

Appendix B – Comparison of Draft and Final Affordable and Rental Housing Strategy Actions

Draft Affordable and Rental Housing Strategy Actions	Final Affordable and Rental Housing Strategy Actions	Comments
Policy	Policy	
<p>1 Develop annual affordable housing targets</p> <ul style="list-style-type: none"> • Building on policy 4.1.3.2 in the City’s Official Plan, work with York Region to develop annual affordable housing targets and incorporate into the City’s Official Plan and secondary plans: <ul style="list-style-type: none"> • by type and tenure (ownership and rental) for all residential developments; and • by affordability level and unit size. 	<p>1 No change proposed.</p>	
<p>2 Refine the definition of affordable ownership</p> <ul style="list-style-type: none"> • Refine the definition of affordable ownership housing in the City’s Official Plan, based on unit size and affordable house prices for households with low and moderate incomes as follows. <ul style="list-style-type: none"> • Bachelor units must be affordable to households with incomes no higher than the 3rd household income decile¹; • One-bedroom units must be affordable to households with incomes no higher than the 4th household income decile; 	<p>2 Review the definition of affordable housing</p> <ul style="list-style-type: none"> • Review the definition of affordable housing in the City’s Official Plan, considering unit sizes and affordability for households with low and moderate incomes. 	<p>Action updated based on public comments received on challenges with definition and gap between thresholds and housing costs as well as future review and of the definition.</p> <p>York Region is preparing a new Regional Official Plan (ROP) and undertaking municipal comprehensive review (MCR) as part of its conformity exercise to the Growth Plan and other Provincial plans and policies. The City will need to consider any updated housing</p>

¹Household income deciles are based on York Region household income deciles which are updated annually. A decile is the percentage range marked every ten points and measured from the 1st to 10th decile of all income levels. A household in the 4th decile is in the lowest 40% of the income distribution.

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<ul style="list-style-type: none"> • Two-bedroom units must be affordable to households with incomes no higher than the 5th household income decile; • Three-bedroom units or larger must be affordable to households with incomes no higher than the 6th household income decile. 		policies in the Region’s new official plan when implementing this Action.
<p>3 Develop an Inclusionary Zoning By-Law for Major Transit Station Areas</p> <ul style="list-style-type: none"> • Develop and incorporate an inclusionary zoning policy in the Official Plan as well as an inclusionary zoning by-law for major transit station areas in Markham. This recommended timing coincides with the Planning Act requirement to prepare an updated needs assessment at least every 5 years. In addition, the inclusionary zoning regulation requires a status report be provided to Council every two years to track performance. The recommended policy would be applicable to all developments with 100 units or more in Major Transit Station Areas (MTSAs). The recommended affordable housing requirements are: <ul style="list-style-type: none"> • 5 percent of the residential gross floor area for condominium developments where the 	<p>3 Develop an Inclusionary Zoning By-Law for Major Transit Station Areas</p> <ul style="list-style-type: none"> • Develop and incorporate inclusionary zoning in the Official Plan and Zoning By-law within Major Transit Station Areas (MTSAs) in Markham and consider the Inclusionary Zoning Framework from the Draft Affordable and Rental Housing Strategy. 	Action revised to provide some flexibility to adapt the inclusionary zoning framework, if needed, based on the findings of an updated market assessment that is being prepared.

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<p>contribution is in the form of units rented out, or</p> <ul style="list-style-type: none"> 10 percent of the gross floor area for ownership developments. <p>The policy and/or by-law should include provisions for monitoring the impact of the policy at least every five years.</p>		
<p>4 Consider Inclusionary Zoning outside of Major Transit Station Areas</p> <ul style="list-style-type: none"> Consider implementing inclusionary zoning outside of MTSAs through a community planning permit system² to further increase the supply of affordable housing. 	<p>4 No change proposed.</p>	
<p>5 Remove barriers to co-housing or co-living</p> <ul style="list-style-type: none"> As part of the comprehensive zoning by-law review currently underway, ensure there are no barriers to co-housing and co-living arrangements in appropriate areas in Markham. 	<p>5 No change proposed.</p>	
<p>6 Review permissions for accessory residential units</p> <ul style="list-style-type: none"> Review options to permit accessory residential units including in ancillary structures in Markham in response to recent amendments to the Planning Act. 	<p>6 Review permissions for additional residential units</p> <ul style="list-style-type: none"> Update official plan and zoning to reflect Planning Act changes for additional residential units (also known as secondary suites). 	<p>Action updated based on public comments which identified the need to prioritize this Action and include stronger language. Action also simplified.</p>

² The implementation of inclusionary zoning outside of protected major transit station areas requires an order from the Minister to implement a community planning permit system.

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7	<p>Study opportunities for small or tiny homes</p> <ul style="list-style-type: none"> Examine opportunities and design guidelines for smaller homes such as tiny homes or micro living that may be appropriate in Markham. 	7	No change proposed.	
8	<p>Reduce residential parking requirements near transit</p> <ul style="list-style-type: none"> Building on the comprehensive parking study currently underway, consider reducing parking requirements for residential developments in major transit station areas and other areas which are well-served by public transit. 	8	No change proposed.	
9	<p>Reduce residential parking requirements for affordable housing projects</p> <ul style="list-style-type: none"> Consider approving further reductions of parking requirements for affordable, supportive and purpose-built rental housing projects where the proponent can demonstrate that the demand for parking will be less than what is currently required in the Zoning By-law. (Consideration should also be given to proponents who can demonstrate alternative approaches, such as sharing parking with non-residential buildings in the same area.) 	9	No change proposed.	
10	Use surplus lands for affordable housing	10	Use public lands for affordable housing	Action updated based on public comments to consider surplus lands

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	<ul style="list-style-type: none"> Identify opportunities to use surplus or underutilized City-owned land or buildings for the purpose of developing affordable and/or supportive housing. 		<ul style="list-style-type: none"> Identify opportunities to use surplus or underutilized public land or buildings for the purpose of developing affordable and/or supportive housing. 	from all public agencies rather than scoped to City-owned lands.
11	<p>Allow innovative construction methods for affordable housing</p> <ul style="list-style-type: none"> Consider allowing innovative construction methods, such as modular construction, in appropriate areas throughout Markham. 	11	<p>Innovative construction methods for affordable housing</p> <ul style="list-style-type: none"> Consider allowing innovative construction methods, such as modular construction, in appropriate areas throughout Markham. 	Title updated to align with Action.
12	<p>Support affordable housing projects with funding</p> <ul style="list-style-type: none"> Continue to support projects that receive funding under senior government programs. 	12	<p>Support affordable housing projects that are funded</p> <ul style="list-style-type: none"> Continue to support projects that receive funding under senior government programs. 	Title updated to align with Action.
		13	<p>NEW</p> <p>Protect Purpose-Built Rental Housing</p> <ul style="list-style-type: none"> Consider implementation of a by-law under the <i>Municipal Act</i> to protect existing purpose-built rental housing supply from demolition or conversion to non-rental tenure. 	New action to protect the supply of rental housing by considering a <i>Municipal Act</i> By-law to restrict demolition and conversion of purpose-built rental housing to non-rental tenure.
	Financial Incentives		Incentives	Title updated to reflect potential range of financial and non-financial incentives.
13	<p>Develop incentive package for affordable/supportive housing</p> <ul style="list-style-type: none"> Consider developing an incentive package for the provision of affordable and/or supportive housing in new residential 	14	<p>Develop incentive package for affordable/supportive housing</p> <ul style="list-style-type: none"> Develop an incentive package for the provision of affordable and/or supportive housing in new residential developments. Incentives should be 	Action updated based on public comments to include stronger language for an incentive package.

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<p>developments outside of identified inclusionary zoning areas. Incentives should be tied directly to the affordable housing units created and may include the following:</p> <ul style="list-style-type: none"> ● Consider waiving or providing a grant equivalent to certain development application fees, development charges, property taxes, parkland dedication requirements, and/or reductions in letters of credit. ● Consider fast tracking approvals for projects which provide affordable rental, affordable ownership, supportive housing, and purpose-built rental housing units. ● Consider removing or reducing the minimum requirement for parking spaces and allowing the developer to propose alternative options. <p>In developing the incentive package, consider aligning the program/incentives with York Region’s programs and incentives.</p>	<p>tied directly to the affordable housing units created and may include the following:</p> <ol style="list-style-type: none"> a. Consider waiving or providing a grant equivalent to certain development application fees, development charges, property taxes, parkland dedication requirements, and/or reductions in letters of credit. b. Consider fast tracking approvals and providing a Development Liaison/Concierge Service for projects which provide affordable rental, affordable ownership, supportive housing, and purpose-built rental housing units. c. Consider removing or reducing the minimum requirement for parking spaces and allowing the developer to propose alternative options. <p>In developing the incentive package, consider aligning the program/incentives with York Region’s programs and incentives.</p>	<p>Action also updated to consider creation of a development liaison/concierge service to support affordable and rental housing projects and to consider the application of incentives in all areas of the City where previously it was focused outside of inclusionary zoning areas.</p>
<p>14 Waive certain fees when proposed affordable housing projects meet environmental standards</p> <ul style="list-style-type: none"> ● Building on Markham’s Community Sustainability Plan and Environmental 	<p>15 No change proposed.</p>	

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<p>Sustainability Fund, consider the feasibility of waiving or providing a grant in lieu of certain development application fees and reductions in letters of credit for affordable rental, affordable ownership, and/or supportive housing developments which meet Passive House³, LEED⁴ or similar standards.</p>		
<p>15 Fund ongoing incentive program</p> <ul style="list-style-type: none"> Consider developing an ongoing program to fund incentives and other initiatives related to affordable housing and purpose-built market rental housing projects in the City. <p>The plan may involve setting an annual budget for incentives as part of the City’s annual operating budget. Another option may be to establish a Housing Reserve Fund to finance incentives and other initiatives. This Reserve Fund may be financed through revenue from the sale of inclusionary zoning units, funding from senior levels of government, revenue from the sale or lease of surplus land or buildings which are not appropriate for affordable housing, and/or an annual budget allocation from City Council.</p>	<p>16 No change proposed.</p>	
<p>Advocacy</p>		

³Passive house is energy efficient building construction standard which consume up to 90% less heating and cooling energy than conventional buildings.

⁴Leadership in Energy and Environmental Design (LEED) is a green building certification program. It includes a rating systems for the design, construction, operation, and maintenance of green buildings, homes, and neighborhoods to be more environmentally responsible.

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<p>16 Increase funding for the National Housing Co-Investment Fund</p> <ul style="list-style-type: none"> Advocate to the Federal Government to expand the National Housing Co-Investment Fund to provide increased capital funding for affordable housing projects, including increased funding to allow for deeper levels of affordability. 	<p>17 Increase funding and improve approval timelines for the National Housing Co-Investment Fund</p> <p>Advocate to the Federal Government to:</p> <ol style="list-style-type: none"> Expand the National Housing Co-Investment Fund to provide increased capital funding for affordable housing projects, including increased funding to allow for deeper levels of affordability. Improve timelines for approvals and execution of federal funding agreements, including the release of funds for the National Housing Co-Investment Fund. 	<p>Actions 16 and 17 have been combined as they address the same subject matter.</p>		
<p>17 Improve approval timelines for National Housing Co-investment Fund</p> <ul style="list-style-type: none"> Advocate to the Federal Government to improve timelines for approvals and execution of federal funding agreements, including the release of funds for the National Housing Co-Investment Fund. 			<p>Actions 16 and 17 have been combined as they address the same subject matter.</p>	
<p>18 Expand First time Home Buyer Incentive Program</p> <ul style="list-style-type: none"> Advocate to the Federal Government to increase access to the First-Time Home Buyer Incentive by increasing the maximum combined income allowable for families with children in housing markets, such as Markham, where much higher 	<p>18 No change proposed.</p>			

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	incomes are required to afford larger units.			
19	<p>Exempt charitable non-profit organizations from HST for affordable housing</p> <ul style="list-style-type: none"> Advocate to the Federal and Provincial Governments to fully exempt charitable non-profit organizations from HST for new affordable housing projects and purpose-built rental projects. 	19	No change proposed.	
20	<p>Increase the Canada Housing Benefit</p> <ul style="list-style-type: none"> Advocate to the Federal and Provincial Governments to increase funding for the Canada Housing Benefit. 	20	No change proposed.	
21	<p>Align federal and provincial programs</p> <ul style="list-style-type: none"> Advocate to the Federal and Provincial Governments to align requirements and application processes of funding programs. 	21	No change proposed.	
22	<p>Create fixed interest rate 25-year mortgages</p> <ul style="list-style-type: none"> Advocate to Canada Mortgage and Housing Corporation to create a mortgage product that would fix interest rates for 25 years. 	22	No change proposed.	
23	<p>Increase capital funding for affordable housing projects</p>	23	No change proposed.	

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	<ul style="list-style-type: none"> Advocate to the Provincial Government to increase capital funding for new affordable housing projects. 			
24	<p>Provide portion of the non-resident speculation tax to municipalities</p> <ul style="list-style-type: none"> Advocate to the Provincial Government to provide municipalities with a portion of the revenue collected from the non-resident speculation tax to be allocated for affordable housing. 	24	No change proposed.	
25	<p>Public lands to be used for affordable housing</p> <ul style="list-style-type: none"> Advocate to the Provincial Government to identify and provide provincially-owned lands which would be appropriate for affordable housing. (Lands can be provided outright or be shared with other agencies, such as GO Transit parking lots.) 	25	<p>Public lands to be used for affordable housing</p> <ul style="list-style-type: none"> Advocate to senior levels of government to identify and provide publicly-owned lands which would be appropriate for affordable housing. 	Action updated based on public comments to advocate for surplus lands from all public agencies rather than scoped to provincially-owned lands.
26	<p>Streamline approval timelines for provincial agencies</p> <ul style="list-style-type: none"> Advocate to the Provincial Government to streamline review and approval timelines of provincial agencies involved in reviewing affordable housing and purpose-built rental housing development applications. 	26	No change proposed.	
27	<p>Monitoring, evaluation and expansion of Inclusionary Zoning</p>	27	No change proposed.	

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	<ul style="list-style-type: none"> Advocate to the Provincial Government to monitor and evaluate the implementation of inclusionary zoning and to consider expanding the areas where this tool can be used if appropriate. 			
28	Home Sharing Pilot Program <ul style="list-style-type: none"> Advocate to York Region to develop and fund a home-sharing pilot program where seniors with extra bedrooms share their homes with students or single individuals. 	28	No change proposed.	
		29	NEW Consider expanding incentives <ul style="list-style-type: none"> Advocate to Federal and Provincial Governments and York Region to consider expanding incentive programs to support affordable housing. 	New Action to broadly advocate for affordable housing incentives from senior levels of government beyond the specific programs identified in other Actions.
	Partnerships		Partnerships	
29	Facilitate partnerships for infill and land sharing for affordable housing <ul style="list-style-type: none"> Facilitate partnerships for infill and sharing of land among faith groups, non-profit and for-profit residential developers, and community agencies to manage affordable units and/or redevelop vacant or underutilized property, including property owned by faith groups, to increase the supply of affordable and supportive housing. 	30	Facilitate Partnerships for affordable housing <ul style="list-style-type: none"> Continue to facilitate partnerships among faith groups, non-profit and for profit residential developers, community agencies and property owners to manage and increase the supply of affordable and supportive housing (e.g. leveraging infill, land sharing, under utilized land and development/redevelopment opportunities). 	Actions 29 and 30 have been combined as they address the same subject matter.

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30	<p>Facilitate partnerships to manage affordable housing</p> <ul style="list-style-type: none"> Continue to facilitate partnerships among property owners, non-profit and for-profit residential developers, and community agencies to manage affordable units and/or redevelop vacant or underutilized homes and non-residential buildings, including heritage buildings, to increase the supply of affordable and supportive housing. 			Actions 29 and 30 have been combined as they address the same subject matter.
31	<p>Support social enterprises with employment opportunities for residents of affordable housing</p> <ul style="list-style-type: none"> Support social enterprises which provide employment opportunities and/or training to youth, persons with disabilities, and people with low incomes who are living in Markham, particularly residents of affordable housing and community housing projects. (Support can be funding or in-kind, such as office space in a community centre or library.) 	31	No change proposed.	
Education				
32	<p>Work to increase awareness of housing needs</p> <ul style="list-style-type: none"> Continue to work with York Region and other housing partners to increase the awareness of housing needs in Markham 	32	No change proposed.	

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	and the benefits of including affordable and rental housing in all communities.			
33	<p>Work to increase capacity of housing developers and community agencies</p> <ul style="list-style-type: none"> Building on action 3.3 (Goal 1) of York Region’s updated Housing Solutions: A Place for Everyone (Housing and Homelessness Plan) and as part of an education campaign, work with York Region to develop educational material and facilitate workshops to increase the capacity and knowledge of housing developers and community agencies on how to build affordable housing in Markham, including available funding programs, incentives, and partnership opportunities. <p>This should also include presentations of successful partnerships among community agencies and private developers as well as the successful management of York Region and community agencies of affordable units located within private market rate rental and condominium buildings.</p>	33	<p>Work to increase capacity of housing developers and community agencies</p> <ul style="list-style-type: none"> Work with York Region to develop educational material and facilitate workshops to increase the capacity and knowledge of housing developers and community agencies on how to build affordable housing in Markham, including available funding programs, incentives, and partnership opportunities. 	Action has been simplified.
34	<p>Work to promote alternative forms of home ownership</p> <ul style="list-style-type: none"> Building on actions 2.1 and 2.3 (Goal 1) of York Region’s updated Housing Solutions: A Place for Everyone (Housing and Homelessness Plan), continue to work 	34	<p>Work to promote alternative forms of home ownership</p> <ul style="list-style-type: none"> Continue to work with the Region to promote alternative forms of affordable home ownership models, such as rent-to-own, shared equity, 	Action has been simplified.

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	with the Region to promote alternative forms of affordable home ownership models, such as rent-to-own, shared equity, unbundling, and life lease, within the development community.		unbundling, and life lease, within the development community.	
		35	NEW Monitor Progress <ul style="list-style-type: none"> • Measure and report on Housing Strategy implementation progress. 	New action to monitor implementation progress of the Final Affordable and Rental Housing Strategy.