

Appendix A: AHS Implementation Status Table

	Action	Description	Timeline	Status	Notes
POLICY	1) Develop Annual Affordable Housing Strategy Targets	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"><li>• by type and tenure (ownership and rental) for all residential developments; and</li><li>• by affordability level and unit size.</li></ul>	Medium Term	In-Progress	The 2022 York Region Official Plan (YROP) has affordable housing targets that the City that the City is required to implement in the Official Plan. Staff will address this action through the Official Plan Review.
	2) Review the definition of Affordable Housing	Review the definition of affordable housing in the City’s Official Plan, considering unit sizes and affordability for households with low and moderate incomes	Medium Term	Not Started	Province is proposing to revise the definition of affordable housing through various legislation and draft policies e.g. PPS, Bill 23 and new proposed Bill. Staff anticipate addressing this action as part of the Official Plan Review.
	3) Develop an Inclusionary Zoning By-law for MTSAs	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	Priority	In-Progress	<p>Bill 23 legislated the Maximum Set-Aside Rate (5%) and Affordability Period (25%) for Inclusionary Zoning and proposes incentives for Affordable Residential Units in the DC By-law and Planning Act. Further, proposed changes in the draft Provincial Planning Statement removes the definition of Affordable Housing linked to income thresholds. New analysis is required given the updated and evolving policy context and current market reality (i.e. increased lending rates and construction prices). Once further direction is provided on these matters by the Province, staff will be in a position to proceed with updated analysis.</p> <p>Note: At the time this report was prepared, the Province has proposed a new definition for Affordable Residential Units in the Development Charges Act for the purpose of exemptions.</p>
	4) Consider Inclusionary Zoning outside of MTSAs	Consider implementing inclusionary zoning outside of MTSAs through a community planning permit system to further increase the supply of affordable housing.	Medium Term	In-Progress	Inclusionary Zoning can be implemented outside of MTSAs through a CPPS. On January 31,2023 staff presented a report to DSC that explored the feasibility of implementing CPPS. Staff are continuing to evaluate the benefits of a CPPS and will consider further as a part of the upcoming official plan review and secondary plans.
	5) Remove barriers to co-housing or co-living	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	Medium Term	In-Progress	<p>The City’s draft Comprehensive Zoning By-law adheres to the Planning Act by removing barriers to co-habitation that historically limited occupants of a dwelling on the basis of familial relationship and proposes new definitions for Dwelling Units, Lodging Rooms, and Rooming Houses. As adopted by Council in 2018, permissions for the establishment of a rooming house currently require a zoning by-law amendment through a site specific application for zoning approval.</p> <p>These matters will be further reviewed through the upcoming Official Plan Review.</p>
	6) Review permissions for	Update official plan and zoning to reflect Planning Act changes for additional residential units (also known as secondary suites).	Priority	In-Progress	Bill 23 permitted Additional Residential Units (3 units) as-of-right. Staff will review permissions for additional residential units through the upcoming official plan review and the City’s draft

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	additional residential units				Comprehensive Zoning By-law proposes to increase the number of dwelling units permitted in single detached, semi-detached and row houses to three units.
	7) Study opportunities for small or tiny homes	Examine opportunities and design guidelines for smaller homes such as tiny homes or micro living that may be appropriate in Markham.	Medium Term	Not Started	To be addressed through Official Plan Review and city wide urban design guidelines.
	8) Reduce residential parking requirements near transit	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.	Medium Term	In-Progress	The City is currently undertaking a Citywide Parking Strategy, one of the study objectives is to explore a framework for rates in areas served by transit. Currently, reduction of parking requirements is being considered on an application by application basis.  This matter will be further reviewed through the upcoming official plan review and secondary plans
	9) Reduce residential parking requirements for affordable housing projects	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.)	Priority	In-Progress	The City is currently undertaking a Citywide Parking Strategy, one of the study objectives is to explore a framework that leverages parking to support affordable housing and develop a framework for rates in areas served by transit. Currently, reduction of parking requirements is being considered on an application by application basis.  This matter will be further reviewed through the upcoming official plan review and secondary plans.
	10) Use public lands for affordable housing	Identify opportunities to use surplus or underutilized public land or buildings for the purpose of developing affordable and/or supportive housing.	Medium Term	In-Progress	Staff have been working to identify potential opportunities to use surplus or underutilized public land or buildings for the purpose of developing affordable and/or supportive housing. The federal Housing Accelerator Fund application submitted by the City in June of 2023 identified Public Partnership Opportunities as one of seven action items to support the delivery of affordable housing that could include the use of land.
	11) Innovative construction methods for affordable housing	Consider allowing innovative construction methods, such as modular construction, in appropriate areas throughout Markham.	Medium Term	Ongoing	Staff continue to be open to considering innovative construction methods, where they meet applicable requirements and standards (i.e. Building Code, Fire Code)
	12) Support affordable housing	Continue to support projects that receive funding under senior government programs.	Ongoing	In-Progress	Application to Housing Accelerator Fund (HAF) to unlock funding to support affordable housing projects.

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	projects that are funded				
	13) Protect Purpose-Built Rental Housing	Consider implementation of a by-law under the Municipal Act to protect existing purpose-built rental housing supply from demolition or conversion to non-rental tenure.	Medium Term	Not Started	The province is currently reviewing these permissions and implementation requirements. Additional clarity is required before proceeding with implementation.
INCENTIVES	14) Develop incentive package for affordable/supportive housing	Develop an incentive package for the provision of affordable and/or supportive housing in new residential developments. Incentives should be tied directly to the affordable housing units created and may include the following: 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. In developing the incentive package, consider aligning the program/incentives with York Region’s programs and incentives.	Priority	In-Progress	<ul style="list-style-type: none"><li>• Incentives for affordable housing are considered on a site by site basis</li><li>• Through Bill 23, Affordable Residential Units are proposed to be exempt from the Development Charges Act and Parkland Dedication.</li><li>• The federal Housing Accelerator Fund application submitted by the City in June of 2023, identified the establishment of an Incentives Program for Affordable and Rental Housing as one of seven action items to support the delivery of affordable and rental housing.</li></ul>
	15) Waive certain fees when proposed affordable housing projects meet environmental standards	Building on Markham’s Community Sustainability Plan and Environmental 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 Passive House2 , LEED3 or similar standards.	Medium Term	Not Started	

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	16) Fund ongoing incentive program	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. 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.	Medium Term	Not Started	The City of Markham has submitted an application to the Federal HAF and is awaiting a decision.
ADVOCACY	17) Increase funding and improve approval timelines for the National Housing Co-Investment Fund	Advocate to the Federal Government to: a. 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. b. Improve timelines for approvals and execution of federal funding agreements, including the release of funds for the National Housing Co-Investment Fund.	Ongoing	Ongoing	The 2023 Federal Budget boosted funding for the National Housing Co-Investment Fund. Projects can now get up to \$75,000 per unit for exceeding affordability and energy efficiency standards.
	18) Expand First time Home Buyer Incentive Program	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 incomes are required to afford larger units.	Ongoing	Ongoing	First-time homebuyers purchasing a home in the Toronto, Vancouver, or Victoria Census Metropolitan Areas (CMA) including Markham are now eligible for an increased Qualifying Annual Income of \$150,000 instead of \$120,000, and an increased total borrowing amount of 4.5 instead of 4.0 times their qualifying income.
	19) Exempt charitable non-profit organizations from HST for affordable housing	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.	Ongoing	Ongoing	On September 14, 2023, the Federal government announced that it would introduce legislation to provide a GST rental rebate on new purpose-built rental housing such as apartment buildings, student housing, and senior residence built specifically for long-term rental accommodations. The program will apply to projects that begin construction on or after September 14, 2023, and on or before December 31, 2030, and complete construction by December 31, 2035.

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	20) Increase the Canada Housing Benefit	Advocate to the Federal and Provincial Governments to increase funding for the Canada Housing Benefit.	Ongoing	Ongoing	
	21) Align federal and provincial programs	Advocate to the Federal and Provincial Governments to align requirements and application processes of funding programs.	Ongoing	Ongoing	
	22) Create fixed interest rate 25-year mortgages	Advocate to Canada Mortgage and Housing Corporation to create a mortgage product that would fix interest rates for 25 years.	Ongoing	Ongoing	
	23) Increase capital funding for affordable housing projects	Advocate to the Provincial Government to increase capital funding for new affordable housing projects.	Ongoing	Ongoing	
	24) Provide portion of the non-resident speculation tax to municipalities	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.	Ongoing	Ongoing	
	25) Public lands to be used for affordable housing	Advocate to senior levels of government to identify and provide publicly owned lands which would be appropriate for affordable housing.	Ongoing	Ongoing	Staff have been working to identify potential opportunities to use surplus or underutilized public land or buildings for the purpose of developing affordable and/or supportive housing. The federal Housing Accelerator Fund application submitted by the City in June of 2023, identified Public Partnership Opportunities as one of seven action items to support the delivery of affordable housing that could include the use of land.
	26) Streamline approval timelines for provincial agencies	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.	Ongoing	Ongoing	<p>Recommendation 50 of the Affordable Housing Task Force states, “Fund the adoption of consistent municipal e-permitting systems and encourage the federal government to match funding. Fund the development of common data architecture standards across municipalities and provincial agencies and require municipalities to provide their zoning bylaws with open data standards. Set an implementation goal of 2025 and make funding conditional on established targets.”</p> <p>Markham Council commented that: “It is equally important that provincial agencies involved in application review also adopt compatible e-permitting systems to allow proper integration of the municipal and provincial plans review processes. Currently some external agencies are not</p>

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					participating in EPlan which causes extra time and delay in sorting and uploading application information to external agencies.”
	27) Monitoring, evaluation and expansion of Inclusionary Zoning	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.	Ongoing	Ongoing	
	28) Home Sharing Pilot Program	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.	Ongoing	Ongoing	
	29) Consider expanding incentives	Advocate to Federal and Provincial Governments and York Region to consider expanding incentive programs to support affordable housing	Ongoing	Ongoing	The City of Markham has submitted an application to the Federal HAF and is awaiting a decision.
PARTNERSHIPS	30) Facilitate Partnerships for affordable housing	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, underutilized land and development/ redevelopment opportunities).	Priority	In-Progress	Staff have facilitated partnerships to achieve affordable housing through the development application review process. The City’s HAF application includes Public Partnerships as one of 7 initiatives to increase the supply of affordable housing.
	31) Support social enterprises with employment opportunities for residents of affordable housing	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.)	Ongoing	Ongoing	
EDUCATION	32) Work to increase awareness of housing needs	Continue to work with York Region and other housing partners to increase the awareness of housing needs in Markham and the benefits of including affordable and rental housing in all communities.	Ongoing	Ongoing	

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	33) Work to increase capacity of housing developers and community agencies	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.	Medium Term	Ongoing	
	34) Work to promote alternative forms of home ownership	Continue to work 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.	Ongoing	Ongoing	
	35) Monitor Progress	Measure and report on Housing Strategy implementation progress.	Medium Term	Ongoing	