

Appendix 1: Status of HAF Initiatives and Milestones

Initiatives	Milestones	Status (as of November 2025)
<p>1. Public Partnerships</p> <p>Key Departments: Planning, Legal, Real-Estate</p> <p>Target HAF Units: 190</p>	Selection Criteria and Candidate Properties	Completed
	Approved Properties and Partnership Approach	Completed
	1 <sup>st</sup> Quick Win Project Approval	Completed
	Additional Project Approval	In progress - target completion date August 2026
<p>2. Additional Residential Units (ARUs) &amp; Incentive Program</p> <p>Key Departments: Planning, Building</p> <p>Target HAF Units: 140</p>	Project Initiation	Completed
	Initiate Statutory Planning Process	Completed
	Statutory Public Meeting	Completed
	Approved OPA, ZBL + Incentive Program	Delayed – target completion date November 2025
	Implementation	Target completion date – December 2026
<p>3. Major Transit Station Areas (MTSAs) Update</p> <p>Key Departments: Planning</p> <p>Target HAF Units: 700</p>	Project Initiation & Communication	Completed
	Statutory Planning Process	Completed
	Public Engagement	Completed
	Approval of Updated Policies & Pre-Zoning	Completed
	Implementation	Completed
<p>4. Inclusionary Zoning (IZ) in Major Transit Station Areas</p> <p>Key Departments: Planning</p> <p>Target HAF Units: 40</p>	Project Initiation	Completed
	Technical Studies & background	Completed
	Engagement	In progress – target completion date December 2025
	Approval of IZ By-law	Target completion date – February 2026
	Implementation	Target completion date – December 2026
<p>5. Incentive Program for Affordable Housing</p> <p>Key Departments: Planning, Real Estate, Legal</p>	Project Initiation	Completed
	Technical Studies & Background	Completed
	Engagement	Completed
	Program Approval	Completed

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Target HAF Units: 300	Implementation	In progress - target completion date December 2026
6. Enhance Markham's Electronic Development Application System  Key Departments: Strategy & Innovation, Building  Target HAF Units: 210	Project Initiation	Completed
	Software Development/Configuration	In progress – target completion date December 2025
	Deployment and Implementation	Target completion date – December 2026
7. Parking and Transportation Demand Management (TDM) Standards Update  Key Departments: Transportation, Planning  Target HAF Units: 60	Project Initiation	Completed
	Background Review	Completed
	Technical Analysis & Recommendation	In progress - target completion date November 2025
	Approval & Implementation	Target completion date – March 2026