

Appendix 2 – Risk Mitigation Strategies

The following are potential strategies which may reduce risks and support the achievement of the HAF program targets and commitments.

Action Plan Initiative	Approach to Maximizing Targets and Mitigating Risks
1. Public Partnerships	<ul style="list-style-type: none">• Target active applications to expand the contribution of units, to include affordable and/or purpose-built rental housing
2. Additional Residential Units (ARUs) & Incentives Program	<ul style="list-style-type: none">• Capture all secondary units initiated through ARU policy update• Mimic reduced parking standards from 2024-19 in existing by-laws to further remove barriers for two and three units
3. Major Transit Station Areas (MTSAs) - Policy Update	<ul style="list-style-type: none">• Capture active applications in MSTAs in parallel with policy updates• Propose independent, amending by-laws to minimize impact of appeals
4. Inclusionary Zoning (IZ) in MTSA's	<ul style="list-style-type: none">• Investigate the potential to leverage work being undertaken through IZ to inform negotiations on development applications• Propose independent, amending by-laws to minimize impact of appeals
5. Incentive Program for Affordable Housing	<ul style="list-style-type: none">• Investigate including active site partnerships in conjunction with Initiative 1 - Public Partnerships
6. Enhance Markham's Electronic Application System	<ul style="list-style-type: none">• Seek delegated authorities to improve process and consider zoned sites scheduled for development, to contribute towards unit count if possible.
7. Parking and Transportation Demand Management Standard Update	<ul style="list-style-type: none">• Consider active applications seeking reduced parking requirements which are to be approved through site-specific amendments to the Zoning By-law• Implement alternative parking rates where contemplated, within Secondary Plan areas
Contingency	<ul style="list-style-type: none">• Work Plan budget for Action Plan includes contingency• Initiative budget overages/underspends are permitted to be distributed across the Action Plan (see Appendix 1)