

Report to Community and Protective Services Committee

To: Chair and Members, Community and Protective Services Committee

From: George Kotsifas, Deputy City Manager, Planning and Economic Development

Subject: Request for Funding from Vision SoHo Alliance for the Housing Development Project at the Old Victoria Hospital Lands

Date: November 23, 2021

Recommendation

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions **BE TAKEN** with respect to the proposed housing development advanced by Vision SoHo Alliance, located on the northerly portion of the Old Victoria Hospital Lands;

- a) a conditional grant for \$11,200,000 (\$28,000/unit) **BE APPROVED** to provide up to 400 affordable housing units in the proposed development, subject to confirmation of the other sources of project financing, closing of the Purchase and Sale Agreement between Vision SoHo Alliance and the City of London for the subject lands and development of suitable Contribution Agreements between the parties;
- b) that Civic Administration **BE DIRECTED** to develop Contribution Agreements with Vision SoHo Alliance members, subject to submission of additional financial and project information from Vision SoHo Alliance;
- c) The proposed bylaw ("Appendix B") to authorize the City Treasurer and City Solicitor to approve the Contribution Agreements and authorize the Mayor and City Clerk to execute the Contribution Agreements **BE INTRODUCED**; and,
- d) the financing for the conditional grant **BE APPROVED** as set out in the Source of Financing Report attached hereto as Appendix "A".

Executive Summary

This report recommends the City of London provide a one-time funding contribution of \$11.2 million to support up to 400 affordable housing units within Vision SoHo Alliance's multi-residential project on the Old Victoria Hospital lands. This project will incorporate mixed use developments integrating the existing heritage buildings on the property, while enabling additional Londoners to secure sustainable, affordable housing.

Linkage to the Corporate Strategic Plan

This report advances the work of the London Community Recovery Network, London's Housing Stability Action Plan, and the City of London's 2019-2023 Strategic Plan.

The [London Community Recovery Network](#) (LCRN) is working in partnership with the community to identify solutions that will drive recovery that is inclusive to all Londoners. This includes building individual, family, and community resilience through housing stability as London moves beyond the global COVID-19 pandemic.

The [Housing Stability Action Plan](#) (HSAP) focuses on increasing affordable and quality housing options for individuals and families, reducing the number of individuals and families experiencing homelessness, and supporting improved access to mental health and addiction services.

The Housing Stability Action Plan (HSAP) and HDC/City Strategic Plan 2019-2023 identified a need for a minimum of 3,000 new affordable units in the next 10 years to meet current and future needs.

Background

1.0 Background Information

1.1 Background

Vision SoHo Alliance (“the Alliance”) is a non-profit corporation created through a coalition of experienced, community-based housing developers committed to collectively advancing the north portion of the Old Victoria Hospital Lands for a range of safe and affordable rental options. This coalition includes Indwell Community Homes, Zerin Development Corporation, Homes Unlimited (London) Inc., Chelsea Green Home Society, London Affordable Housing Foundation, and Italian Seniors’ Project.

These organizations individually have developed social and/or affordable housing within the community whose expertise are well known to the City of London and Housing Development Corporation staff.

As a result of their submission to the City of London’s RFQ 20-10, Vision SoHo Alliance was the successful purchaser for the former Old Victoria Hospital Lands, Phase II which is north of South Street between Waterloo Street and Colborne Street, including one parcel on the east side of Colborne Street. Plans on this site are to result in a healthy mix of energy efficient, accessible and socially inclusive housing within a mixed-income and mixed-use community that reflects the demographics of London and specifically the SoHo neighbourhood.

1.2 Previous Reports Related to this Matter

- [2021 Mid-Year Update Housing Stability for All Plan](#) (CPSC: September 21, 2021)
- [Housing Stability for All Plan 2020 Update](#) (CPSC: May 11, 2021)
- [Letter of Mayor Holder to CPSC Re: 3000 Unit Challenge](#) (CPSC: March 30, 2021)
- [Municipal Council Approval of the Housing Stability Plan 2019 to 2024](#) (CPSC: December 3, 2020)

2.0 Discussions and Considerations

2.1 Design Concept and Timeline

The Alliance has submitted Official Plan and Zoning amendments to allow for a development of five apartment buildings (three 5 storeys, one 6 storeys and one 11 storeys in height) and the conversion of the two existing heritage buildings to apartments on the Old Victoria Hospital Lands.

The design concept includes a range of low-to mid-rise building forms within a main block structure that delivers a generous outdoor amenity space. Each of the main development frontages are along Hill, South and Colborne Streets. The proposed frontage characteristics will fill in and enhance the overall sense of place within the SoHo neighbourhood.

Subject to zoning permissions and related approvals, the combined design concept will deliver approximately 638 units, approximately 400 of which are anticipated to be affordable (including more than 100 at deep affordability rates), integrated with more than 2,600 sq m of outdoor amenity space, 500 sq m of commercial space and adjacent to a public park, that will be developed by the City - all designed around appropriate infilling of the existing neighbourhood.

The Alliance anticipates starting construction in 2022, with completion in 2024.

2.2 Funding Request

On October 6, 2021, the City of London received a request from the Alliance, attached as Appendix “C”, for funding to support affordable housing units within a proposed mix of housing, utilizing the lands at the former Old Victoria Hospital site.

The Alliance request is for one-time funding of \$11,200,000 (or approximately \$28,000/affordable unit) for a total of 400 affordable housing units located along Hill, South and Colborne Streets. Civic Administration is supportive of this request, subject to the conditions provided in this report. It will be structured on title as a conditional grant, which will commit the organization to providing affordable housing and secure the City’s funds.

The grant conditions will require the Alliance to close the Purchase and Sale Agreement and secure other sources of project financing. The conditions also require the Alliance to provide the necessary details, including but not limited to approved proforma statements for each of the seven proposed buildings reflecting sustainable capital and operating plans as well as unit criteria consistent with local affordable housing needs. These will be confirmed within Contribution Agreements between each Alliance member organization and the City of London. The proposed bylaw (“Appendix B”) authorizes the City Treasurer and City Solicitor to approve the Contribution Agreements and authorizes the Mayor and City Clerk to execute each when presented.

This early investment is required in order for the Alliance and its partner organizations to secure federal funding programs, including the CMHC Co-Investment program, which approval is subject to municipal investments. The recommended contribution is within the parameters of intended funding from the City toward the capital development of this project.

The Community and Protective Services Committee meeting of November 23, 2021 will also receive a related report on the “*Proposed Implementation of the “Roadmap to 3,000 Affordable Units” (Roadmap) Action Plan*”. That report outlines the strategy for the City of London to create 3,000 affordable housing units by 2026 through various capital and operating investments including allocations to support non-profit and private developers to advance additional affordable housing construction. The 400 units in the submission from the Alliance would contribute to the targets in the Roadmap, specifically the “Affordable Rental (non-profit and private)” category. The current request for \$11.2 million for 400 affordable units (\$28,000 per unit) is within the parameters of the funding intended in the Roadmap and consistent with the objectives of that plan. Therefore, Civic Administration is recommending that the current request for \$11.2 million from Vision SoHo Alliance be approved at this time noting that the implementation of the “Roadmap to 3,000 Affordable Units” needs to be completed subject to final approval by the Municipal Council.

3.0 Financial Impact/Considerations

The Source of Financing Report to support the conditional grant for \$11,200,000 described above is attached as Appendix “A”. The recommended Source of Financing is proposed through drawdowns from the New Affordable Housing Reserve Fund.

Conclusion

This report recommends the City of London provide a one-time funding contribution of \$11.2 million to support up to 400 affordable housing units within the Alliance’s multi-residential project on the Old Victoria Hospital Lands. The Alliance’s plans support the adaptive re-use of the existing heritage buildings on the subject lands, subject to the required planning and development processes.

Civic Administration supports this request because it is aligned within the plans, subsidies, and required outcomes that are outlined within the separate Roadmap report and implementation plans that are recommended by Civic Administration and subject to Council approval.

The request would be structured as a conditional grant, conditional on the Alliance providing the necessary details required for completion of Contribution Agreements between the Alliance members and the City of London.

Prepared by: Melissa Espinoza, Program and Business Manager, HDC London

Recommended by: George Kotsifas, Deputy City Manager, Planning and Economic Development

Concurred by: Anna Lisa Barbon, Deputy City Manager, Finance Supports

cc. Kyle Murray, Director, Financial Planning & Business Support, Finance Supports
Jason Davies, Manager, Financial Planning & Policy, Finance Supports
Alan Dunbar, Manager, Financial Planning & Policy, Finance Supports

Attachments:

Appendix “A” Source of Financing

Appendix “B” Proposed By-law

Appendix “C” Submission from Vision SoHo Alliance – “Request to the City of London for Affordable Housing Funding to Create 400 Affordable Housing Units”

Appendix "A"

#21191

November 23, 2021

Chair and Members
Community and Protective Services

RE: Request for Funding from Vision SoHo Alliance
Housing Development Project at the Old Victoria Hospital Lands
Vision SoHo Alliance - \$11,200,000.00

Finance Supports Report on the Sources of Financing:

Finance Supports confirms that the financing request can be accommodated from the New Affordable Housing Reserve Fund and that subject to the approval of the recommendation of the Deputy City Manager, Planning and Economic Development the detailed source of financing is:

Estimated Expenditures

	This Submission
Conditional Grant	11,200,000
Total Expenditures	\$11,200,000

Sources of Financing

Drawdown from New Affordable Housing Reserve Fund	11,200,000
Total Financing	\$11,200,000

Note 1: In accordance with the Council approved Reserve and Reserve Fund Policy, the funding required will be made available as a drawdown from the New Affordable Housing Reserve Fund supported by transfers from reserves and reserve funds as noted in the Proposed Implementation of the "Roadmap to 3,000 Affordable Units" (Roadmap) Action Plan report to the Community and Protective Services Committee, November 23, 2021. These transfers are consistent with, but not contingent upon, the Roadmap report.

Kyle Murray

Director of Financial Planning and Business Support

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Appendix “B”

Bill No.

By-law

A by-law to delegate authority to the City Treasurer and City Solicitor to approve Contribution Agreements between The Corporation of the City of London and Vision SoHo Alliance members and to authorize the Mayor and Clerk to execute the Contribution Agreements

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 8 of the *Municipal Act, 2001* provides that powers of a municipality shall be interpreted broadly so as to confer broad authority on a municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to issues;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS subsection 107(1) of the *Municipal Act, 2001* authorizes a municipality to make a grant on such terms as to security and otherwise as the council considers appropriate to any person, group or body for any purpose that the council considers to be in the interests of the municipality;

AND WHEREAS subsection 107(2) of the *Municipal Act, 2001* provides that the power to make a grant includes the power to make a grant by way of loan and to charge interest on the loan;

AND WHEREAS the Municipal Council of The Corporation of the City of London approved a conditional grant of \$11,200,000 to provide up to 400 affordable housing units in a proposed development with Vision SoHo Alliance members;

AND WHEREAS Civic Administration was directed to develop Contribution Agreements with Vision SoHo Alliance members, subject to submission of additional financial and project information from Vision SoHo Alliance;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows;

1. The City Treasurer and City Solicitor are authorized to approve the Contribution Agreements between The Corporation and Vision SoHo Alliance members in an amount not to exceed \$11,200,000.00 in the aggregate.
2. The Mayor and City Clerk are authorized to execute the Contribution Agreements approved by the City Treasurer and City Solicitor pursuant to the authority delegated to them under section 1 of this by-law.

This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on

Ed Holder
Mayor

Catharine Saunders
City Clerk

VISION SOHO ALLIANCE

REQUEST TO THE CITY OF LONDON FOR AFFORDABLE HOUSING FUNDING TO CREATE 400 AFFORDABLE HOUSING UNITS

October 6, 2021



The six member organizations of the Vision SoHo Alliance are partnering to develop a mixed-income affordable housing campus on the Old Victoria Hospital Lands. The development will take advantage of the proximity to transit corridors and other amenities. The housing is integrated with supports and services. Vision SoHo's ambition is to maximize the site's opportunity for social inclusion, neighbourhood integration, accessibility, and environmental sustainability for the highest and best community benefit.

The Goal of the City of London and Vision SoHo Alliance is to Maximize Affordable Housing

Vision SoHo Alliance is asking the City of London to be a partner to the largest single affordable housing development in London's history with a contribution of \$11.2 million. Both Vision SoHo Alliance and the City of London are committed to achieving the stated objective of constructing 3,000 additional housing units over the next five years. The proposed Vision SoHo development will create a minimum of 400 affordable housing units, 121 of those units will be at the lowest possible rents based on ODSP shelter rates.

The current Affordable Housing Community Improvement Plan Incentives and other municipal incentives are not adequate on their own to reach the stated affordable housing unit objective.

- Incentives are largely in the form of short-term tax relief and loans which adds to the project debt coverage which in turn decreases the number of affordable units and increases the market units in order to have a financially viable and sustainable project.
- The member organizations are charitable non-profit corporations and are exempt from municipal tax which negates any of the CIP tax relief incentives.

London is fortunate to have a number of successful non-profit housing developers. It is those providers that over the years have developed the bulk of the affordable housing stock in the city with the assistance of

Federal and Provincial Housing Programs.

The individual affordable housing developers have proven track records and many years of producing successful, award-winning projects that have greatly added to the architectural quality of the streetscape of London. The combined portfolios of the members of just these six developers comprise 35 projects and over 2,200 apartments and townhomes.

Much of the available Federal and Provincial funding the city has received over the past few years has been used by the municipality for municipally owned and developed housing projects.

- Previously those funds would be directed to non-profit and private developers in order to leverage more overall housing units and increase the affordable housing stock in the community.
- Those units are owned and operated by the non-profit and private developers with no on-going cost to the municipality.
- To date only relatively few units have been created from those funds. The same amount of funding could have been leveraged by the non-profit housing providers utilizing their own equity and CMHC grants and financing. The administration of this type of a housing program requires minimal city staff.
- The City of London must rethink its approach to incentives to developers or it will fail to reach the 3,000 affordable housing units over the next 5 years. There are good examples of successful programs being administered by other jurisdictions like the Region of Waterloo and the City of Toronto.

Leveraging Federal Funding from the CMHC Co-Investment Fund Requires Municipal Support

- A significant Municipal contribution and support for the project is essential to obtain CMHC contribution and financing through the Co-Investment Affordable Housing Program.

Heritage Preservation is a priority for Vision SoHo but it comes at a cost premium

- Indwell has a proven track record for developing award-winning heritage and adaptive use projects in several Ontario centres, as well as achieving superior environmental sustainability through their use of Passive House energy design principles. They are also committed to providing the lowest rent possible to accommodate those tenants on ODSP. Municipal support is critical for their model to be financially viable and sustainable.
- The Tax Increment Grant Program that is part of the Heritage Community Improvement Plan Incentive is not applicable for tax exempt developers like Indwell.
- The Development Charge Equivalent Grant connected with the Heritage CIP falls far short of the up to \$4 million in financial incentives that was indicated in the Request for Qualification to assist in conserving and adapting the heritage buildings.
- In doing its due diligence, Indwell discovered that there has been considerable mould deterioration within the buildings from the time the initial environmental inspections were conducted for the city and now. The additional mould abatement will add a considerable cost to the conservation and adaptation of the buildings. The cost quotations received indicate there will be an increased cost of \$1.7 million. The increase in mould will also mean that many of the heritage features will no longer be able to be preserved and may have to be replicated.

Vision SoHo Alliance Can Act Quickly to Deliver 400 Affordable Housing Units

All six non-profit housing providers are poised to develop their respective land parcels and can deliver the affordable housing units within three years. They have engaged a team of award-winning architects, heritage planners and urban planners to develop a comprehensive Development Vision and Concept Plan for the lands. The Development Vision and Concept respects the guiding principles of the Secondary Plan. That team has prepared architectural and engineering drawings for Site Plan application, Zoning and Official Plan Amendments that have been submitted to City planning staff for review.

London Community Foundation played a significant role in bringing the Vision SoHo Alliance organizations together and continues to support the project.

London Community Foundation has played a major role in supporting affordable housing projects by providing start up loans and grants through its Affordable Housing Fund which is a Sub-Entity to LCF's Social Impact Fund. To advance this project, the developers provided start up funding which was matched by LCF. Members of the Alliance are also eligible to receive financing from LCF's Affordable Housing Fund for additional development related costs. Funding from donors to the London Community Foundation will enable the project to create a Community Hub for Food Sustainability, training and outreach programs.

Vision SoHo has ignited significant excitement and interest in the neighbourhood and from other agencies and organizations.

The Western's Public History department Masters students will be proceeding with a two-year research project of the SoHo neighbourhood and its history. It will be the most comprehensive study of the neighbourhood ever undertaken.

Each of the member organizations have reached out to the Indigenous agencies, Atlohsa, N'Amerind, Native Inter-Tribal Housing Co-operative, and Nshwaasnangong Child Care and Family Centre for their involvement and referral of potential tenants.

The \$11.2 million funding from the city is a relatively modest per unit investment to achieve the level of affordability that Vision SoHo can deliver.

See attached Summary Pro Forma for the Vision SoHo Alliance. The Pro Forma demonstrates the magnitude and importance of the City of London contribution. While the size of the contribution is significant, in comparison to the result and the overall investment by others in the project it accomplishes a great deal toward affordable housing in the city. Without the contribution each of the member organizations would be required to add additional equity, which for some may not be possible and those units would be lost.

The other alternative is to increase the market units to maintain sustainability. That approach would limit or negate the ability to access CMHC grants and funding which is considerable for the overall development.

Indwell's mandate precludes it from including market units to offset costs as they target those persons who can only afford the lowest rent (\$550 at this time). Without the contribution they would have to decide if they wanted to continue which is critical as they are the only organization with the expertise and the will to reuse and adapt the buildings for residential use and maintain their heritage status.

In conclusion the city's contribution is critical to the success of the development and its ability to maximize the number of affordable housing units on the site.

BACKGROUND

Vision SoHo Alliance is building a community

The Vision SoHo development vision is to act decisively and leverage innovative design and planning to help create an engaged community and enable fellow Londoners to secure sustainable, affordable housing.

Vision SoHo will provide a healthy mix of energy efficient, accessible, and socially inclusive housing creating a mixed-income and mixed-use community that reflects the demographics of London and specifically the SoHo neighbourhood.

In realizing this intention, Vision SoHo will provide context-appropriate development that celebrates the site's history and remaining historical assets, while embracing the evolution of the neighbourhood and delivering the future vision established in the Old Victoria Hospital Secondary Plan.

Key Features of Vision SoHo

- **Sustainability:** Exceeding Ontario Building Code standards and implementing progressive design measures, including Passive House design in some buildings
- **Accessibility:** Employing accessible design throughout the development, and providing at least 21% accessible units
- **Affordability:** Making a major contribution towards meeting affordable housing goals for London and the Old Victoria Hospital Lands by providing at least 50% affordable units
- **Integrating into the community fabric:** Introducing gentle intensification along Hill Street and delivering a development framework that is porous and aligns with other connections in the community
- **Activating the Four Corners:** Delivering new retail uses at grade at the Colborne/South Streets intersection, with landscape design that will animate the corner and complement the new Public Park
- **Celebrating the site's heritage:** Retaining and enhancing the Health Services and War Memorial Children's Hospital Buildings

With a single vision and concept, the member organizations have agreed to develop their individual projects respecting the Vision SoHo Development and Concept Plan creating unique but complementary housing developments that respect the Secondary Plan and the SoHo neighbourhood.



Each member organization brings specific expertise to bear. **Indwell Community Homes** has award-winning heritage and adaptive use developments in several Ontario centres, as well as achieving superior environmental sustainability through their use of Passive House design principles. **Homes Unlimited's**

housing developments have received Urban Design Awards for their unique design and their complementary fit within the neighbourhoods where they were built. Each partner has a different focus on target populations that range from family, singles, special need groups, and mental health supports. **Italian Seniors' Project** (ISP) focuses on seniors' and veterans' housing. **Zerin Development Corporation** has seniors' and mixed tenancy apartments. **Chelsea Green Home Society** has focussed on family developments. The **London Affordable Housing Foundation** offers family and seniors' housing in their three recent projects.

Vision SoHo will result in a healthy mix of energy efficient, accessible and socially inclusive housing creating a mixed-income and mixed-use community that reflects the demographics of London and specifically the SoHo neighbourhood.

Vision SoHo Alliance non-profit housing providers also have a distinct financing advantage through the involvement of Canada Mortgage and Housing Corporation (CMHC) by securing grants and low interest loans with extended amortization terms. They are also eligible for grants and incentives that a private developer may not be able to access. Consequently, they can offer both market and affordable rental accommodation at more modest rental rates.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sylvia Harris', with a long horizontal flourish extending to the right.

Sylvia Harris
Vision SoHo Alliance Chair
Development Manager, Indwell

SCHEDULE A

Summary Pro Forma

See attached

SCHEDULE B

Review of Community Improvement Plan Incentives Applicable to Old Victoria Hospital Lands

What is a brownfield property? *Do the two heritage properties qualify? Eligibility criteria not met.*

Brownfield properties are abandoned, vacant or underutilized lands and/or buildings where expansion, retrofit or redevelopment may be complicated by environmental contamination from past uses and development activity.

You must receive approval for financial incentives before site remediation work or construction begins, and in some cases before demolition begins.

1. **Contamination Assessment Study Grant** – Not applicable to studies completed prior to being approved.

2. **Tax Increment Equivalent Grant** – Not applicable for Tax exempt developers.

Grants for the municipal portion (not education portion) of property taxes after remediation and redevelopment over a three-year period or until the total cost of financial assistance and grants equals the amount of eligible remediation costs.

3. **Development Charge Rebate Grant** – Project is not eligible.

A grant back to the property owner for up to 50% of the development charges to cover eligible remediation costs.

4. **Property Tax Assistance Program** – Not applicable for tax exempt developers.

The program provides for tax relief through the cancellation of 25% of current property taxes for up to three years during which rehabilitation and development activity is taking place.

There is also the potential to receive property tax assistance on the education portion of the taxes. This requires a separate application to the Province. Provincial approval can significantly delay approval of your application and the amount of the grant is often very small compared to the Tax Increment Equivalent Grant and the DC Rebate Grant.

Heritage Community Improvement Plan Incentives – Two Programs

1. **Tax Increment Grant Program** - Not Applicable for Tax Exempt Developers
2. **Development Charge Equivalent Grant** – Project is eligible.

The Development Charge Equivalent Grant seeks to offer an incentive to registered owners by offering a grant in the amount of the development charges rate that would have applied to the heritage building, had it been built today, when that structure is rehabilitated or incorporated into a development project.

In all cases, the incentives offered under the Development Charge Equivalent Grant in this Community Improvement Plan, or in conjunction with additional incentives offered in this or other Community Improvement Plans, will not exceed the value of the cost of rehabilitating the designated building.

In all cases where Development Charges do apply, the Development Charges are to be paid by the registered owner and the eligible rebate will be issued at a later date.

Any works undertaken on heritage properties participating in this program shall require a Heritage Alteration Permit. This Permit shall be issued prior to any works being undertaken.

The Development Charge Equivalent Grant application form must be submitted prior to the improvements being undertaken and can be submitted concurrently with the Building Permit request.

Indwell

Residential

Development Charges are \$1,676,988 based on 121 units x \$15,108 per unit

Health Services 69 units = \$1,042,452 Children's Hospital 42 units = \$634,536

Institutional

Heritage buildings area

Health Services 7,159 m² Children's Hospital 2,744 m² Total 9,903 m²

Development Charge Institutional \$178.49 /m² = \$ 1,767,586

Affordable Housing Community Improvement Plan Incentives – Two Programs

1. Affordable Housing Development Loan Program

- Maximum of \$20,000 per unit depending on location and level of affordability

Providing Financial assistance to off-set the up-front costs associated with the development of new affordable housing units. The focus of the program is to encourage private and non-profit housing developers to create new affordable housing units across the city and address other related city-building and strategic objectives.

Funding and Eligibility:

The funding will be in the form of loan program, repayable to the City over a specified number of years, in accordance with the funding and eligibility requirements of the program guidelines.

Duration:

Subject to Municipal Council's direction

Loan Repayment Phase

Full loan repayment can be made at any time without penalty. Loan Repayment is required in three (3) equal installments: first, sixty (60) days after building permit issuance, second at the time the structural framing is complete, and third at the time of building occupancy or ten (10) years after the building permit is issued, whichever is the sooner. If repayment is to vary from this installment schedule, it will be on a schedule that is to the satisfaction of the City Planner, and as agreed to by all parties.

2. Additional Residential Unit Loan Program - Specifically for Secondary Dwelling Units

Providing Financial assistance to off-set costs associated with creating new additional residential units and to improve the affordability of home ownership

Funding and Eligibility:

The funding will be in the form of a loan program, repayable to the city over a specified number of years in accordance with the funding and eligibility requirements of the program guidelines.

Duration:

Subject to Municipal Council's direction.

Council may also identify other incentive programs under this CIP that would support the goals and objectives identified in Section 4. This may include, but is not limited to, programs such as grants or loan programs for building permit or planning application fees (e.g. Zoning By-law Amendment application), parkland dedication fee, rehabilitation/tax programs, or façade or building code upgrade programs. Any new or amended incentive programs that are consistent with the purpose and intent of the Affordable Housing Community Improvement Plan and support the goals and objectives of this CIP may be added and adopted by Municipal Council without amendment to this Plan. The value of any programs prepared under this CIP may be changed by Council to reflect current data as described in Section 2 of this CIP (or in related Housing Monitoring Reports) without amendment to this CIP.

Deferred Development Charges

Non-profit housing

Pay in 21 annual instalments beginning on the date the building is first occupied and continuing on the following 20 anniversaries of that date.

Alternative payment agreement options

Owners may choose to enter into an alternative payment agreement with the City and pay in full when the building permit is issued or pay in full on the first or second year anniversary date that the building permit was issued.

Interest Charges

Interest is accrued from the date the development charge is calculated until the final payment is received. Interest is to be paid on each annual instalment until the final payment is received.

Demolition Credits

Calculated upon site plan approval. Demolition credits are based on the area of demolition and are the development charges that would have been paid by the demolished area are credited to the development charges.