

Planning for Change: Local impacts of HAF initiatives and launch of the Housing Design Catalogue

Manitoba Planning Conference
May 7, 2026



HERE WE GATHER

Presenters



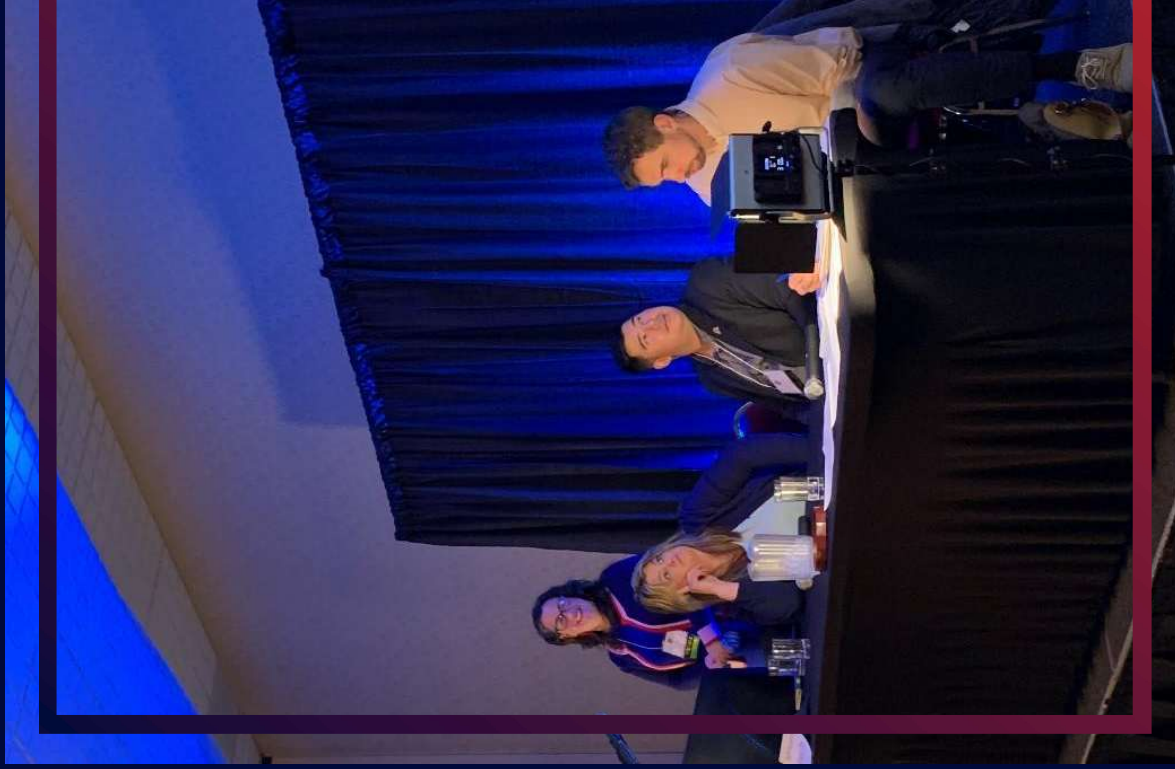
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Today's Focus

- Housing Accelerator Fund –
One year later
- Housing Design Catalogue &
Local Partners Program
- Q&A



Who's in the room?



Housing Accelerator Fund (HAF)

- HAF rewards local governments for pursuing changes that cut red tape and build more homes faster
- Participating communities developed and proposed Housing Action Plans in exchange for federal funding
- Housing Action Plans consist of a series of initiatives that are expected to remove barriers, improve efficiency, and increase housing supply

HAF 10 Best Practices

1. End exclusionary zoning
2. Make municipally owned lands available for housing
3. Increase process efficiency
4. Prioritized/enhanced development approval process
5. Comprehensive review of development charges and fee schedule
6. Reduce or eliminate parking standards
7. Eliminate restrictions
8. Develop affordable housing community improvement plans
9. Design and implement guidelines
10. Develop grant programs

QUIZ TIME

How many HAF agreements were signed in Manitoba?

Name the municipalities and
Indigenous governments.

Manitoba

Total Funding: **\$142,253,748** Total HAF-Incented Units: **3,626** Total Target: **15,992**

HAF Round 1 (intake 2023)

- City of Winnipeg
- City of Brandon
- RM of Brokenhead
- Municipality of Emerson-Franklin
- Sioux Valley Dakota Nation
- Treaty One Nations (Naawi-Oodena)

HAF Round 2 (intake 2024)

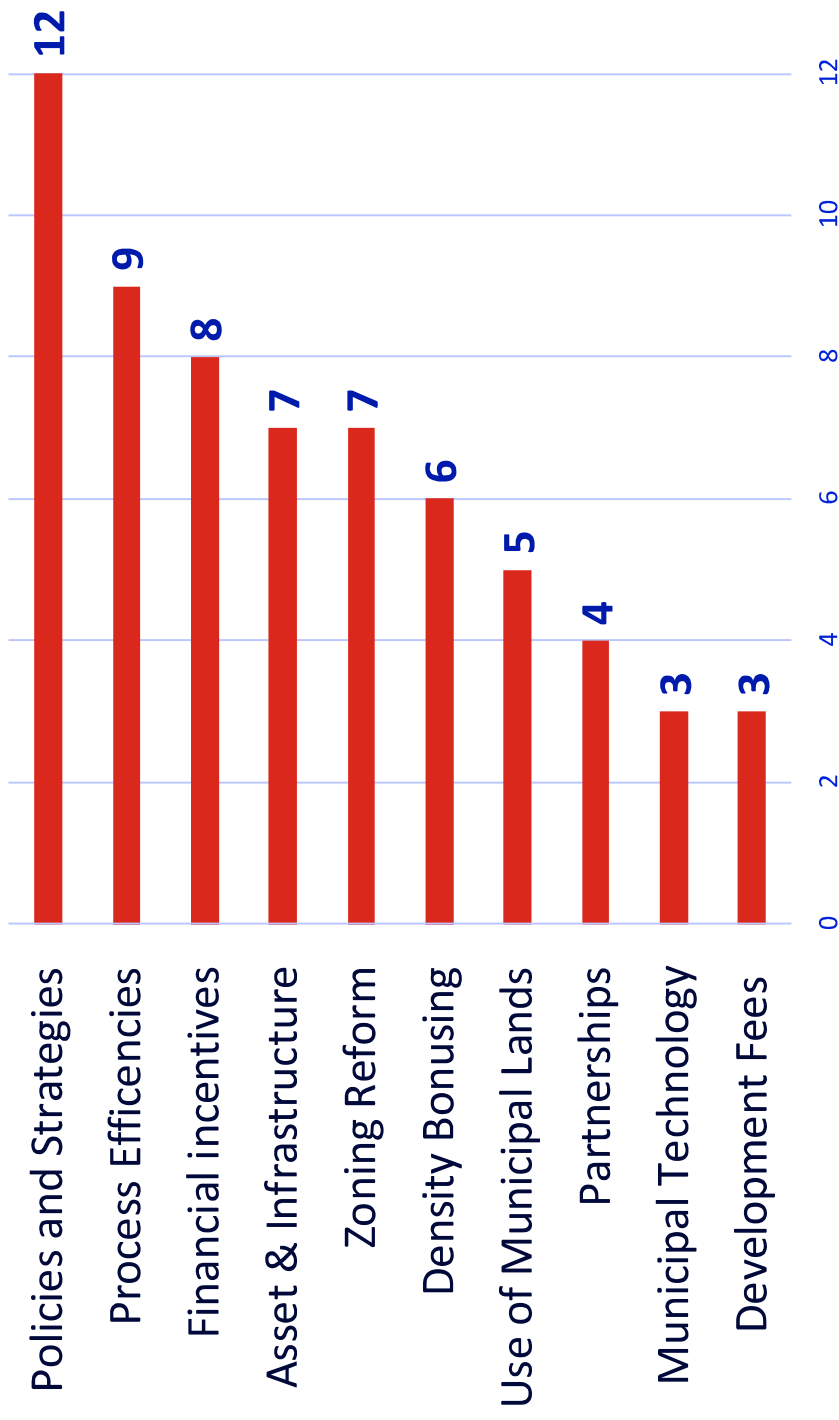
- RM of Ritchot
- RM of Lorne
- Village of St-Pierre-Jolys

Manitoba Agreements and Action Plan Initiatives

9 agreements, 64 initiatives

64* initiatives were identified and approved in the 9 agreements in Manitoba

Action Plan Initiatives



* Does not include use of HAF funding activities and projects

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Manitoba Agreements and Action Plan Initiatives

9 agreements, 64 initiatives

	Brandon	Brokenhead	Emerson-Franklin	Lorne	Ritchot	Sioux Valley DN	St-Pierre-Jolys	Treaty One Nation
Policies and Strategies (12 initiatives)	X	X				X	X	X
Process Efficiencies (9 initiatives)		X		X		X		X
Financial Incentives (8 initiatives)	X			X	X		X	
Asset & Infrastructure (7 initiatives)		X	X	X				X
Zoning Reform (7 initiatives)	X	X	X	X	X		X	

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CMHC.ca/HAF

Manitoba Agreements and Action Plan Initiatives

9 agreements, 64 initiatives

	Brandon	Brokenhead	Emerson-Franklin	Lorne	Ritchot	Sioux Valley DN	St-Pierre-Jolys	Treaty One Nation	Winnipeg
Density Bonusing (6 initiatives)	X	X	X				X		X
Use of Municipal Lands (5 initiatives)	X			X	X				X
Partnerships (4 initiatives)	X		X	X				X	
Municipal Technology (3 initiatives)					X		X		X
Development Fees (3 initiatives)	X				X		X		

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Manitoba – Highlights

Proposed initiatives approved in Manitoba included:

- Both zoning/policy changes and financial incentives to support housing.
- Mobilizing municipally-owned land for housing and strategic planning for infrastructure systems.
- Unique opportunities based to local needs and priorities such as:
 - Seniors Housing Strategy (St-Pierre-Jolys)
 - Supporting active transportation (Brokenhead)
 - Reducing vacant and underutilized residential properties (Lorne)
 - E-permitting (Ritchot, St-Pierre-Jolys)
 - Housing Liaison (Brandon)

Manitoba – Highlights

- Many communities have met or exceeded Year 1 and Year 2 unit targets.
 - Ritchot at 70% overall unit targets
 - Winnipeg at 85% overall unit targets
- Most of the communities are on-track to or have completed their initiatives by their milestone deadlines.
 - Many communities that received HAF round 1 funding have substantially completed their initiatives already.
- Municipalities that over-achieved on unit targets were eligible to apply for additional funding by proposing additional initiatives.

Challenges and Opportunities

Many learning and insights have been gathered over the course of the HAF program including:

- Municipalities taking a more active role in the development projects.
 - Facilitating conversations, bringing partners to the table, providing liaison/concierge services, taking lead for specific housing projects, etc.
- Completing the action plan items has taken longer than anticipated.
- Additional supports were brought in to keep items on schedule or address challenges throughout the process.
- Open communication has been important to understand impacts from changes and delays to work through solutions.
- HAF initiatives enabled the community to better understand their infrastructure needs, options, and opportunities.



HAF: Regional Progress Reports

For more information on the progress of HAF agreements visit the HAF program page.

A regional progress report is available including:

- total funding approved by region and under each agreement,
- unit targets, and
- current status and achievement.

NOTE: The reports are updated after the annual reporting period and reflect the status at that point in time. The next update is expected in spring 2026.

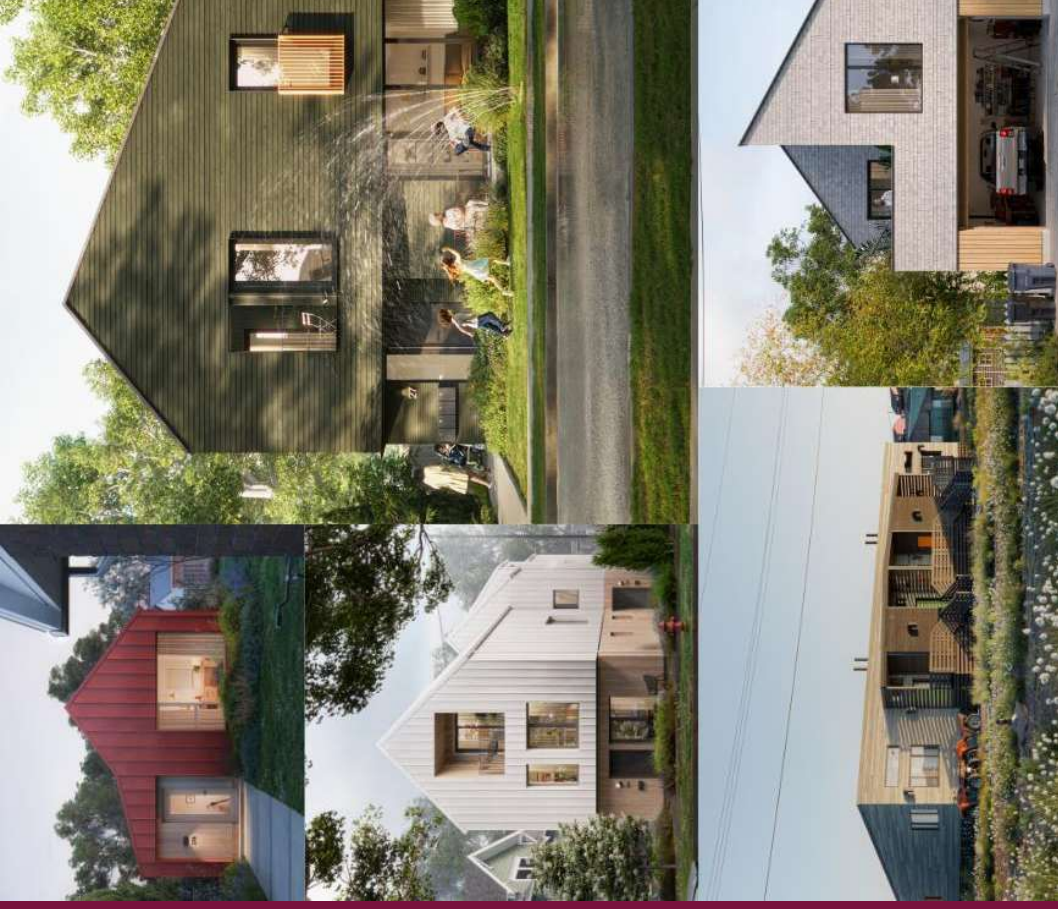
Visit [CMHC.ca/HAF](https://cmhc.ca/HAF)

Select the link under
Explore Our Progress

Housing Design Catalogue

Supporting gentle density and
industry efficiency

2026



Housing, Infrastructure
and Communities Canada

Logement, Infrastructures
et Collectivités Canada

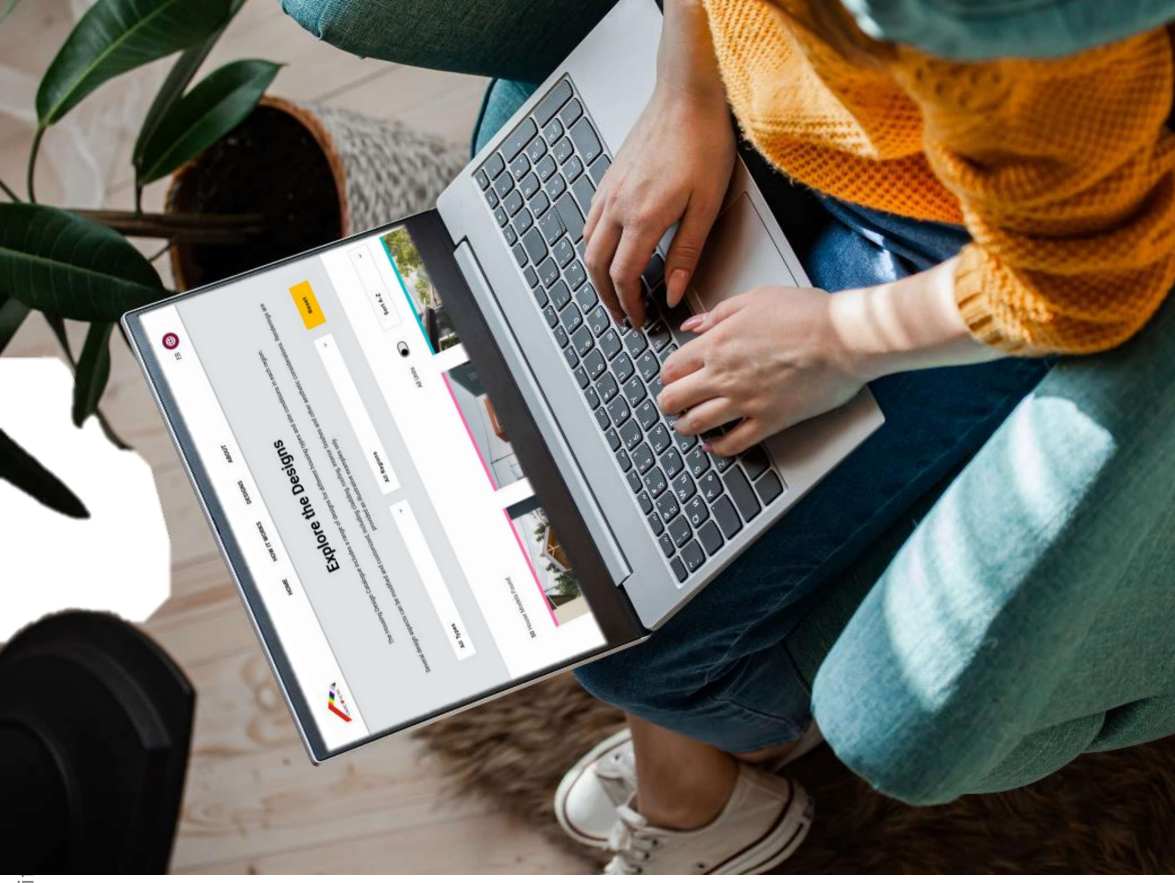
Canada



What is the Housing Design Catalogue?

The Housing Design Catalogue is a nationally developed collection of **50 standardized low-rise home designs**. It serves as a practical tool for builders, developers, homeowners, and local governments to support the creation of more housing in existing communities across Canada.

The Catalogue **promotes gentle density** by introducing housing options such as fourplexes and rowhouses.



Link to the Housing Accelerator Fund (HAF)

- Increasing housing supply, diversity, and affordability
- Incentivizes modernizing land use and development approvals
- HAF set the stage for the Housing Design Catalogue



Zoning Reforms



Technical Advances



Faster Permitting

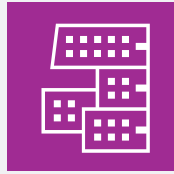


Financial Incentives and Grants

Overview

50

Home designs



Diverse housing typologies



Focus on gentle density & standardization

7 Regions



AB



BC



ON



QC



MB, NL, NS, PE



YT, NWT, NU



SK & MB



Regionally-informed



Adaptable by Design



Energy Performance and Climate



Financial Feasibility

Today's Housing Design Catalogue

Today's catalogue draws on lessons from our history and taps into innovation.

Designs that prioritize energy efficiency, adaptability and accessibility, financial feasibility, and climate resilience.

Designed for compliance.

Accessory Dwelling Units



Rowhouses and Townhouses



Fourplexes



Sixplexes



How does it work?

Catalogue designs are “near permit-ready,” not pre-approved. Working with qualified professionals, the designs can easily be adapted for details such as:

- Zoning compliance (lot coverage, setbacks, etc.)
- Parking, access, bike storage, and waste management
- Grading and drainage
- Foundations, basements, and crawlspaces
- Building orientation and siting
- Services and utilities requirements
- Cladding and material selection
- Energy performance, climate, and structural requirements

A user’s licensed qualified professional must finalize the design to create a 'Derived Design' and take on liability before making a building permit application.

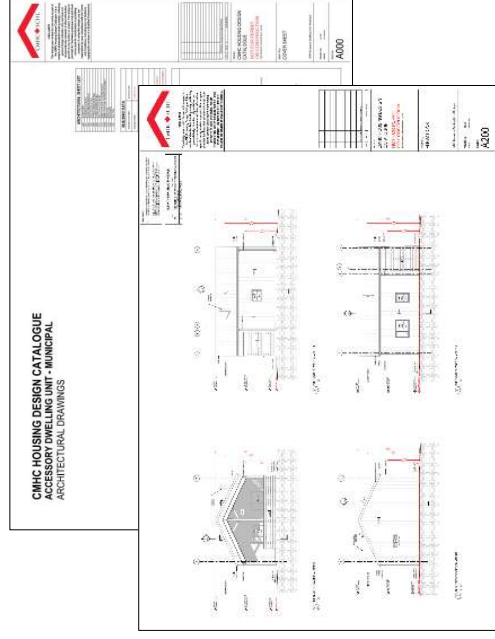
Local authorities can pre-review the prototypical Catalogue plans for general building code and zoning compliance.

What's included?

✓ Technical Design Packages

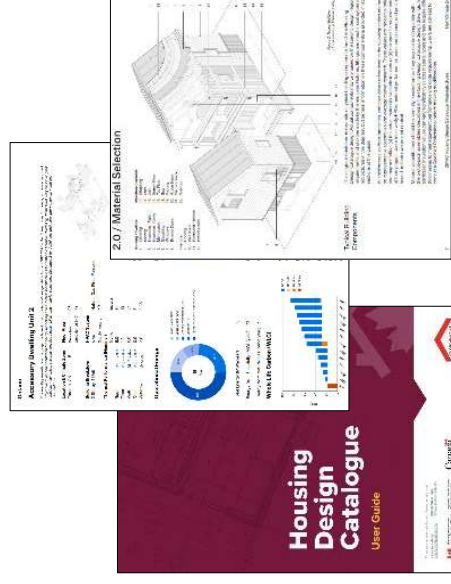
- Architectural and engineering drawings for 50 designs (PDF, CAD and BIM files)
- Energy model templates and guidance, user guide, terms and conditions

Housing Design Catalogue



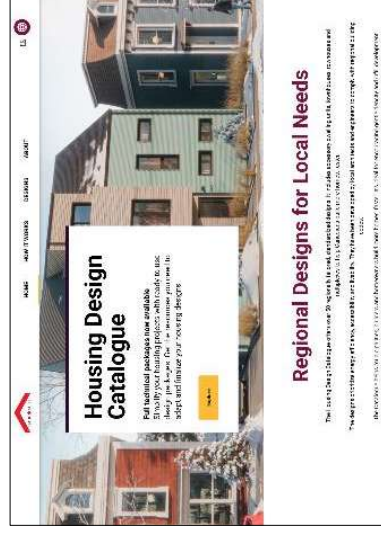
✓ Resources and Guides

- Design summaries with images and key information for quick reference
- Climate Resilience Guide, Materials Guide, Cost Estimate Summaries and Regional Site Plan Examples



✓ Dedicated Website

- Online access to technical packages, FAQs, guides, other resources



7 SK & MB Region Designs



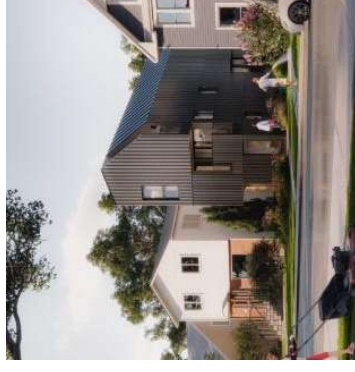
Accessory Dwelling Unit 01

Single storey
1 bed, 1 washroom
Accessible ready unit
GBA: 55 sq.m
(590 sq.ft)



Accessory Dwelling Unit 02

2 storey with double garage
1 bed, 1 washroom
GBA: 105 sq.m
(1,127 sq.ft)



Triplex

3 storey
(for very narrow lots)
1 bed, 1 washroom
per unit
Accessible ready unit
GBA: 199 sq.m
(2,137 sq.ft)

7 SK & MB Region Designs



Fourplex 01

3 storey

1-3 bed, 1 washroom per unit

Ground floor accessible ready unit

GBA: 311 sq.m (3,348 sq.ft)



Fourplex 02

3 storey

2-4 bed, 1-2 washroom per unit

Ground floor accessible ready unit

GBA: 404 sq.m (4,345 sq.ft)



Sixplex

3 storey

1-2 bed, 1-2 washroom per unit

Ground floor accessible ready unit

GBA: 533 sq.m (5,738 sq.ft)



Rowhouse

3 storey

1-4 bed, 1-2 washroom per unit

Ground floor accessible ready unit

GBA: 224 sq.m (2,411 sq.ft)

HDC Local Partners

- Select which Catalogue designs to promote, at least 1 Accessory Dwelling Unit (ADU) and 2 multi-unit options (i.e. Row/Town/Plexes). Supporting all designs is encouraged where possible.
- Review prototypical Catalogue plans for “as-of-right” Zoning and Building Code compliance.
- Promote the pre-reviewed designs with builders, homeowners, and the public.
- Identify opportunities to streamline the approvals process. Start tracking building permits using the Catalogue and other standardized designs.

4 steps to become a local partner



Select Designs



Pre-review designs for “as-of-right” zoning + Code compliance



Promote Designs



Streamline Approvals + Track Uptake



Housing Design Catalogue

housingcatalogue.cmhc-schl.gc.ca

Questions or inquiries?

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Q & A



Thank you!

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