Archistar

Sample Initiatives

for the Housing Affordability Fund

Introduction

This document provides information to help you fill out the application form for the Housing Affordability Fund based on the services / software that Archistar provides.

About the Fund

The Housing Accelerator Fund – launching in summer 2023 – provides incentive funding to local governments to boost housing supply across Canada.

The Housing Accelerator Fund provides incentive funding to local governments encouraging initiatives aimed at increasing housing supply. It also supports the development of complete, low-carbon and climate-resilient communities that are affordable, inclusive, equitable and diverse.

To be eligible for incentive funding, you'll need to:

- present an application, including an action plan that outlines supply growth targets and specific initiatives to grow housing supply and speed up housing approvals
- have a minimum of 7 initiatives (5 for smaller regions) in your action plan
- commit to a housing supply growth target within the action plan that increases the average annual rate of growth by at least 10%. The growth rate must also exceed 1.1%
- complete or update a housing needs assessment report (this requirement may be waived if you recently completed or updated a housing needs assessment)
- agree to follow the program's reporting requirements

The following page outlines sample initiatives that you are eligible for funding. We have split this into initiatives that the Archistar platform can assist with and other initiatives.

Eligible Initiatives

Archistar assisted initiatives	
Implementing new/enhanced processes or systems such as case management, e-permitting, land and building modelling	Encouraging Accessory Dwelling Units—a second smaller unit on the same property as a primary unit
Implementing changes to decision making such as delegating development approval authority to municipal staff based on established thresholds or parameters	Implementing land use changes mandating a minimum number of family units (units with more than two bedrooms) or allowing for office conversions to residential with minimum family unit requirements
Promoting high-density development without the need for rezoning (as-of-right zoning), eg , for housing developments up to 10 stories that are in proximity (within 1 5km) of rapid transit stations and reducing car dependency	Promoting and allowing more housing types that serve vulnerable populations
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)	Promoting regulated multi-tenanted housing forms (e g , boarding houses or single room occupancy)
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	Implementing inclusionary zoning (the requirement that a developer builds a certain percentage of their units at affordable (below market) prices or rents) in ways that foster development

Other Initiatives

Enable mixed-use redevelopment of city-owned properties, while where appropriate maintaining the current government use, e g , building housing on top of a library or office space	Implementing measures to address or prevent flood plain or climate change risk for example making flood plains park land and/or creating relocation programs to move housing units out of at-risk areas
Implementing rental only zoning	Incorporating a climate adaptability plan into Official Community Plan
Implementing revised parking requirements such as reduced or eliminated parking spaces for new developments	Encouraging alternative forms of housing construction such as modular housing, manufactured housing, and prefabricated housing
Implementing disincentives, costing or fee structures to discourage such things as unit vacancy, underdeveloped / idle land, and low-density forms of housing	Create a process for the disposal of city-owned land assets for the development of affordable housing as-of-right (not requiring rezoning)
Ensuring that development and amenity charges fees that cover necessary infrastructure to support new housing and amenities such as libraries and recreation centres in and adjacent to the communities where development is occurring are clear, transparent and pre-determined (not subject to negotiation)	Partnering with non-profit housing providers to preserve and increase the stock of affordable housing
Aligning development charges with the costs of infrastructure and servicing	Updating infrastructure planning to align with official community plans, growth targets, and housing needs assessment
Implementing incentives, costing or fee structures, for example density bonusing, to encourage such things as affordable housing and conversions from non-residential to residential	Reducing and streamlining urban design and character guidelines, i e , elimination of height restrictions, visual character requirements, view cones, setbacks, etc
Waiving public hearings on all affordable housing projects that conform to the official community plan	

Detailed Initiatives

The following sections provide details on the Archistar Assisted Initiatives that you can include in your application.

Initiative	1. **Archistar Public Platform**
Initiative Type	Implementing new/enhanced processes or systems such as case management, e-permitting, land and building modelling
Description	The Archistar platform is a digital tool that provides users with the ability to digitize planning codes and regulations, and provides a user-friendly interface for the public to view what is possible on their land. This platform is designed to increase transparency and provide information in a user-friendly format that reduces the workload on city staff while empowering citizens to make better decisions about their land use. With the Archistar platform, users can easily access information about zoning regulations, building codes, and other planning requirements. The platform provides a simple, intuitive interface that makes it easy for users to understand what is possible on their land and what the requirements are for their proposed development. This allows citizens to better understand the process and requirements for obtaining permits, and can help them make more informed decisions about their land use. The benefits of the Archistar platform extend beyond just providing information to citizens. By digitizing planning codes and regulations, the platform can help reduce the workload on city staff, freeing up resources for other important tasks. It can also help reduce the number of errors and inconsistencies that can occur when dealing with complex planning regulations. In addition, the Archistar platform can help create more knowledgeable citizens who can present better quality submissions for permits. By providing easy access to information about planning regulations, the platform can empower citizens to make more informed decisions about their land use and can help them prepare better submissions for permits. This can ultimately lead to better quality developments that meet the needs of both citizens and the community as a whole.
Start Date	2023 / 07 / 01
Completion Date	2024 / 01 / 31 - Production Ready (6 Months)
Estimated Costs	[POA based on population, users, volume of permits]
Expected Results	This Archistar combined solution will provide the fundamental building blocks for better informed decision making which will result in better quality submissions, which will reduce the amount of time spent processing each submission. It is estimated that if all modules of the Archistar platform are used together, the time to process permits could be reduced by 30%.

Initiative	2. eCheck Pre-Assessment Certificates
Initiative Type	Implementing new/enhanced processes or systems such as case management, e-permitting, land and building modelling
Description	The Archistar eCheck platform is a digital tool that allows users to submit their 2D or 3D designs, in the form of PDFs, CAD files, or BIM files, for automatic assessment against a digital planning code. This platform is designed to improve transparency, create better quality submissions, and fast-track the approval process for permitting. When a user submits their design to the Archistar eCheck platform, the system automatically assesses the design against the relevant planning code, which is digitized and stored within the platform. This assessment is done quickly and efficiently, using algorithms that have been developed to identify any potential issues or areas where the design may not comply with the planning code. Once the assessment is complete, the system generates a report in a standard format that highlights any issues or areas of non-compliance. This report is easy to understand and provides the user with clear guidance on how to address any issues that have been identified. The benefits of the Archistar eCheck platform are significant. By allowing users to submit their designs for automatic assessment, the platform can help reduce the time and resources required for manual assessments by city staff. This can lead to faster approval times, which can be critical in the construction industry. In addition, the platform can help improve transparency and create a better quality submission. By providing users with clear guidance on any issues that have been identified, the platform can help ensure that designs are submitted in compliance with the planning code, which can help reduce the risk of delays or rejections. Overall, the Archistar eCheck platform is a powerful tool that can help streamline the permitting process, improve transparency, and create better quality submissions. By automating the assessment process and providing clear guidance to users, the platform can help reduce the workload on city staff while ensuring that designs are submitted in compliance with the planning code.
Start Date	2024 / 01 / 01
Completion Date	2024 / 06 / 31 - Production Ready (6 Months)
Estimated Costs	[POA based on population, users, volume of permits]
Expected Results	This Archistar combined solution will provide the fundamental building blocks for better informed decision making which will result in better quality submissions, which will reduce the amount of time spent processing each submission. It is estimated that if all modules of the Archistar platform are used together, the time to process permits could be reduced by 30%.

Initiative	3. Streamlining Decisioning
Initiative Type	Implementing changes to decision making such as delegating development approval authority to municipal staff based on established thresholds or parameters
Description	The Archistar eCheck platform can help streamline processes and allow delegation of approval authority in several ways. Here are a few examples: Faster Approval Times: By automating the assessment process, the Archistar eCheck platform can help reduce the time required for manual assessments. This can lead to faster approval times, which can be critical in the construction industry. Improved Compliance: The platform can help ensure that designs are submitted in compliance with the planning code, which can help reduce the risk of delays or rejections. This can also help reduce the workload on city staff, as they will not need to spend as much time reviewing and assessing each submission. Standardization: The platform provides a standard method of assessing permits, which can help reduce errors and inconsistencies that can occur when different staff members are assessing the same types of submissions. This can lead to a more streamlined and efficient process, as well as improved transparency. Fast-tracking: Low impact permits, such as residential housing, laneway housing, and duplex submissions, can be fast-tracked based on meeting certain criteria on the pre-assessment checklist. This can reduce the load on staff, allowing them to focus on higher impact applications that can support higher density housing and affordable housing schemes. Overall, the Archistar eCheck platform can help streamline processes by providing a standardized method of assessing permits, reducing errors and inconsistencies, improving compliance, and allowing for fast-tracking of certain types of applications. This can lead to a more efficient and effective permit approval process, which benefits both the city and the construction industry.
Start Date	2024 / 06 / 01
Completion Date	2024 / 12 / 31
Estimated Costs	[Cost for Policy Review / Creation]
Expected Results	This Archistar combined solution will provide the fundamental building blocks for better informed decision making which will result in better quality submissions, which will reduce the amount of time spent processing each submission. It is estimated that if all modules of the Archistar platform are used together, the time to process permits could be reduced by 30%.

Initiative	4. Promoting High Density Development
Initiative Type	Promoting high-density development without the need for rezoning (as-of-right zoning), eg , for housing developments up to 10 stories that are in proximity (within 1 5km) of rapid transit stations and reducing car dependency
Description	The Archistar platform is a digital tool that provides users with the ability to digitize planning codes and regulations, and provides a user-friendly interface for the public to view what is possible on their land. This platform is designed to increase transparency and provide information in a user-friendly format that reduces the workload on city staff while empowering citizens to make better decisions about their land use. With the Archistar platform, opportunities for high density development can be highlighted and presented to the public. This can encourage developers to identify sites that have been zoned for higher density living, and allow them to visualise the highest and best use of the land using Archistar's innovative 3D generative design technology. Conceptual designs can be assessed for feasibility and this can assist in fast-tracking the acquisition of those sites for development. If the acquisition pipeline for developers is shortened, there is more land being prepared for higher density development that can be submitted to the Municipality for review.
Start Date	2023 / 06 / 01
Completion Date	2024 / 12 / 31 - Production Ready (6 Months)
Estimated Costs	[POA based on population, users, volume of permits]
Expected Results	This Archistar combined solution will provide the fundamental building blocks for better informed decision making which will result in better quality submissions, which will reduce the amount of time spent processing each submission. It is estimated that if all modules of the Archistar platform are used together, the time to process permits could be reduced by 30%.

Initiative	5. Promoting Infill Development
Initiative Type	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	The Archistar platform is a digital tool that provides users with the ability to digitize planning codes and regulations, and provides a user-friendly interface for the public to view what is possible on their land. This platform is designed to increase transparency and provide information in a user-friendly format that reduces the workload on city staff while empowering citizens to make better decisions about their land use. With the Archistar platform, opportunities for infill development can be highlighted and presented to the public. This can encourage developers to identify sites that have been zoned for infill development, and allow them to visualise the highest and best use of the land using Archistar's innovative 3D generative design technology. Conceptual designs can be assessed for feasibility and this can assist in fast-tracking the acquisition of those sites for development. If the acquisition pipeline for developers is shortened, there is more land being prepared for higher density development that can be submitted to the Municipality for review.
Start Date	2023 / 06 / 01
Completion Date	2024 / 12 / 31 - Production Ready (6 Months)
Estimated Costs	[POA based on population, users, volume of permits]
Expected Results	This Archistar combined solution will provide the fundamental building blocks for better informed decision making which will result in better quality submissions, which will reduce the amount of time spent processing each submission. It is estimated that if all modules of the Archistar platform are used together, the time to process permits could be reduced by 30%.

Initiative	6. Encouraging Accessory Dwelling Units
Initiative Type	Encouraging Accessory Dwelling Units—a second smaller unit on the same property as a primary unit
Description	The Archistar platform is a digital tool that provides users with the ability to digitize planning codes and regulations, and provides a user-friendly interface for the public to view what is possible on their land. This platform is designed to increase transparency and provide information in a user-friendly format that reduces the workload on city staff while empowering citizens to make better decisions about their land use. With the Archistar platform, opportunities for Accessory Dwelling Units can be highlighted and presented to the public. This can encourage home owners to identify if their land has been zoned and eligible for accessory dwelling units, and allow them to visualise what this could look like using Archistar's innovative 3D generative design technology. This is a tool that can promote additional net dwellings and would be of mass appeal to anyone that owns a property and would like to improve it to add value to their property as well as additional rental income.
Start Date	2023 / 06 / 01
Completion Date	2024 / 12 / 31 - Production Ready (6 Months)
Estimated Costs	[POA based on population, users, volume of permits]
Expected Results	This Archistar combined solution will provide the fundamental building blocks for better informed decision making which will result in better quality submissions, which will reduce the amount of time spent processing each submission. It is estimated that if all modules of the Archistar platform are used together, the time to process permits could be reduced by 30%.