



# **CMHC Housing Accelerator Fund Update**

Development Services Committee

June 10, 2025

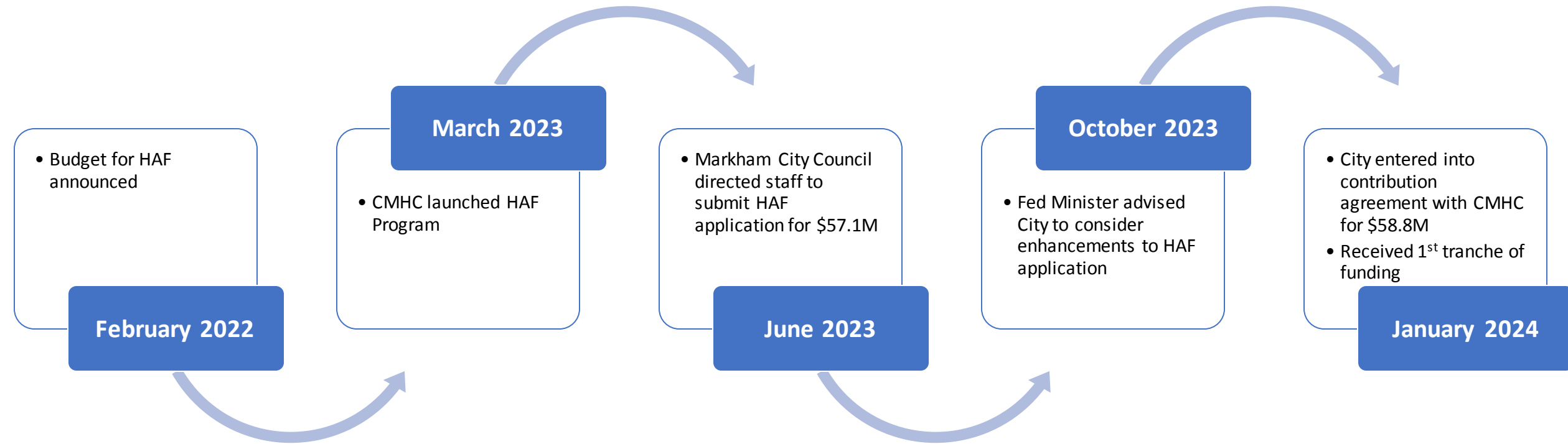


# 1. Introduction

# Purpose

- Provide an Update of the City's Housing Accelerator Fund (HAF) Work Plan
- Update of the Annual report to Canada Mortgage and Housing Corporation (CMHC)

## Background



# Program Timeline

WE ARE  
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## January 2024

- City signed contribution agreement with CMHC for \$58.8M
- Received 1<sup>st</sup> tranche of funding

## June 2024

- Markham City Council endorsed HAF work plan

## February 2025

- City completed 1<sup>st</sup> Annual Report to CMHC
- Received 2<sup>nd</sup> tranche of funding

## February 2026

- 2<sup>nd</sup> Annual Report to CMHC due

## December 2026

- HAF Program ends
- All milestones to be completed

## February 2027

- Final Report to CMHC due



## **2. Initiatives Status Update**



## Initiative 1: Public Partnerships

**Start:** Feb 15, 2024

**End:** Aug. 27, 2026

**Key Departments:** Planning, Legal, Real Estate

**Target HAF Units:** 190

Milestones		Status (as of May 2025)
1	Selection Criteria & Candidate Properties	Completed
2	Approved Properties & Partnership Approach	Completed
3	1 <sup>st</sup> Quick Win Project Approval	In progress – target completion date September 2025
4	Additional Project Approval	In progress – target completion date August 2026



## Initiative 2: Additional Residential Units (ARUs) & Incentive Program

**Start:** Feb 15, 2024

**End:** Dec. 31, 2026

**Key Departments:** Planning, Building

**Target HAF Units:** 140

Milestones		Status (as of May 2025)
1	Project Initiation	Completed
2	Initiate Statutory Planning Process	Completed
3	Statutory Public Meeting	Updated target completion date - September 2025
4	Approved OPA, ZBL & Incentive Program	Updated target completion date – October 2025
5	Implementation	Target completion date – December 2026





### Initiative 3: Major Transit Station Areas (MTSAs) Policy Update

Start: Feb 15, 2024

End: Dec. 31, 2026

Key Departments: Planning

Target HAF Units: 700

Milestones		Status (as of May 2025)
1	Project Initiation & Communication	Completed
2	Statutory Planning Process	Completed
3	Public Engagement	Completed
4	Approval of Updated Policies & Pre-Zoning	In progress – target completion date June 2025
5	Implementation	In Progress – target completion date December 2026



## Initiative 4: Inclusionary Zoning (IZ) in Major Transit Station Areas

Start: March 15, 2024

End: June 30, 2026

Key Departments: Planning

Target HAF Units: 40

Milestones		Status (as of May 2025)
1	Project Initiation	Completed
2	Technical Studies & Background	In progress – target completion date June 2025
3	Engagement	In progress – target completion date July 2025
4	Approval of IZ By-law	In progress – target completion date September 2025
5	Implementation	Target completion date - June 2026



## Initiative 5: Incentive Program for Affordable Housing

Start: Feb. 15, 2024

End: Dec. 20, 2026

Key Departments: Planning, Real Estate, Legal

Target HAF Units: 300

Milestones		Status (as of May 2025)
1	Project Initiation	Completed
2	Technical Studies & Background	Completed
3	Engagement	Completed
4	Program Approval	Completed
5	Implementation	In progress - target completion date December 2026



## Initiative 6: Enhance Markham's Electronic Development Application System

**Start:** Feb. 15, 2024

**End:** Dec. 31, 2026

**Key Departments:** Strategy & Innovation, Building

**Target HAF Units:** 210

Milestones		Status (as of May 2025)
1	Project Initiation	Completed
2	Software Development	In progress – target completion date June 2025
3	Deployment and Implementation	Target completion date – December 2026



## Initiative 7: Parking + Transportation Demand Management (TDM) Standards Update

Start: Feb. 15, 2024

End: Dec. 31, 2026

Key Departments: Transportation Engineering, Planning

Target HAF Units: 60

Milestones		Status (as of May 2025)
1	Project Initiation	Completed
2	Background Review	In progress – target completion date June 2025
3	Technical Analysis & Recommendation	Target completion date – September 2025
4	Approval & Implementation	Target completion date – March 2026



## **3. First Annual Report Update**



## Markham's First Annual HAF Report Update

Permitted Units	Markham's Data Submitted via Portal	Validated by CMHC
Single detached	415	415
MU - Rapid Transit*	1,852	1,852
MU - Missing Middle	742	742
MU - Other	811	811
Total Net New Permitted Units	3,820	3,820
Affordable Units	0	-

\* Multi-unit housing located 1500m from a rapid transit station (involved mapping)



**Thank you!**