gander was incorporated in 1958 and the present plan for the period of 2019-2029 has been in effect since September 3, 2021. Reference can be made to the current Municipal Plan, Development Regulations, and other relevant documents at the Town of Gander, the Urban and Rural Planning Division of the Department of Municipal Affairs or the Town of Gander website (gandercanada.com).

In addition, the Town of Gander has been undertaking a Initiative under “Build Up Gander” which seeks multi millions dollar investment over 4 year period of 2024-2027 under the CMHC Housing Accelerator Fund.

The Housing Accelerator Fund (HAF) is a **federal program** that works with municipalities to remove local barriers to residential development and fast-track the creation of homes across Canada. In the Town of Gander’s application proposes a commitment of 8 initiatives (As Attached) aimed at achieving these goals.

In addition, CMHC has stipulated that all applications will require adoption of 4 Units As-of-Right City–Wide which will require provisions to be included.

BASIC REQUIREMENTS

The Urban and Rural Planning Act 2000, Section 13, establishes the required contents of a Municipal Plan. The Consultant is expected to follow the requirements and to carry out an examination of all factors that relate to future development of the Town of Gander and to take into account the existing Municipal Plan and Development Regulations . This work will include the carrying out of surveys and investigations necessary to amend the current plan and development regulations and must involve a public consultation program as stipulated by Section 14 of the Act.

The Municipal Plan must contain proposals for the general development of the Municipal Planning Area for the remainder of the ten-year period and should be designed to co-ordinate the public purposes of the Council that bear upon development to achieve the common well-being of the community and conserve the financial and material resources of the Planning Area.

It should specifically contemplate changes that are response to the National Housing Crisis and the initiatives outlined in the Proposed Town of Gander HAF Action Plan and Initiatives with the goal of meeting the following targets during the agreement period.

1. Housing Supply Growth Target of 200 permitted housing units.
2. The Recipient agrees to the following Additional Targets:
 - a. 0 multi-unit housing units in close proximity to rapid transit
 - b. 0 missing middle housing units
 - c. 68 other multi—unit housing units
 - d. 35-percent of the Housing Supply Growth Target are affordable units.

This proposal will be presented in written and map form (if required) and must contain those items outlined in Section 13 of the Urban and Rural Planning Act 2000 and be sent out in an acceptable format for a Municipal Plan Report.

Primary Objectives

Initiative 1 - AFFORDABLE HOUSING INCENTIVES PACKAGE: Assess regulatory options to incentivize affordable, diverse, and inclusive housing through regulatory concepts such as density bonuses and/or other variations of zoning bonuses.

Initiative 2 - HOUSING-BASED ZONING AND REGULATORY REFORMS: HOUSING-BASED ZONING AND REGULATORY REFORMS: evaluate, define and amend regulatory tools (including zoning bylaw) to support housing affordability and permit a broader range of multi-residential housing options in the community.

Initiative 3 - MIDDLE AND HIGH-DENSITY HOUSING TOOLS: To facilitate the development of 'missing middle' and higher density housing forms using targeted regulatory practices and incentives.

Initiative 8 - Implement 4 Units As-of-Right City – Wide:

Secondary Objectives

Initiative 4 - INNOVATIVE PRACTICES IN HOUSING DELIVERY: To ensure that the regulatory framework is supportive to the goal of identifying and promoting innovative practices aimed at expediting the timely delivery of appropriate, affordable, and resilient housing options.

Initiative 5 – ESTABLISHING A MUNICIPAL LAND BANK: To consider regulatory and zoning considerations required to develop a municipal land inventory and associated mechanisms to acquire and utilize public lands suitable for housing development. (potentially identify areas)

Initiative 6 – PROPERTY UTILIZATION STRATEGY: To ensure that the regulatory framework is supportive to the goal of establishing a formal strategy and implementation tools for maximizing the use of serviced lands and existing developments for housing, thereby promoting the effective use of land and infrastructure. Evaluate TOG Design Standards for compatibility with Town Plan and Development Regulations.

Initiative 7 - CAPACITY, PARTNERSHIP AND EDUCATION STRATEGIES: To consider regulatory and zoning aspects necessary on the establishment of capacity, partnership and education strategies that build additional stakeholder capacity, foster beneficial housing partnerships and broaden awareness of housing issues among the general public.

Initiative 9 – Project must be undertaken in consideration of findings of the Town of Gander Housing Needs Assessment.

The accompanying regulations must follow the requirements of Section 35 of the Act and be consistent with the Plan and incorporate Ministerial regulations made pursuant to Section 36.

All final reports and plans submitted shall be certified by and bear the seal of the Member of the Canadian Institute of Planners responsible for their contents.

DIGITAL MAPPING REQUIREMENTS

Digital Mapping requirements will be provided to successful bidder if changes to the current mapping is deemed necessary.

CONSULTATION

The Consultant will be expected to work directly for Council and liaise with its staff as well as attend at least two (meetings with Council (one during preliminary assessment , and one to present the final Municipal Plan.

The Consultant will attend at least two (2) meetings with the general public to discuss policy proposals during their preparation and to attend the statutory Public Hearing, if required, to present the rationale, objectives and policies of the amended Municipal Plan and Development Regulations.

Close liaison will be expected between the Consultant and the Town of Gander, the Urban and Rural Planning Division of Municipal and Provincial Affairs, Canada Mortgage and Housing Corporation, the Town of Gander Housing Advisory Team, and Town of Gander Planning & Control Technician, which are to be kept informed of progress during all stages of the work through submission of progress reports and meetings at crucial points during the process. The Urban and Rural Planning Division can provide as much information and technical support to the Consultant as possible, but the Consultant must establish recommendations that are aligned with the overall objectives of Housing Modernization.

It will be necessary for the Consultant to become familiar with the activities of other Government Departments as they relate to policies and proposals applicable to the Municipal Planning Area.

TIMING

The Municipal Plan Review project will be considered completed when (a) the amended Municipal Plan and Development Regulations have been registered under Section 24 of the Urban and Rural Planning Act 2000; (b) adopted by Council; (c)when two (2) copies of the amended Municipal Plan and Development Regulations .

(a) when one digital reproducible, amendable copy of each report (maps and diagrams, if necessary is delivered to the Town of Gander and Government of Newfoundland Department of Municipal and Provincial Affairs

Work will be scheduled to allow for completion as soon as possible in 2024 with deliverables no later than December 31, 2024. A detailed work schedule shall be submitted with the proposal.

PAYMENT

Payment will be on a per diem basis with an agreed cost which is not to be exceeded. Payments will be made at not less than monthly intervals and at the completion of the work. Invoices will be submitted in duplicate to the Client for that portion of the work undertaken during the time of the last billing and must be accompanied by a progress report outlining the work completed to date since the last billing, and the stage reached in the overall project. Progress reports will, in any event, be submitted monthly.

Particular attention is directed to the provisions of the draft agreement regarding excess costs. Work must not be carried out which results in additional costs without the prior approval of the Town of Gander. The Consultant must ensure that the cost in the proposal is realistic, and the work can be completed in accordance with the agreement.

EVALUATION CRITERIA

The consultant will be selected on the basis of qualifications and experience of the firm and individuals assigned to the project; demonstrated understanding of the project; proposed methodology and ability to complete the work in a timely manner; and per diem and total costs. All submissions will be held in strict confidence. The client does not bind itself to accept the lowest or any proposal. Substitutions to key personnel will only be accepted at the discretion of Council. Points will be allocated as follows:

Evaluation Criteria	Points
Qualifications (individuals assigned)	20
Relevant Experience in Housing Modernization Policy and Urban Planning processes aimed at introducing innovative techniques in expanding the types and scope of option in Municipal Plans, Development regulations, (individuals assigned)	30
Demonstrated Understanding of Project	15
Methodology/Schedule	15
Subtotal (Technical)	80
Plan Amendment total Cost including per diems	20
TOTAL	100

PROPOSALS

Two (2) copies of each proposal should be submitted to: The Town of Gander.
by the _____ day of _____ and should contain:

- (a) A schedule of work to be undertaken.
- (b) A breakdown of the time to be spent on each task phase by each of the personnel who will be working on the Municipal Plan Review.
- (c) An estimated completion date.
- (d) Costs for each Municipal Plan Review and a cost for their combined preparation based on daily rates with a maximum not to be exceeded price for:
 - (1) professional services, and
 - (2) expenses and HST, showing an amount for copies of final reports and reproducibles and for the Public Hearing, (if required);
- (e) Names of personnel, qualifications, hourly rate and specific involvement in the work.

Failure to provide this information may eliminate a proposal from consideration.

It is not proposed to hold a consultant briefing session unless sufficient consultants request it but further information and clarification can be obtained at the Town of Gander. It is incumbent upon the consultant to become acquainted with any local problems and concerns relative to the Municipal Plan Review prior to submitting a proposal and addressing these matters in the submission.

In preparing the proposal, Consultants must familiarize themselves with the general scope of mapping and other data available in the Town of Gander, the Planning Division and elsewhere. Payment will not be made for provision of mapping or other basic information unless this is specifically provided for in the proposal which will form a part of the agreement. A copy of the standard form of agreement is attached.

Council and the Provincial Government do not bind themselves to accept the lowest or any proposal.

All requests for information shall be submitted in writing to swhite@gandercanada.com no later than 1 week prior to closing. Questions and answers will be distributed to all those who have obtained copies of this request for proposal.

Appendices:

1. (HAF) Application Summary
2. Town of Gander - Affordable Housing Incentives Package

Initiative #1	AFFORDABLE HOUSING INCENTIVES PACKAGE	
Type (Select initiative from drop down – select the best one that applies)	Implementing incentives, costing or fee structures, for example density bonusing, to encourage such things as affordable housing and conversions from non-residential to residential	
Description	<p>GOAL: <i>To assess, develop and launch a suite of targeted incentives that support housing development in order to expand the supply of housing that is affordable.</i></p> <p>Delivering affordable housing that is inclusive, equitable and diverse has been a persistent challenge, further amplified by recent cost and supply trends. Providing incentives to development proponents that foster the inclusion of affordable units in development proposals is a key way to help address this issue and spur additional supply.</p> <p>Incentives to be examined as part of this initiative would include among other things, capital grants, interest free loans, tax abatement, tax increment financing, waiver of development fees and land donations. The definition of affordable, as established in the Housing Needs Assessment Update (currently underway), will help determine the most suitable depth and breadth of incentives to be used. Best mechanisms for conveying incentives will also be identified, based on an assessment of options.</p> <p>Once adopted by Council, HAF funding and municipal incentives would be used as integral parts of the incentive package to spur new affordable housing development. Of the estimated costs for this initiative, 98% (an estimated \$2.17M) is being allocated in HAF funding to deliver on these incentives, thereby having a direct impact on unit production. Roll out of the incentives to proponents would happen later in year 1 and flowing into year 2, thereby supporting the planned targets for affordable housing. Opportunities to support public and non-profit housing entities (i.e. NLHC) would be considered on a priority basis to help further leverage available funding for new affordable rental development.</p>	
Start & Completion Dates	Start – 2023/09/01 Complete – 2025/09/01	Estimated costs - \$2,200,000
Expected results <ul style="list-style-type: none"> Estimated # of units initiative will incent w/i the next 10 years - 120 Estimated # of units initiative will incent w/i the program period (3 yrs.) - 60 	Other expected results – It is expected that the number of affordable units incented will be largely driven by HAF funding during the program period but will moderate thereafter to reflect the realities of municipal-only funding	
Evaluation criteria (select all that apply)	Explain how initiative supports this area	
<input checked="" type="checkbox"/> Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process	Providing incentives directly to proponents in exchange for affordability will help to spur the development of units that might not otherwise be built.	
<input checked="" type="checkbox"/> Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation	Fostering the addition of affordable housing forms will ensure that a greater mix of housing options is available to meet the needs of a more diverse and inclusive community	
<input checked="" type="checkbox"/> Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear	Creating more affordable units helps to ensure that those households with low to moderate economic	

pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum		means have access to housing options they can afford, a clear challenge given current market conditions and the effect they have on building viability
<input type="checkbox"/> Supporting the development of low-carbon and climate-resilient communities		
Duration - time to complete/implement initiative	<input checked="" type="checkbox"/> Within 1 year <input type="checkbox"/> Within 2 years <input type="checkbox"/> Over 2 years	The early development and adoption of incentives will provide a key foundation for promoting construction by development proponents. Disbursement of incentives will directly support achievement of affordability targets.
Timeliness – time to start achieving additional units due to initiative	<input type="checkbox"/> Within 1 year <input checked="" type="checkbox"/> Within 2 years <input type="checkbox"/> Over 2 years	Once in place, implementation of the incentives is expected to result in immediate activity, given pending applications in the approvals pipeline
Supply impact – improving housing & community outcomes	<input checked="" type="checkbox"/> High degree of improvement <input type="checkbox"/> Medium degree of improvement <input type="checkbox"/> Low degree of improvement	Fostering the production of affordable multi-unit housing will have a substantial and immediate impact given the lack of affordable supply on offer in the community
System impact – increasing stability and predictability in the housing system	<input type="checkbox"/> High degree of stability and predictability <input checked="" type="checkbox"/> Medium degree of stability and predictability <input type="checkbox"/> Low degree of stability and predictability	Incentives will be structured to require long term affordability of the subject developments, thereby helping to ensure a durable and meaningful impact for the community
Milestone #1 Development of incentive package	Start/comp dates 2023/09/07 to 2024/03/31	With the assistance of an external consultant, incentive options would be identified and evaluated in term of impact, duration and effect on affordability. Consultation with development stakeholders would be undertaken as part of this process to help target high impact incentives and appropriate mechanisms for their conveyance. NLHC and other local non-profit providers would be included in these consultations.
Milestone #2 Adoption and implementation	Start/comp dates 2024/04/01 to 2025/09/01	Based on results of the review process, a formal incentive package would be developed in coordination with the Build Up Gander initiative for implementation and adoption by Council. The approved incentive package would be promoted among stakeholders to facilitate take-up and accelerate housing production. HAF funding (projected at \$2.17M) and municipal incentives would then be used to provide direct and tangible benefits in exchange for the delivery of affordable new housing development. NLHC and other local non-profit providers would be considered for incentives on a priority basis as a way to support HAF affordability targets and ensure that available funding for affordable housing could be fully leveraged.

Initiative #2	HOUSING-BASED ZONING AND REGULATORY REFORMS	
Type (Select initiative from drop down – select the best one that applies)	Allowing increased housing density (increased number of units and number of storeys) on a single lot including promoting “missing middle” housing forms typically buildings less than 4 stories	
Description	<p><i>GOAL: To evaluate, define and amend regulatory tools (including zoning bylaw) to support housing affordability and permit a broader range of multi-residential housing options in the community.</i></p> <p>Municipal staff have identified areas within the current municipal plan and zoning bylaw for Gander which could better support housing through expanded permissions, more flexible standards and promotion of intensification. The Housing Needs Assessment Update will also identify possible areas requiring regulatory re-consideration.</p> <p>To support this, work would proceed in 2 stages; a comprehensive evaluation phase to determine the impact of those changes deemed necessary/desirable, and an adoption and implementation phase to formally effect the regulatory changes. To ensure focused and timely consideration, the review would be restricted to housing-related policies only. Work would be phased so as to roll in findings from middle and high density housing tools (initiative #3) as well as the property utilization strategy (initiative #6), thereby incorporating policy preferences into the regulatory framework.</p> <p>Regulatory changes to be considered would include broadening permitted uses (as-of-right zoning, use of non-residential zones), reducing standards (parking, height, lot size), adding density (infill, intensification, density bonusing), supporting affordability (inclusionary zoning) and promoting accessibility.</p> <p>By implementing regulatory changes, greater flexibility will be introduced to make it easier and less costly to develop multi-residential housing forms like those found in the “missing middle” (e.g. ground oriented, medium density housing forms such as triplexes, row houses, accessory units, etc.). Council has indicated its support for suitable policy adjustments which are appropriate and impactful in addressing housing needs.</p>	
Start & Completion Dates	Start – 2024/04/01 Completion – 25/03/30	Estimated costs - \$40,000
Expected results <ul style="list-style-type: none"> Estimated # of units initiative will incent w/i the next 10 years - 100 Estimated # of units initiative will incent w/i 3 year program period - 23 	Other expected results - The number of units incented is estimated to be quite modest in the short term but will have a growing influence over time as zoning adjustments are ‘normalized’ within development practices	
Evaluation criteria (select all that apply)	Explain how initiative supports this area	
<input checked="" type="checkbox"/> Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process	Facilitating changes will provide greater flexibility and predictability for development proponents by reducing standards and broadening as-of-right permissions	
<input checked="" type="checkbox"/> Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to	Focusing on multi-residential forms and encouraging greater density will help promote a greater diversity of housing options and more efficient use of land, especially for higher density uses	

a wide variety of amenities and services through public and active transportation		
<input checked="" type="checkbox"/> Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum		Providing greater regulatory flexibility and predictability will help to reduce development costs and encourage the development of more affordable housing forms that better address the needs of low and moderate income households
<input checked="" type="checkbox"/> Supporting the development of low-carbon and climate-resilient communities		By fostering greater density and encouraging infill, a more efficient use of land and infrastructure will be promoted that can help reduce the community's carbon impact
Duration - time to complete/implement initiative	<input type="checkbox"/> Within 1 year <input checked="" type="checkbox"/> Within 2 years <input type="checkbox"/> Over 2 years	Once identified and evaluated, amendments to existing zoning and regulatory tools would be enacted, facilitating subsequent development
Timeliness – time to start achieving additional units due to initiative	<input type="checkbox"/> Within 1 year <input checked="" type="checkbox"/> Within 2 years <input type="checkbox"/> Over 2 years	Given the pent up demand for greater multi-res housing, it is anticipated that modified flexibilities will have an immediate impact on development applications and subsequent construction activity
Supply impact – improving housing & community outcomes	<input checked="" type="checkbox"/> High degree of improvement <input type="checkbox"/> Medium degree of improvement <input type="checkbox"/> Low degree of improvement	The regulatory changes contemplated will pave the way for 'missing middle' and higher density housing development which are underrepresented in the current stock and recent production trends
System impact – increasing stability and predictability in the housing system	<input checked="" type="checkbox"/> High degree of stability and predictability <input type="checkbox"/> Medium degree of stability and predictability <input type="checkbox"/> Low degree of stability and predictability	Establishing new regulatory norms will provide greater certainty and predictability to development proponents, thereby encouraging the delivery of additional multi-residential housing forms
Milestone #1 Evaluation of impact of policy changes	Start/comp dates 2024/04/01 to 2024/10/30	This work would be undertaken with the assistance of an external consultant and would help to facilitate capacity building for municipal staff at the same time. Based on the results of the Housing Needs Assessment Update, a comprehensive but scoped review process would be undertaken to identify and evaluate prospective regulatory changes that are housing-related. The process would include a stakeholder consultation phase to capture feedback on proposed changes.
Milestone #2 Adoption and policy implementation	Start/comp dates 2024/11/01 to 2025/03/30	Based on results of review and consultation phases, formal amending documents would be drafted with the consultant for approval by Council. Implementation of the changes and notice to stakeholders would be facilitated to encourage take-up of new flexibilities by development proponents. Knowledge transfer would also be effected through education strategies (initiative #7) to broaden community awareness.

Initiative #3	MIDDLE AND HIGH DENSITY HOUSING TOOLS	
Type (Select initiative from drop down – select the best one that applies)	Promoting and allowing more housing types that serve vulnerable populations	
Description	<p><i>GOAL: To facilitate the development of 'missing middle' and higher density housing forms using targeted regulatory practices and incentives</i></p> <p>Expanding the range of available local housing options in the 'missing middle' (e.g. ground-oriented middle density forms such as triplexes, row housing and Accessory Dwelling Units - ADU's) and at higher densities (e.g. multi-storey apartments) is a challenge, especially in terms of affordability. The last 5 years has seen a particular absence in the Town of permits pulled for higher density forms. Council's support for the Build Up Gander initiative was a clear example of seeking solutions regarding more dense development. Accordingly, Council is seeking ways to advance such tools.</p> <p>This initiative would first involve identifying pressure points in the local market with regard to mid and higher density housing as well as opportunities for overcoming these barriers. Translation of opportunities into tools, practices and incentives would follow, ultimately leading to testing of the tools through a demonstration project. Staging this initiative early in the HAF program will help to encourage development of higher density units in accordance with targets identified for 'missing middle' and 'multi-unit other' housing.</p> <p>Addressing middle and higher density gaps evident in the local market will help add to the supply of multi-residential units that are better suited to smaller households and those requiring greater affordability. In addition to mid-density forms like duplexes and row housing, tools would also be used to generate higher density forms such as apartments using permissive planning practices (e.g. as-of-right permissions), intensification and targeted incentives (e.g. land, fee waivers, reduced standards, etc.).</p>	
Start & Completion Dates	Start – 2023/09/01 Completion – 2024/08/30	Estimated costs - \$30,000
Expected results <ul style="list-style-type: none"> Estimated # of units initiative will incent w/i the next 10 years - 90 Estimated # of units initiative will incent w/i 3 year program period - 45 	Other expected results - The number of 'missing middle' and high density units incented is assumed to have significant initial take-up due to HAF funding and a more diminished impact thereafter where municipal-only incentives are offered	
Evaluation criteria (select all that apply)	Explain how initiative supports this area	
<input checked="" type="checkbox"/> Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process	Providing the right combination of practices and incentives will help to trigger development that responds to pent up demand for multi-residential forms of housing	
<input checked="" type="checkbox"/> Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation	Establishing a more conducive development environment that supports 'missing middle' and higher density housing will help to ensure that an appropriate mix of housing forms and affordability is available	
<input checked="" type="checkbox"/> Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion	Generating additional housing options at density tends to support smaller, more compact housing forms which enables cost-effective development and improves affordability	

largely achieved through the equitable provision of housing across the entire housing spectrum		
<input checked="" type="checkbox"/> Supporting the development of low-carbon and climate-resilient communities		Promoting higher density housing forms helps to foster more compact development and reduces impacts associated with carbon reliance evident in lower density communities
Duration - time to complete/implement initiative	<input checked="" type="checkbox"/> Within 1 year <input type="checkbox"/> Within 2 years <input type="checkbox"/> Over 2 years	Development and adoption of these tools will create a positive environment for construction by development proponents
Timeliness – time to start achieving additional units due to initiative	<input type="checkbox"/> Within 1 year <input checked="" type="checkbox"/> Within 2 years <input type="checkbox"/> Over 2 years	Once in place, the application of tools is expected to have an immediate impact by helping to advance development applications
Supply impact – improving housing & community outcomes	<input checked="" type="checkbox"/> High degree of improvement <input type="checkbox"/> Medium degree of improvement <input type="checkbox"/> Low degree of improvement	Given the continued demand for mid and higher density housing in the community, the production of multi-unit and smaller, affordable housing forms will have an immediate and positive community impact
System impact – increasing stability and predictability in the housing system	<input checked="" type="checkbox"/> High degree of stability and predictability <input type="checkbox"/> Medium degree of stability and predictability <input type="checkbox"/> Low degree of stability and predictability	Implementation of tools will support establishment of additional supply across the housing continuum, helping to serve gaps in higher density housing and provide a more permanent mix of housing options for households in the community.
Milestone #1 Barriers and opportunities assessment	Start/comp dates 2023/09/01 to 2023/12/31	With the help of an external consultant, target market segments would initially be defined within the ‘missing middle’ and higher density market. Existing barriers and opportunities for advancing multi-residential development would also be identified.
Milestone #2 Formulation of tools and regulatory practices	Start/comp dates 2024/01/01 to 2024/06/01	Based on the barriers and opportunities analysis, Town staff would work with the consultant to formulate draft tools, consult with stakeholders and adopt regulatory practices and incentives that will directly address identified challenges
Milestone #3 Piloting of tools	Start/comp dates 2024/06/01 to 2024/08/30	The final stage involves testing the use of tools that are developed through a demonstration project, making results available to prospective proponents to demonstrate learnings and success. Stakeholder capacity building and education strategies (initiative #7) would provide a vehicle for information dissemination.

Initiative #4	INNOVATIVE PRACTICES IN HOUSING DELIVERY	
Type (Select initiative from drop down – select the best one that applies)	Encouraging alternative forms of housing construction such as modular housing, manufactured housing, and prefabricated housing	
Description	<p>GOAL: <i>To identify and promote innovative practices aimed at expediting the timely delivery of appropriate, affordable and resilient housing options.</i></p> <p>Expanding possible housing types and delivery techniques through promising practices will help to shorten development timelines, broaden options, and reduce the cost of housing. Work would first focus on a development process review to shorten potential approvals timelines. This would be followed by a scan of innovative practices and a scan of energy efficiency & climate resilient practices.</p> <p>This staged approach would help address priorities based on immediacy of impact. Streamlining the approvals process will help in this regard by identifying and implementing possible efficiencies (e.g. e-permitting). Likewise, pre-approved housing plans (e.g. open source) and innovative design techniques (e.g. ICF, concrete slab, etc.) are two such examples to also be explored. As part of this practice review, options for integrating energy efficiency and climate resilience would also be explored to encourage more durable and adaptable forms of housing (e.g. net zero and near net zero standards). Piloting of select best practices would help to demonstrate their merits and promote take-up in the local market. This would be achieved through a case study, sponsored prototype, design contest or similar vehicle.</p> <p>Investments in these efforts would generally yield results over the long term by creating a more responsive system but staging of the initiative milestones focuses on highest priorities first to help realize certain housing benefits sooner in the process.</p>	
Start & Completion Dates	Start – 2024/07/01 Completion – 2025/08/30	Estimated costs - \$40,000
Expected results	<ul style="list-style-type: none"> Estimated # of units initiative will incent w/i the next 10 years - 100 Estimated # of units initiative will incent w/i 3 year program period – 20 	Other expected results - The number of innovative units incented is estimated to be quite modest during the program period but would increase thereafter as innovative practices become more widely adopted and accepted
Evaluation criteria (select all that apply)	Explain how initiative supports this area	
<input checked="" type="checkbox"/> Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process	Identifying and adopting streamlined approvals processes would assist in accelerating development. Innovative techniques that are adopted also have the potential to reduce the overall development timeline and can translate into cost savings and improved affordability.	
<input checked="" type="checkbox"/> Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation	The addition of innovative housing options would accommodate a more diverse mix of land uses and densities that contribute towards a more complete community.	
<input checked="" type="checkbox"/> Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion	Expanding potential new housing types and adopting regulatory tools for their implementation helps to provide greater diversity and affordability to meet the full range of needs in the community.	

largely achieved through the equitable provision of housing across the entire housing spectrum		
<input checked="" type="checkbox"/> Supporting the development of low-carbon and climate-resilient communities		Identifying and encouraging housing practices that integrate energy efficiency and climate resilience serve to support a more resilient community
Duration - time to complete/implement initiative	<input type="checkbox"/> Within 1 year <input type="checkbox"/> Within 2 years <input checked="" type="checkbox"/> Over 2 years	This initiative will phase over 3 years but will advance component by component, in order of priority, to ensure most impactful actions are addressed first.
Timeliness – time to start achieving additional units due to initiative	<input checked="" type="checkbox"/> Within 1 year <input type="checkbox"/> Within 2 years <input type="checkbox"/> Over 2 years	To realize results for this initiative in a timelier way, the streamlining component will be prioritized within the first year, resulting in improvements over the short term
Supply impact – improving housing & community outcomes	<input type="checkbox"/> High degree of improvement <input checked="" type="checkbox"/> Medium degree of improvement <input type="checkbox"/> Low degree of improvement	The adoption of innovative practices will help to improve the delivery and resilience of housing over time, resulting in better community outcomes
System impact – increasing stability and predictability in the housing system	<input checked="" type="checkbox"/> High degree of stability and predictability <input type="checkbox"/> Medium degree of stability and predictability <input type="checkbox"/> Low degree of stability and predictability	Adopting more streamlined processes and regulatory measures that facilitate innovative housing forms/ practices will help to ensure a greater level of predictability in the approvals process.
Milestone #1 Development process review	Start/comp dates 2024/07/01 to 2024/12/30	With the assistance of an external consultant, undertake a development process review to identify opportunities, evaluate options and implement streamlining measures for the municipal review and approval function.
Milestone #2 Scan of innovative forms & techniques	Start/comp dates 2025/03/01 to 2025/06/30	With the assistance of an external consultant, conduct a scan of promising practices for innovative housing forms, creative design and delivery techniques. Regulatory changes to adopt or accommodate locally relevant practices would be advanced where appropriate. Promoting piloting of the most promising practices would be used to help further encourage innovative development alternatives.
Milestone #3 Scan of energy efficient & climate resilient practices	Start/comp dates 2025/07/01 to 2025/09/30	With the assistance of an external consultant, complete a scan of promising practices for energy efficiency and climate resilience in housing, providing recommendations for integration and sharing of practices. Expanding awareness of practices among stakeholders would be facilitated through education strategies (initiative #7). Promoting promising practices by piloting alternatives would help further encourage more efficient and resilient development.

Initiative #5	ESTABLISHING A MUNICIPAL LAND BANK	
Type (Select initiative from drop down – select the best one that applies)	Create a process for the disposal of city-owned land assets for the development of affordable housing as-of-right (not requiring rezoning)	
Description	<p><i>GOAL - To develop a municipal land inventory and associated mechanisms to acquire and utilize public lands suitable for housing development.</i></p> <p>Land is one of the most common tools that municipalities can leverage to support housing, especially affordable housing. Primary tasks in this initiative involve completing a land inventory, establishing municipal land policies and expanding opportunities via public sector protocols and acquisitions.</p> <p>Creating a municipal inventory of land or property suitable for housing will provide an important resource. Establishing policies around the use of these lands for housing on a prioritized basis will be equally important to ensure they are leveraged for best outcomes, especially affordable housing. Augmenting this inventory through complementary practices with other public sector land holders will help better coordinate the use of lands for the benefit of the overall community. Utilizing HAF funds to support strategic public sector property acquisitions will also help provide an additional incentive base to stimulate housing development.</p> <p>Roughly 96% of the HAF funds allocated for this initiative (estimated at \$1M) would be used for land acquisition in furtherance of HAF housing objectives. Acquisitions of suitable lands would be targeted especially at the Provincial level where there is known potential locally. Additional groundwork would be focused on federal lands which figure prominently in the local landscape.</p> <p>The municipal land bank has the benefit of serving not only today's needs but provides an established vehicle for longer term leveraging to support housing objectives.</p>	
Start & Completion Dates	Start – 2024/01/01 Completion – 2025/06/30	Estimated costs - \$1,035,000
Expected results	<ul style="list-style-type: none"> Estimated # of units initiative will incent w/i the next 10 years - 120 Estimated # of units initiative will incent w/i 3 year program period - 32 	Other expected results - The number of housing units facilitated through land is estimated be modest initially until policies and practices are in place, expanding supply notably thereafter.
Evaluation criteria (select all that apply)	Explain how initiative supports this area	
<input checked="" type="checkbox"/> Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process	The provision of municipal/public sectors lands to support housing development will help to accelerate the delivery of housing units in the local market	
<input checked="" type="checkbox"/> Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation	Attaching conditions to the use of municipal/public land will help support the concept of complete communities and density objectives	
<input checked="" type="checkbox"/> Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion	Attaching conditions to the use of municipal/public land will help leverage the delivery of affordable housing	

largely achieved through the equitable provision of housing across the entire housing spectrum		
<input checked="" type="checkbox"/> Supporting the development of low-carbon and climate-resilient communities		Attaching conditions to the use of municipal/public land will help leverage the adoption of energy efficiency and climate resilience housing practices
Duration - time to complete/implement initiative	<input type="checkbox"/> Within 1 year <input checked="" type="checkbox"/> Within 2 years <input type="checkbox"/> Over 2 years	This initiative will phase over 2 years but will advance component by component, in order of priority
Timeliness – time to start achieving additional units due to initiative	<input checked="" type="checkbox"/> Within 1 year <input type="checkbox"/> Within 2 years <input type="checkbox"/> Over 2 years	To advance results for this initiative, a shortlist of priority municipal properties will be completed within the first year to support incentive packages, supporting meaningful results in the short term as the more detailed inventory is completed
Supply impact – improving housing & community outcomes	<input checked="" type="checkbox"/> High degree of improvement <input type="checkbox"/> Medium degree of improvement <input type="checkbox"/> Low degree of improvement	The use of municipal/public lands will help to foster more housing choice and affordability in the community, resulting in tangible and sustained community benefits
System impact – increasing stability and predictability in the housing system	<input type="checkbox"/> High degree of stability and predictability <input checked="" type="checkbox"/> Medium degree of stability and predictability <input type="checkbox"/> Low degree of stability and predictability	Using municipal/public lands to foster greater housing choice and affordability in the local market will provide a more responsive and stable housing system that better address community needs over time
Milestone #1 Undertake land inventory	Start/comp dates 2024/01/01 to 2024/05/30	Building on work to date, staff would initially analyse municipal land holdings and develop an inventory of land/property suitable for housing, flagging any potential constraints to development. An initial shortlist of most promising candidate housing sites (internal and external) would be established early in this stage to support incentive initiatives.
Milestone #2 Establish municipal policies	Start/comp dates 2024/09/01 to 2024/12/31	With the assistance of an external consultant, municipal policies around priority use of suitable municipal lands for housing development would be established. Priority would be given to affordable housing that is inclusive, equitable and diverse.
Milestone #3 Public sector protocols and acquisitions	Start/comp dates 2025/01/01 to 2025/06/30	Staff would scan other public sector land holder opportunities, augmenting the inventory with plausible properties which would include Provincial and Federal lands. With the assistance of an external consultant, practices/protocols with these entities would be established for the acquisition, exchange or granting of land for housing purposes. Targeted acquisition of public lands using \$1M in HAF funding would be undertaken to further support affordable, mid-density and higher density objectives. Provincial property opportunities would be a primary target but longer term Federal prospects would also be considered. This would include evaluating

		opportunities under the Federal Lands Initiative program (FLI) which could assist in further leveraging local properties for housing development.
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Initiative #6	PROPERTY UTILIZATION STRATEGY	
Type (Select initiative from drop down – select the best one that applies)	Promoting infill developments (adding new units to existing communities) with increased housing density and a variety of unit types (e.g ., duplexes or secondary suites)	
Description	<p><i>GOAL: To establish a formal strategy and implementation tools for maximizing the use of serviced lands and existing developments for housing, thereby promoting the effective use of land and infrastructure.</i></p> <p>Underutilized lands/properties in the community are an untapped resource that could be used to help address persistent supply issues. Realizing this potential has the added benefit of more effectively utilizing servicing and infrastructure that is already in place. Council has expressed its commitment for initiatives like this (i.e. Build Up Gander) and is invested in effectively utilizing lands and infrastructure.</p> <p>Work under this initiative would progress in four main stages, focusing on priority tasks first. Identifying issues and opportunities is a critical first step followed by policy implementation, thereby helping to create the basis for supporting more compact development. An Accessory Dwelling Unit (ADU) pilot project and brownfield policies would help round out the planned work and stage later on in the HAF program period. These would help provide tangible examples for how housing and land can be put to better use.</p> <p>Identifying where the issues and opportunities exist in the community is an integral first step, illustrating prospective impacts at the neighbourhood level. Expanding policies and implementation tools to foster intensification, infill, redevelopment and adaptive reuse will help to make this untapped resource more readily available. It will also help to build support for the acceptance of more intensive forms of development. Creating an ADU pilot program (i.e. secondary suites) will further capitalize on unused housing potential within the existing housing stock, creating alternative and affordable rental units in the process. Adopting policies to foster the remediation and use of brownfield properties is a further mechanism for expanding housing potential through the use of ‘reclaimed’ land.</p> <p>More effectively using land and property provides a number of benefits for a community and can certainly boost housing potential. This initiative provides a comprehensive way to unlock some of that potential.</p>	
Start & Completion Dates	Start – 2024/04/01 Completion – 2026/03/30	Estimated costs - \$50,000
Expected results <ul style="list-style-type: none"> Estimated # of units initiative will incent w/i the next 10 years - 120 Estimated # of units initiative will incent w/i 3 year program period - 32 	Other expected results - The number of housing units facilitated is estimated to be relatively modest during the program period but increase thereafter as policies, practices and programs take effect	
Evaluation criteria (select all that apply)	Explain how initiative supports this area	
<input checked="" type="checkbox"/> Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process	Adoption of intensification and infill policies helps to create additional housing units in existing serviced areas while at the same time adding clarity around development expectations in given locales	

<input checked="" type="checkbox"/> Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation		Targeted intensification promotes a greater mix of housing types and supports appropriate development density. This added density has the effect of supporting compact and walkable communities.
<input checked="" type="checkbox"/> Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum		Generating added density in existing areas through more compact housing forms has the added effect of supporting more diversity in housing options and greater affordability
<input checked="" type="checkbox"/> Supporting the development of low-carbon and climate-resilient communities		Promoting intensification helps foster more effective use of land and infrastructure across the community, thereby limiting the footprint and impact of new development
Duration - time to complete/implement initiative	<input type="checkbox"/> Within 1 year <input type="checkbox"/> Within 2 years <input checked="" type="checkbox"/> Over 2 years	This initiative will phase over 3 years but will advance component by component, in order of priority
Timeliness – time to start achieving additional units due to initiative	<input type="checkbox"/> Within 1 year <input checked="" type="checkbox"/> Within 2 years <input type="checkbox"/> Over 2 years	Identification of opportunities and implementation policies will provide initial benefits into the 2 nd program year with the secondary suite pilot program occurring thereafter. This staged approach will yield results in the short term as other tasks are completed
Supply impact – improving housing & community outcomes	<input checked="" type="checkbox"/> High degree of improvement <input type="checkbox"/> Medium degree of improvement <input type="checkbox"/> Low degree of improvement	Increasing housing supply through more intensive use of existing land and infrastructure will help to foster more compact and affordable housing while minimizing growth-related development costs and land use impacts.
System impact – increasing stability and predictability in the housing system	<input checked="" type="checkbox"/> High degree of stability and predictability <input type="checkbox"/> Medium degree of stability and predictability <input type="checkbox"/> Low degree of stability and predictability	Generating additional units and housing types helps create a broader, more stable housing market. At the same time, implementing policies around intensification and infill helps to clarify land use expectations, providing more predictability in the approvals process
Milestone #1 Issues & opportunities assessment	Start/comp dates 2024/04/01 to 2024/08/30	With the assistance of an external consultant, first steps would involve undertaking an issues and opportunities assessment to inventory underutilized lands and properties as well as the potential they have for additional residential use/yield through intensification, infill, adaptive reuse and redevelopment
Milestone #2 Policy and implementation tools	Start/comp dates 2024/10/01 to 2024/12/30	With the assistance of an external consultant, expand the flexibility of land use policies to accommodate intensification opportunities and create illustrated implementation guidelines for use by development proponents and expand awareness in the community.
Milestone #3 ADU Pilot Project	Start/comp dates 2025/04/01 to 2025/08/30	With the assistance of an external consultant, develop and implement an Accessory Dwelling Unit (ADU) pilot program to promote secondary suites. This would be undertaken to encourage an increase in

		the number of accessory dwellings created and to build upon opportunities that generate a more flexible supply of local housing options.
Milestone #4 Brownfield policies	Start/comp dates 2026/01/01 to 2026/03/31	With the assistance of an external consultant, establish brownfield/site remediation policies and associated resources to help facilitate the use of these lands for housing development

Initiative #7	CAPACITY, PARTNERSHIP AND EDUCATION STRATEGIES	
Type (Select initiative from drop down – select the best one that applies)	Partnering with non-profit housing providers to preserve and increase the stock of affordable housing	
Description	<p>GOAL – <i>To establish capacity, partnership and education strategies that build additional stakeholder capacity, foster beneficial housing partnerships and broaden awareness of housing issues among the general public.</i></p> <p>To better address housing challenges, the capacity of local stakeholders needs to be enhanced by actively engaging development proponents and building awareness of available tools and resources, especially among private sector development interests. This stakeholder capacity should also be leveraged through value-added partnerships to help foster collaboration and pooling of resources to realize better housing outcomes for the community. NLHC and local non-profit housing providers are prime examples of these types of potential partnerships where alternate streams of housing funding can be uniquely leveraged. Raising awareness of housing issues and challenges with the broader community is also important in order to curb NIMBY attitudes, build additional support for possible solutions and secure approval for new units.</p> <p>Taking collective action through this three-pronged strategy will help to expand stakeholder capacity, foster partnerships and build public support for a more responsive and timely local housing system. Staging of milestones helps to ensure that clear priorities are addressed in the shorter term. Investments in this initiative will pay dividends over the longer term as local housing system awareness and knowledge grows.</p>	
Start & Completion Dates	Start – 2024/07/01 Completion – 2025/12/30	Estimated costs - \$30,000
Expected results <ul style="list-style-type: none"> Estimated # of units initiative will incent w/i the next 10 years - 100 Estimated # of units initiative will incent w/i 3 year program period - 32 		Other expected results - The number of housing units facilitated is estimated to be relatively modest during the program period but expand thereafter as capacity and partnership initiatives take root
Evaluation criteria (select all that apply)		Explain how initiative supports this area
<input checked="" type="checkbox"/> Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process		Generating greater community awareness will improve certainty around approvals and building capacity to deliver units will ultimately assist in creating additional housing units in a more timely way
<input checked="" type="checkbox"/> Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation		Building stakeholder capacity and awareness around tools and resources will help to foster a mix and density of uses that might not otherwise be developed
<input checked="" type="checkbox"/> Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum		Promoting creative partnerships and undertaking capacity-building efforts will encourage development across the housing continuum
<input type="checkbox"/> Supporting the development of low-carbon and climate-resilient communities		

Duration - time to complete/implement initiative	<input type="checkbox"/> Within 1 year <input type="checkbox"/> Within 2 years <input checked="" type="checkbox"/> Over 2 years	This initiative will phase over 3 years but will advance component by component, in order of priority
Timeliness – time to start achieving additional units due to initiative	<input type="checkbox"/> Within 1 year <input checked="" type="checkbox"/> Within 2 years <input type="checkbox"/> Over 2 years	Capacity building initiatives with stakeholders will be prioritized to help advance unit development in the 2 nd program year. Partnership and education strategies will follow thereafter, supporting longer term, more transformative achievement of goals. This staged approach will help to start generating results in the shorter term as subsequent tasks are completed
Supply impact – improving housing & community outcomes	<input checked="" type="checkbox"/> High degree of improvement <input type="checkbox"/> Medium degree of improvement <input type="checkbox"/> Low degree of improvement	Increasing stakeholder capacity, expanding development partnerships and building public support are all ways to promote more beneficial community housing outcomes in the future but these systemic improvements will take longer to realize in terms of supply
System impact – increasing stability and predictability in the housing system	<input type="checkbox"/> High degree of stability and predictability <input checked="" type="checkbox"/> Medium degree of stability and predictability <input type="checkbox"/> Low degree of stability and predictability	These strategies support a more informed and responsive local housing system which would be beneficial over the longer term but which may take longer to realize, depending on community support
Milestone #1 Capacity building strategy	Start/comp dates 2024/07/01 to 2024/09/30	With the assistance of an external consultant, establish and implement a formal capacity building strategy to actively engage and inform a cross-section of proponents directly involved in housing development (private, public and not-for-profit housing entities, including NLHC)
Milestone #2 Community partnership forums	Start/comp dates 2025/04/01 to 2025/06/30	With the assistance of an external consultant, create community partnership forums to facilitate connections, share information and promote tools and incentives among stakeholders that foster creative housing partnerships. Encouraging early connection of promising partnerships, especially in the public and non-for-profit sectors, will help maximize leveraging of other housing funding and available resources. NLHC and local non-profit housing providers would be priority targets for such partnerships.
Milestone #3 Housing information toolkit	Start/comp dates 2025/09/30 to 2025/12/31	With the assistance of an external consultant, develop a toolkit of housing information and a coordinated communication strategy that builds public awareness and promotes the need for additional, appropriate and affordable housing. This would help to challenge NIMBY attitudes and better support housing options for all in the community.



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Application Information

**Application Reference
Number**

27129196

Project Title

Town of Gander

Program

Housing Accelerator Fund

Date Submitted

August 17, 2023

Current Date

17 August 2023

Status

Submitted

Organization Information

Organization

Re/fact Consulting

Organization Legal Name

1728163 Ontario Inc.

Main Phone

613 836-4267

Legal Entity Type

Corporation

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Web Site

Office Address

Street Number and Name

40 Orville

Street Type

Street

Street Direction

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City

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Province/Territory

Ontario

Postal Code

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(613) 836-4267

Mobile Phone**Preferred Language**

English Canada

Office Address

Street Number and Name

40 Orville

Street Type

Street

Street Direction**Unit****City**

Stittsville

Province/Territory

Ontario

Postal Code

K2S 1M5

Select the Program and provide Proponent information

Program you're applying for

Housing Accelerator Fund

By clicking “I Agree”, I certify that I am authorized to create an application for and on behalf of the Applicant. I certify that the information provided is, to the best of my knowledge and ability, complete, accurate and correct. I have read and understood the terms and conditions described and acknowledge and accept that they shall apply upon the creation of, or my attempt to create, an application. I confirm the Applicant has voluntarily consented to the collection, use and disclosure of information as set forth in these terms and conditions.

I Agree

Project Details

Program you're applying for

Housing Accelerator Fund

Project Name

Town of Gander

Project Type

New Construction

CMHC Client Solutions Representative

Jeremy Tessier

Additional Project Details

Question	Status
Application Stream	Answered
Proponent Type	Answered
Municipality Type	Answered
Housing Needs Assessment	Answered

Additional Information

Question	Answer	Details	Eligibility
What is the annual housing supply growth rate?	3. 1.10% to 1.49%		Yes
What is the annual growth rate percentage change?	1. Over 20.00%		Yes
Is there a current housing needs assessment?	2. No, a current report is not available		Yes

Initiatives

Initiative Name	Estimated Start Date	Estimated Completion Date	Estimated Number of Units the Initiative will Incent - Within the Program Period	Score	Created On
AFFORDABLE HOUSING INCENTIVES PACKAGE (/en-CA/initiatedetails/?id=ae0b5604-bf3b-ee11-a81c-6045bd5e6951)	2023-09-01	2025-09-01	60	16.00	2023-08-15
HOUSING-BASED ZONING AND REGULATORY REFORMS (/en-CA/initiatedetails/?id=380840ab-c03b-ee11-a81c-6045bd5e6951)	2024-04-01	2025-03-30	23	16.00	2023-08-15
MIDDLE AND HIGH DENSITY HOUSING TOOLS (/en-CA/initiatedetails/?id=a8fc3bb7-c13b-ee11-a81c-6045bd5e6951)	2023-09-01	2024-08-30	45	18.00	2023-08-15
INNOVATIVE PRACTICES IN HOUSING DELIVERY (/en-CA/initiatedetails/?id=d3b0a8e9-c23b-ee11-a81c-6045bd5e6951)	2024-07-01	2025-08-30	20	14.00	2023-08-15
ESTABLISHING A MUNICIPAL LAND BANK (/en-CA/initiatedetails/?id=378f738b-c43b-ee11-a81c-6045bd5e6951)	2024-01-01	2025-06-30	32	16.00	2023-08-15
PROPERTY UTILIZATION STRATEGY (/en-CA/initiatedetails/?id=67f9137f-323c-ee11-a81c-6045bd5e6951)	2024-04-01	2026-03-30	32	14.00	2023-08-16
CAPACITY, PARTNERSHIP AND EDUCATION STRATEGIES (/en-CA/initiatedetails/?id=239e04d0-333c-ee11-a81c-6045bd5e6951)	2024-07-01	2025-12-30	32	12.00	2023-08-16

My Document

Town of Gander HAF integrity declartion form (signed).pdf
Town of Gander Financial Statements 2022.pdf
Town of Gander HAF Council approval in principle.pdf
Town of Gander haf-application-form-en (final).xlsx
Town of Gander HAF prelim attestation form (signed).pdf

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