

## Appendix 'E'

### Summary of Markham Affordable Housing Initiatives

#### A. 2003 Affordable and Rental Housing Strategy

In 2003, Council adopted a strategy for affordable and rental housing that defined an advocacy/partnership, policy and financial role for the Town in support of the provision of affordable and rental housing. In adopting the strategy, Council established a cooperative role for the Town regarding affordable housing relative to senior government, private sector and community interests and determined how the Town will respond to the initiatives of stakeholders.

EXCERPT CONTAINING ITEM #004 OF THE COUNCIL COMMITTEE (Feb11, 03):

#### (5) FOLLOW UP ON THE RECOMMENDATIONS OF THE MARKHAM TASK FORCE ON AFFORDABLE HOUSING (10.7)

1. As part of the Town's role in support of the provision of rental and affordable housing, and in particular advocacy, Council:
  - (a) request the Federal Government to give effect to the recommendations of the Task Force on Urban Issues and give immediate attention to financial incentives focused on changes in taxation policy in support of such housing, including further consideration of a full rebate of the Goods and Services Tax (GST) on new rental housing;
  - (b) request the Provincial Government to pursue additional initiatives, complementary to those recommended by the Federal Task Force on Urban Issues, in support of the creation of rental and affordable housing;
  - (c) endorse the Housing Supply Strategy for York Region, and continue to work in partnership with the Region on the application of policy and financial incentives to encourage rental and affordable housing development;
  - (d) request the Region and the Province to ensure that the shelter allowance portion of social assistance funding is geared to local housing costs; and
  - (e) request the Development Services Committee and staff to further review and make recommendations to Council on:
    - a public/private partnership with the Region of York and the development industry on a demonstration housing project proposal to secure a Markham allocation of Community Rental Housing Program funding; and
    - a strategy for public involvement in the supply of rental and affordable housing in Markham, including working collaboratively with the Region of York on a public education and awareness campaign offering information about housing policies/activities in Markham.
2. As part of the Town's role in support of the provision of rental and affordable housing, and in particular policy initiatives, Council:
  - (a) request the Development Services Committee to further review and make recommendations to Council on:
    - the identification of possible government lands for further consideration for demonstration housing projects and the appropriate next steps;

- the preparation of an inventory of parcels suitable for intensification by either infill or redevelopment for higher density and rental and affordable housing;
  - how the program for a new Official Plan might consider land use policies in support of new rental and affordable housing opportunities including, but not limited to, increased densities, innovative forms of mixing ownership and rental units and incorporating housing for seniors;
- (b) authorize Staff to initiate a study to determine the housing stock, focusing on affordable housing, projected from current planning approvals, and the projected housing stock within the existing urban boundaries, and land requirements for the Town and to provide recommendations regarding further approvals and policy requirements to meet Markham's housing stock requirements to 2021;
  - (c) authorize Staff to establish a monitoring program for housing stock, and in particular rental and affordable housing;
  - (d) authorize staff to work with the Markham Centre Steering Committee and area landowners to explore potential opportunities for constructing rental and affordable housing within Markham Centre, and to report to Council.
3. As part of the Town's role regarding the provision of rental and affordable housing, and in particular financial initiatives, Council request the Development Services Committee to further review and make recommendations to Council on Terms of Reference and a budget proposal for a study to identify and recommend possible financial incentives that the Town might employ to encourage/support the production of rental and affordable housing (including the financial implications of the development of any Markham owned lands surplus to Town requirements for affordable housing) to be undertaken under the direction of the Commissioner of Corporate Services.
  4. And that Town staff fast-track a review of opportunities, and determine options available and the financial incentives and impacts, to ensure Markham receives a share of the 300 affordable housing unit allocation under York Region.

#### **B. Town Initiated Affordable and Rental Housing Policy Initiatives Since 2003**

Flowing out of the 2003 strategy were a number affordable housing related policy initiatives:

1. Housing Stock Analysis:  
In 2005, Planning Staff began work on an in depth Housing Stock Analysis which later formed a basis for the Recommended Markham Growth Alternative to 2031 which Council adopted in May of last year. This study not only looked at market demand and supply within Markham but also ways to support diversification of the Town's housing stock to accommodate family households and an increasing number of non-family households.
2. Intensification Strategy:  
In 2007, Planning Staff began work on an intensification strategy to identify potential intensification areas within the Town's built up area most served by higher order transit. Among other things, this study looked at productive ways to support diversification of the Town housing stock to include larger numbers of medium and higher density dwelling types (ie. apartments).

3. Strategy for Second Suites:  
Over a 5 year period, Staff worked on a new strategy to permit second suites throughout Markham which resulted in a new protocol for inspecting and registering grandfathered second suites and inspecting and enforcing illegal second suites.
4. Financial Incentives for Affordable Housing Policy Framework:  
Finance staff began work on an financial incentives policy framework for affordable housing and although the framework has yet to be finalized, there have been several pilot projects that have received financial incentives including conditional grants and deferrals of development charges and reduced cash-in-lieu of parkland fees for qualifying affordable housing projects.
5. Fast-Track Affordable Housing Opportunities/Proposals:  
Council requested staff fast-track affordable housing opportunities, proposals and since that time 3 projects have been approved and are completed including Old Kennedy Village in Milliken, Tony Wong Place in Hagerman's Corners and Hawkins House in Cornell (see below).
6. Affordable and Special Needs Housing Strategy Study:  
In 2009, the Town hired SHS Inc to complete a review of 2003 affordable and rental housing strategy and recommend a policy framework for an updated Affordable and Special Needs Housing strategy and the Town's new Official Plan.
7. Monitoring Program for Housing Stock including Rental and Affordable Housing:  
Planning Staff have recently begun to monitor the new housing units be added to the housing stock and in particular their affordability.

### **C. Affordable Housing Projects**

1. Old Kennedy Village – Main Street, Milliken



In 2005, the Old Kennedy Coop in partnership with the Canada-Ontario Affordable Housing Program and the Town of Markham got approval to construct 135 affordable ownership townhouse/apt units. No less than 25% of units must be affordable to the 40<sup>th</sup> income decile and there must be a mix of 1, 2, 3 bedroom garden apartments & 3 and 4 bedroom townhouse units. Also, no less than 75% of purchasers must live or work in York Region and no less than 38% of purchasers must live or work in Markham.

Council approved a deferral of development charges and a reduced cash-in-lieu of parkland fee as a financial incentive towards the project.

2. Tony Wong Place - Deverill Court, Hagerman's Corners



In 2008, East Markham Non-Profit Homes in partnership with the Feds/Province, the Region and the Town got approval to construct 120 affordable rental apartment units on Deverill Court in the Hagerman's Corners community at 14<sup>th</sup> Avenue and Kennedy. Thirty-two of the units are rented at OW/ODSP shelter allowance rates, twelve units are designated for victims of domestic violence, and twenty units are designated for people living with mental disabilities. Council approved a conditional grant for development charges and a reduced cash-in-lieu of parkland fee as a financial incentive towards the project.

3. Hawkins House – Bittersweet Street, Cornell



In 2008, York Region Habitat for Humanity in partnership with Mattamy Homes and the Town of Markham got approval to restore a 1500 sq ft heritage dwelling in the Cornell community. Mattamy donated serviced lot and moved the heritage house onto basement/foundation. Habitat for Humanity was responsible for restoring the house to meet Markham Heritage standards.