

Housing Accelerator Fund (HAF) Agreement and Action Plan Progress Report

Town of Cornwall, Prince Edward Island
As of January 31, 2026

Executive Summary

During the reporting period, the Town of Cornwall permitted 90 net new residential units, representing continued progress toward the total 486-unit Housing Supply Growth Target under the HAF Agreement.

Missing middle housing forms accounted for the majority of new units permitted during this reporting period. Affordable housing delivery remains anchored by the 46-unit King Square Affordable Housing development, which continues construction.

Major infrastructure projects funded under HAF, including water, wastewater, and local road investments, are actively supporting future multi-unit and mixed housing development.

Agreement Targets and Progress

Target Category	Total Target	Progress to Date	Progress (%)
Housing Supply Growth Target (Permitted Units)	486	240	49.4%
Single Detached	188	44	23.4%
Missing Middle Units	208	154	74.0%
Other Multi-Unit Units	90	42	46.7%
Affordable Units	18	81	450%

2. HAF-Supported Investments

King Square Affordable Housing - 46 Units

Status: In Progress | Total Cost: \$15,000,000 | HAF: \$350,000

King Square Road Servicing – Water and Sewer

Status: Completed | Total Cost: \$597,121.50 | HAF: \$150,000

Craneway Road Servicing – Water and Sewer – 100 Units

Status: In Progress | Total Cost: \$315,000 | HAF: \$125,000

Scottsview Meadows Roads – ~230 Units

Status: In Progress | Total Cost: \$2,240,000 | HAF: \$400,000

Cornwall Road Water & Sewer Extension – Phase 1

Status: In Progress | Total Cost: \$797,442.33 | HAF: \$398,721.17

Sunshine Meadows / Emerald Heights Servicing – 14 Units

Status: In Progress | Total Cost: \$525,000 | HAF: \$105,000

Kingston Holdings – Water Service Extension – 105 Units

Status: In Progress | Total Cost: \$131,825 | HAF: \$25,000

Planning & Legal Consultant – Zoning Amendments

Status: In Progress | HAF \$20,490.33

3. Action Plan Initiatives and Milestones

Reduce Parking Requirements (40 Estimated Units)

Milestone	Status
Draft Amendment	Completed
Public Meeting	Completed
Adoption	Completed
Developer Package	Completed (February 2025)
Town Halls	Town Halls Completed (March 2025)

Alternative Housing Solutions (14 Estimated)

Milestone	Status
Draft Amendment	Completed
Public Meeting	Completed
Adoption	Completed
Developer Package	Completed (February 2025)
Town Halls	Completed (March 2025)

Increase Maximum Building Height (50 Estimated Units)

Milestone	Status
Draft Amendment	Completed
Public Meeting	Completed

Adoption	Completed
Developer Package	Completed (February 2025)
Town Halls	Completed (March 2025)

Accessory Dwelling Units (18 Estimated Units)

Milestone	Status
Draft Amendment	Completed
Public Meeting	Completed
Adoption	Completed
Developer Package	Completed (February 2025)
Town Halls	Completed (March 2025)

Capital Contribution Bylaw – Development Charge (120 Estimated Units)

Milestone	Status
Draft and Background Study	Completed
Public Consultation	Completed (April 2025)
Adoption	Completed (June 2025)
Implementation and Outreach	Completed (August 2025)
Town Halls	Completed (March 2025)

4. Key Risks and Mitigation

Infrastructure sequencing and contractor availability may impact the timing of multi-unit unit delivery.

Mitigation: Early tendering and phased construction scheduling.

Market conditions and financing constraints may influence build-out timing of multi-unit projects.

Mitigation: Maintain flexible zoning framework and proactive developer engagement.