

**Housing Accelerator Fund (HAF)
 Agreement and Action Plan Progress Report
 Town of Cornwall, Prince Edward Island
 Reporting Period: January 31, 2024 – January 30, 2025**

Executive Summary

During the reporting period, the Town of Cornwall permitted 150 net new residential units, representing 30.9% of the total 486-unit Housing Supply Growth Target under the HAF Agreement. Multi-unit housing forms accounted for 84% of total new units, demonstrating measurable progress toward increasing density and diversifying housing supply.

Key zoning amendments enabling height increases, parking reductions, accessory dwelling units, and alternative housing forms were adopted during the reporting period. Major servicing infrastructure investments supporting affordable and multi-unit housing developments are underway or scheduled.

1. Agreement Targets and Progress

Target Category	Total Target	Progress to Date	Progress (%)
Housing Supply Growth Target (Permitted Units)	486	150	30.9%
Single Detached	188	24	12.8%
Missing Middle Units	208	84	40.4%
Other Multi-Unit Units	90	42	46.7%
Affordable Units)	18	46	256%

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: \$250,000

Craneway Road Servicing – Water and Sewer – 100 Units

Status: Not Started | Total Cost: \$315,000 | HAF: \$125,000

Scottsview Meadows Roads – ~230 Units

Status: Not Started | Total Cost: \$2,240,000 | HAF: \$400,000

Planning & Legal Consultant – Zoning Amendments

Status: In Progress | Total Cost: \$20,000 | HAF: \$12,092.56

3. Action Plan Initiatives and Milestones

Reduce Parking Requirements

40 Estimated Units

Milestone	Status
Draft Amendment	Completed
Public Meeting	Completed
Adoption	Completed January 26, 2025
Developer Package	Scheduled February 2025
Town Halls	Scheduled March 2025

Alternative Housing Solutions

14 Estimated Units

Milestone	Status
Draft Amendment	Completed
Public Meeting	Completed

Adoption	Completed January 31, 2024
Developer Package	Scheduled February 2025
Town Halls	Scheduled March 2025

Increase Maximum Building Height

50 Estimated Units

Milestone	Status
Draft Amendment	Completed
Public Meeting	Completed
Adoption	Completed January 26, 2025
Developer Package	Scheduled February 2025
Town Halls	Scheduled March 2025

Accessory Dwelling Units

18 Estimated Units

Milestone	Status
Draft Amendment	Completed
Public Meeting	Completed
Adoption	Completed January 26, 2025
Developer Package	Scheduled February 2025
Town Halls	Scheduled March 2025

Capital Contribution Bylaw (Development Charge)

120 Estimated Units

Milestone	Status
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Draft & Background Study	Completed
Public Consultation	Scheduled April 2025
Adoption	Scheduled June 2025
Implementation & Outreach	Scheduled Q3 2025
Towan Halls	Scheduled March 2025

4. Key Risks and Mitigation

Infrastructure timing and sequencing may impact unit delivery pacing.

Mitigation: Advance servicing works early in construction seasons.

Market conditions and financing constraints may affect multi-unit construction timelines.

Mitigation: Maintain zoning flexibility and proactive developer engagement.