

Appendix 'B' Staff Response to Consultant's Recommended Actions

Markham's Role	Consultant's Recommended Action	Staff Response
Goal 1. Ensure the housing supply in Markham is diverse (by type & tenure) and can respond to changes in demands of residents and workers		
Policy	1.1 In keeping with the Markham Preferred Growth Alternative, adopt annual housing targets for new development as follows: 27% singles/semis, 19% townhouse, and 54% apartments.	<ul style="list-style-type: none">Identify new housing targets in the Town's Affordable and Special Needs Housing Strategy, New Official Plan and Community Sustainability Plan for housing type and tenure, and monitor annual housing growth towards the targets by Unit:Type: approximately 21% singles, 25% semis/townhouses, and 54% apartments for new housing units by 2031; andTenure: 25% of new housing units to be rental and 75% of new housing units to be ownership by 2031. <p>Staff recognize that the rental target might be achieved over time through an increasing rental market of ownership units (ie. Condominium apartment and multi unit housing)</p>
	1.2 Adopt a Town-wide housing target that 25% of new housing be rental and 75% ownership	
Education	1.3 As part of a comprehensive educational campaign, promote the principles of Flex Housing and flexible design features with local builders and developers to encourage such design principles in new housing units.	<ul style="list-style-type: none">Identify in the Town's Affordable and Special Needs Housing Strategy and Implementation Plan opportunities to incorporate a range of housing forms and designs as part of a comprehensive education campaign.
	1.4 As part of a comprehensive educational campaign, work with the Region to hold an information session and strategy workshop to identify opportunities to incorporate a range of housing forms (i.e. small lot singles, stacked townhouses, linked homes, quad/six plexes, and low rise apartments) in Markham's Urban Growth Centres.	
Goal 2: Increase the supply of affordable ownership options, in all areas of Markham, for households with incomes below the 60 th percentile		
Policy	2.1 Adopt a Town-wide housing target that a minimum of 25% of new housing units be affordable to low and moderate income households. Further, adopt a	<ul style="list-style-type: none">Given the Region of York Official Plan requirements, Staff agree with identifying a new housing target in the Town's Affordable and Special Needs Housing Strategy, New Official

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	housing target that requires a minimum of 35% of new housing units in Markham Centre, the Langstaff Gateway and key development areas be affordable to low and moderate income households.	<p>Plan and Community Sustainability Plan for housing affordability, and monitoring annual housing growth towards the target by Unit:</p> <ul style="list-style-type: none"> Affordability: Establish policy target for 25% of new housing units across the Town to be affordable to low and moderate income households and 35% of new housing units in Markham Centre, the Langstaff Gateway and Key Development Areas to be affordable to low and moderate income households.
	2.2 Develop Alternative Design Standards to support the development of affordable housing.	<ul style="list-style-type: none"> Identify in the Town's Affordable Housing and Special Needs Strategy and Implementation Plan an action to develop Alternative Development Standards to support the development of Affordable Housing
	2.3 Adopt the Provincial definition of affordable home ownership in the next Town of Markham Official Plan update.	<ul style="list-style-type: none"> Identify the Provincial definition of affordable home ownership in the Town's New Official Plan.
Financial	2.4 Defer development charges and parkland dedication fees in exchange for the development of affordable ownership housing. Deferment of charge and fees would remain in effect as long as property remains affordable.	<ul style="list-style-type: none"> Identify in the Town's Affordable and Special Needs Housing Strategy and consider including deferral for development charges and reduced parkland dedication for qualifying affordable and special needs housing projects in the Town's financial incentives policy framework for affordable and special needs housing.
Partnerships	2.5 In cooperation with the Region, develop an annual reporting system to monitor the achievement of the affordable housing targets.	<ul style="list-style-type: none"> Identify in the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, the following actions in partnership with the Region of York:
	2.6 Support the Region in any new home ownership incentive programs aimed at meeting the needs of households in the lower income deciles.	<ul style="list-style-type: none"> Develop an annual report system to monitor housing targets; and Support any new home ownership incentives programs.
Education	2.7 As part of a comprehensive education campaign, promote, within the development community, the development of alternative forms of affordable home ownership models such as rent-to-own, life lease, and	<ul style="list-style-type: none"> Identify in the Town's Affordable and Special Needs Housing Strategy and Implementation Plan opportunities to promote the development of alternative forms of affordable and home ownership models such as rent-to-own, life lease, and homeownership cooperatives, as part of a comprehensive

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	home ownership cooperatives.	education campaign.
Goal 3. Increase the supply of affordable rental housing options, in all areas of Markham, especially for households below the 30th percentile		
Policy	3.1 Develop a demolition and conversion of rental housing policy and guidelines to discourage the conversion of rental housing units to condominium units and prevent the demolition of affordable rental housing unless an equal number of units are provided.	Identify in the Town's Affordable and Special Needs Housing Strategy and Implementation Plan and the Town's New Official Plan rental housing demolition and conversion policies and guidelines.
	3.2 Approve the new Strategy for Second Suites, as recommended by Markham Council's Subcommittee on Second Suites, to permit second suites in single and semi-detached dwellings throughout Markham, through the implementation of a strict regulatory regime, and including a comprehensive public education campaign, development of a registration policy, and establishment of a monitoring program.	<ul style="list-style-type: none"> Over a 5 year period, Staff worked on a new strategy to permit second suites under specific circumstances throughout Markham which resulted in a new protocol for inspecting and registering grandfathered second suites and inspecting and enforcing illegal second suites. In 2009, Council determined no further action be taken by Staff with respect to Second Suites.
	3.3 Adopt the Provincial definition of affordable rental housing in the next Town of Markham Official Plan update and further define low income households as households with incomes in the lowest 30% of the income distribution and moderate income households as households within the 30 th to 60 th percentile of the income distribution.	<ul style="list-style-type: none"> Identify the Provincial definition of affordable rental housing in the Town's New Official Plan
	3.4 Monitor the development of inclusionary zoning legislation and develop inclusionary zoning regulations, as appropriate, to help meet affordable housing targets.	<ul style="list-style-type: none"> As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, monitor changes to inclusionary zoning regulations
Financial	3.5 Develop a policy to provide conditional grants for development charges and reduced parkland dedication fees in exchange for the development of affordable rental housing.	<ul style="list-style-type: none"> Identify in the Town's Affordable and Special Needs Housing Strategy and consider including conditional grants for Development Charges and reduced Parkland Dedication fees for qualifying affordable and special needs housing projects in the Town's financial incentives policy framework for affordable and special needs housing.
	3.6 Investigate adding social/affordable housing as a charge under the Town's development charges by-	<ul style="list-style-type: none"> The Region of York would be responsible for implementing such an action and will determine whether a Regional

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	law.	development charge for affordable/social housing should be included in its implementation strategy for affordable housing.
	3.7 Continue to financially support projects that receive funding under senior government funding programs (such as the Canada-Ontario Affordable Housing Program).	<ul style="list-style-type: none"> Identify in the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, continued support for projects that receive funding under senior government programs.
Advocacy	3.8 Work with the Region and other housing partners to advocate to senior levels of government to commit to sustainable provincial and national housing strategies.	<ul style="list-style-type: none"> As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, request senior levels of government to commit to sustainable Provincial and National housing strategies.
Partnerships	3.9 Work with the Region, private landowners, and local housing providers, including Housing York Inc., to identify lands suitable for intensification, by either infill or redevelopment, to create more affordable rental housing.	<ul style="list-style-type: none"> As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, work with the Region of York to create more affordable rental housing opportunities.
	3.10 Work with the Region and private landowners on the application of the new updated Section 37 Official Plan polices, as appropriate, to provide additional community benefits in the form of affordable and special needs housing including housing for seniors.	<ul style="list-style-type: none"> As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, work with the Region of York on the application of Section 37 Official Plan policies to secure affordable and special needs housing as community benefits.
	3.11 Work with the private sector and the Region of York to find ways to locate affordable and special needs housing in close proximity to rapid transit routes/corridors and other amenities.	<ul style="list-style-type: none"> As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, work with the Region of York to identify lands suitable for affordable housing, particularly in close proximity to rapid transit routes/corridors and other amenities.
Education	3.12 As part of a comprehensive education campaign, work with the Region and possibly Canada Mortgage and Housing Corporation (CMHC) to develop educational material on the various energy efficiency and rehabilitation programs to help educate residents, housing providers, and private landlords of funding programs currently available to help enhance & maintain the current supply of rental housing.	<ul style="list-style-type: none"> Identify in the Town's Affordable and Special Needs Housing Strategy and Implementation Plan and the Town's Community Sustainability Plan opportunities to: <ul style="list-style-type: none"> Develop educational material on the various energy efficiency and rehabilitation programs as part of a comprehensive education campaign; Increase awareness of economic and social advantages

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		of affordable and special needs housing; and
	3.13 As part of a comprehensive public education campaign, work with the Region, as well as non-profit and private sectors, to prepare an education and awareness program to highlight the economic and social advantages of incorporating affordable housing into communities.	<ul style="list-style-type: none">• Work with the non-profit and private sector to explore feasible options for the development of affordable and special needs housing; as part of a comprehensive education campaign.
	3.14 As part of a comprehensive public education campaign, work with the non-profit and private sector to explore feasible options in the development of affordable housing.	
Goal 4. Provide a range of affordable housing options for households experiencing increased affordability challenges including singles, youth, seniors and new immigrant households		
Policy	4.1 Develop a 'Seniors Plan', with the Region and other stakeholders such as the Local Health Integrated Network (LHIN), to identify the needs of an aging population and identify goals and objectives for meeting these needs, including housing needs.	<ul style="list-style-type: none">• As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, work with the Region of York and the Central LHIN to develop a Seniors' Plan to address the needs of an aging population.
Partnerships	4.2 Through a partnership with the Region, work with the new Welcome Centres and other immigrant support service providers to ensure housing and related information to new immigrants is available and accessible.	<ul style="list-style-type: none">• As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, work with the Region of York and new Welcome Centres to ensure housing information is available and accessible.
	4.3 Collaborate with the Central Local Health Integrated Network (LHIN) to ensure funding for seniors housing and supports is allocated in Markham.	<ul style="list-style-type: none">• As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, work with the Central Local Health Integrated Network to ensure funding for senior housing and support services is allocated to Markham.
	4.4 Work with local private and non-profit builders and developers to encourage a range of a housing options for seniors (i.e. Abbeyfield, shared living, care-a-miniums, second suites), youth (i.e. shared living, single room occupancy, second suites), and new immigrants (i.e. multiple-generational housing).	<ul style="list-style-type: none">• As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, work with the Region of York, Housing Providers and the Private Sector to encourage a range of housing types and living arrangements that can help provide a more diverse and affordable housing supply for current and future residents.
Education	4.5 As part of a comprehensive public education	<ul style="list-style-type: none">• Identify in the Town's Affordable and Special Needs Housing

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	campaign, investigate options in "Combinable Suites" and work with development community to evaluate their potential in Markham.	Strategy and Implementation Plan and the Town's Community Sustainability Plan opportunities for combinable suites as part of a comprehensive education campaign.
Goal 5. Provide an adequate range of affordable housing options for families		
Policy	5.1 Encourage a mix of housing within the Urban Growth Centres and key development areas that can meet the needs of families, including ground related housing (i.e. townhouses, stacked townhouses, low rise apartments, etc).	<ul style="list-style-type: none"> Identify in the Town's Affordable and Special Needs Housing Strategy and Implementation Plan and the Town's New Official Plan policies to encourage a mix of family housing types in Urban Growth Centres and Key Development Areas including appropriate ground related housing.
Financial	5.2 Examine the feasibility of lowering development charges for multi-residential dwellings suitable for families within the Urban Growth Centres.	<ul style="list-style-type: none"> Identify in the Town's Affordable and Special Needs Housing Strategy and consider including in the Town's Financial Incentives Policy Framework for Affordable Housing.
Partnerships	5.3 Work with Habitat for Humanity to continue to identify opportunities to partner with and support their initiatives for affordable family housing in Markham.	<ul style="list-style-type: none"> As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, work with Habitat for Humanity to identify opportunities to support Habitat for Humanity initiatives in Markham.
Education	5.4 As part of a comprehensive public education campaign, work with Region to hold a workshop with builders and developers to explore best practices in family housing in high density areas and share techniques on creating ground level family housing options within intensification areas (including Markham's Urban Growth Centres).	<ul style="list-style-type: none"> As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, work with the Region of York, Housing Providers and the Private Sector to hold a workshop with builders and developers to explore best practices in family housing, as part of a comprehensive education campaign.
Goal 6. To support work which further examines the emergency/transitional and special needs housing gaps in the Town of Markham		
Policy	6.1 Adopt the provincial definition of special needs housing in the next Town of Markham Official Plan update.	<ul style="list-style-type: none"> Identify the provincial definition of special needs housing in the Town's New Official Plan
	6.2 Evaluate options for developing special needs housing targets for persons with disabilities (mental illness, physical disability, developmental disability and/or dual diagnosis), and the frail elderly in consultation with the Region and community agencies.	<ul style="list-style-type: none"> As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, investigate further options for working with the Region of York and the Central Local Health Integrated Network on developing special needs housing including housing for persons with disabilities and seniors as well as a review of other Town policies respecting shared (ie. student housing, rooming housing, etc.) and supportive housing (ie. group homes, custodial
	Amend the current zoning by-law to reduce or eliminate distancing requirements for group homes.	

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		long term care facilities for seniors and persons with disabilities, etc.)
Financial	6.3 Evaluate the feasibility of providing conditional grants for development charges and parkland dedication fees and other financial mechanisms for new housing developments that provide a minimum of 5% of their units for those with special needs.	<ul style="list-style-type: none"> As part of the Town's Financial Incentives for Affordable Housing Policy Framework, evaluate the feasibility of financial incentives for new housing developments that provide units for those with special needs.
Advocacy	6.5 Support the Region in their advocacy to the federal and provincial governments for increased, and more coordinated and sustainable, funding for homelessness and special needs programs that help residents in Markham maintain their housing.	<ul style="list-style-type: none"> As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, request the Region of York to advocate for: <ul style="list-style-type: none"> more coordinated and long term funding for homelessness and special needs programs; and capital funding to assist landlords and developers to make rental units more accessible and barrier free.
Partnerships	6.6 Support the Region of York and community agencies to develop a feasibility study and action plan for the creation of family crisis beds in Markham.	<ul style="list-style-type: none"> As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, work with the Region of York, the Central LHIN and other community agencies to: <ul style="list-style-type: none"> Develop a feasibility study and action plan for the feasibility of family crisis beds in Markham; Examine the potential for a housing help centre or suitable alternative; and Support agencies in provision of emergency and special needs housing (ie. in access to funding, bringing stakeholders together, etc.)
	6.7 Work with the Region to examine the potential for a housing help centre in Markham.	
	6.8 Support community agencies and the Region to secure funding from the Local Health Integrated Network (LHIN) to increase the number of supportive housing units for persons with special needs	
	6.9 Support community agencies in the provision of emergency housing and special needs housing.	
Education	6.10 As part of a comprehensive public education campaign, work with housing partners and stakeholders to provide greater overall awareness of issues related to homelessness.	<ul style="list-style-type: none"> As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, work with the Region and other housing partners, to: <ul style="list-style-type: none"> increase awareness of issues related to homelessness; provide information to private landlords on the potential benefits of working with community agencies in the provision of special needs housing:
	6.11 As part of a comprehensive public education campaign, work with the Region to provide information to private landlords on the potential benefits of working with community agencies in the	

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	provision of special needs housing.	<ul style="list-style-type: none">• promote use and awareness of '211' information line; and as part of a comprehensive education campaign.
	6.12 As part of a comprehensive public education campaign, promote the use and awareness of '211' information line for York Region as a resource for community support services.	
Goal 7. Increase the supply of accessible housing in Markham		
Policy	7.1 As part of the development of special needs housing targets, include an annual target for modified/accessible units.	<ul style="list-style-type: none">• As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, investigate further options for working with the Region of York and the Central Local Health Integrated Network on developing special needs housing including housing for persons with disabilities and seniors as well as a review of other Town policies respecting shared (ie. student housing, rooming housing, etc.) and supportive housing (ie. group homes, custodial long term care facilities for seniors and persons with disabilities, etc.)
	7.2 As part of the next Official Plan update, include a policy to encourage accessibility features in new housing development.	<ul style="list-style-type: none">• Identify in the Town's Affordable and Special Needs Housing Strategy and Implementation Plan and the Town's New Official Plan a policy to encourage Accessibility Features in new housing.
Advocacy	7.3 Advocate, in association with the Region, to senior levels of government to provide capital funding, for landlords and developers to make existing rental units more accessible to residents.	<ul style="list-style-type: none">• As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, request the Region of York to advocate for capital funding to assist landlords and developers to make rental units more accessible and barrier free.
Partnerships	7.4 Collaborate with the Region to develop and adopt accessibility guidelines for development of affordable and special needs housing, in keeping with the Accessibility for Ontarians with Disabilities Act and the applicable standards as they are implemented.	<ul style="list-style-type: none">• As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, work with the Region of York, to adopt accessibility guidelines for affordable and special needs housing.
	7.5 As part of a comprehensive public education campaign, collaborate with the Region to further inform builders and developers on new and existing	<ul style="list-style-type: none">• As part of the Town's Affordable and Special Needs Housing Strategy and Implementation Plan, work with the Region, to provide information on new and existing standards

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	standards developed under the Accessibility for Ontarians with Disabilities Act (AODA) and share tips and ideas on how to achieve improved accessibility in Markham's housing	developed under the Accessibility for Ontarians with Disabilities Act (AODA), as part of a comprehensive education campaign.