

Markham's Housing Supply and Affordability Action Plan

The following are commitments to support the Canada Public Transit Fund (CPTF) joint submission being undertaken by the Ministry of Transportation in collaboration with York Region Rapid Transit Corporation.

CPTF Objectives	Item	Tools	Description	Mechanism
Increase new housing supply in proximity to transit	1	Secondary plan policies and zoning by-laws	Secondary plan updates for Markham Centre and Cornell Centre and a new secondary plan for Markville	Policy and zoning enabling tools
	2	Official plan policies and zoning by-law	Official Plan Review to review policies along Hwy.7 corridor outside of the three secondary plans through the Official Plan Review	Policy and zoning enabling tools
	3	Official plan policies, zoning by-law, and incentives program	Permit up to 4 Additional Residential Units as of right (Housing Accelerator Fund project)	Policy and zoning enabling tools and incentives program (e.g. potential automation of review process, outreach materials, applicant guide, etc)
	4	Official plan policies and pre-zoning	Major Transit Station Areas official plan policies and pre-zoning that includes minimum of 4 storeys (Housing Accelerator Fund Project)	Policy and zoning enabling tools
	5	Development application and building permit processes	Implementation of processes as a result of Lean Review and enhance electronic development application and permit system (ePLAN) (Housing Accelerator Fund project)	Internal process improvements, automated zoning compliance software, and ePLAN workflows
	6	Official plan policies and zoning by-law	Explore feasibility of a Community Planning Permit System to reduce planning review process timelines and allows new housing developments, including affordable and community	Policy and zoning enabling tools

CPTF Objectives	Item	Tools	Description	Mechanism
			housing projects to move directly to building permit stage	
Increase Affordable Housing	7	Development application process and negotiation	Securing affordable housing units during development application review process	Identify tools for affordable ownership and rental housing
	8	Financial incentives	Explore Development Charges (DC) rebate program for units that meet affordability threshold for rental and ownership (Housing Accelerator Fund project)	DC rebate program
	9	Inclusionary Zoning (IZ)	Complete an Inclusionary Zoning study and implement a program within Major Transit Station Areas including the appropriate By-laws	Policy enabling tools
	10	Community Benefits Charges By-law	Growth-funding tool from the Planning Act to capture funds from higher density development for development related capital infrastructure needs including affordable housing	Community Benefits Charges By-law
Increasing Access to Jobs and amenities	11	Official plan policies and zoning by-law	Undertake review of employment policies and designations in Official Plan Review	Policy and zoning enabling tools
Increase Housing Suitable for Families in Proximity to Transit	12	Development charge deferral agreements tied to the York Region Development Charges Deferral for Affordable, Purpose-Built Rental Buildings policy	Support York Region Affordable, Purpose-Built Rental Buildings DC Deferrals, duration of which is in part determined by proximity to transit and proportion of family sized (2bdrm or greater) units	DC deferral agreements