



# Options to Secure Affordable Housing Long Term

Development Services Committee

June 4, 2024

# Background

- Affordable Housing is a matter of Provincial Interest
- 2022 York Region Official Plan and 2014 Markham Official Plan includes policies and targets to support Affordable Housing
- In 2021, Council endorsed Markham's Affordable and Rental Housing Strategy



# Committed Affordable Housing Units

Address	Project Name & Developer	Number of Affordable Units	Tenure of Affordable Units	Number of Total Residential Units	Type of Affordable Commitment Used
100 & 110 Clegg Road	New World	25	Ownership	2,850	Zoning By-law (special holding provision)
4077 & 4101 Highway 7 E	Kingdom Phase 2 and 3	30	Ownership	1,749	Zoning By-law (special holding provision)
8200 Warden Ave	Lifetime	50	Ownership	2,930	OLT Settlement - decision issued
SE Corner of Warden Avenue and Highway 7	Times Development – Uptown Markham	60	Rental	300	OLT Settlement (Zoning By-law), Holding provisions, and requires a Section 37 agreement
9900 Markham Rd.	Sunny Communities	10	Ownership	736	Letter and Holding provision for Zoning approval that requires an agreement
9781 Markham Rd.	Liberty Developments	7	Ownership	755	Letter
9331-9399 Markham Road	Trinity Point - Fouro Towers	4	Ownership	957	OLT Settlement and Site Plan Conditions

# **Policy Tools and Instruments to Secure**

- Inclusionary Zoning
  - Community Planning Permit System
  - Minister's Zoning Order
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- Municipal Capital Facilities Agreements
  - Municipal and City Service Corporations
  - Land and Titles Act



# Options

- Acquiring and Administering Rental Units by Markham or a Third-Party Partner
- Renting at an Affordable Rate by a Development Proponent and Monitoring through an Agreement with Markham or a Third-Party Partner
- Affordable Ownership Managed and Administered by Markham or a Third-Party Partner
- Continue to Explore Innovative Options to Secure Affordable Housing

# Next Steps/Recommendation

- Staff will continue to support affordable housing outcomes through the development review process
- Staff be directed to further explore options for securing and managing affordable housing commitments obtained through the development review process and explore potential partnership options with York Region and/or other affordable housing providers and report back to Development Services Committee with the results



**Thank you!**