

APPENDIX 1: SUMMARY OF PROPOSED AFFORDABLE RENTAL HOUSING COMMUNITY IMPROVEMENT PLAN PROGRAMS		
Category	Incentive Descriptions (per unit)	Details
Multi-Residential Rental Incentive Program		
Affordable (Max 100% AMR)	<ul style="list-style-type: none"> • Discretionary grant of up to \$100,000 per affordable unit • Grant-in-lieu of building permit fee for affordable units <p>Non-Profits only:</p> <ul style="list-style-type: none"> • Planning application fee relief 	<ul style="list-style-type: none"> • Minimum 5 affordable / below-market units • Minimum 25-year affordability • Statutory municipal fee exemptions <u>apply</u>
Below-Market (Max 125% AMR)	<ul style="list-style-type: none"> • Grant-in-lieu of City development charges, community benefits charge, and parkland cash-in-lieu (CIL) fee for below-market units • Discretionary grant of up to \$30,000 per below-market unit • Grant-in-lieu of building permit fee for below-market units 	<ul style="list-style-type: none"> • Minimum 5 affordable / below-market units • Minimum 25-year affordability • These units are not eligible for statutory municipal fee exemptions
Gentle Density Incentive Program		
Accessory Dwelling Units (ADUs)	<ul style="list-style-type: none"> • Grant-in-lieu of building permit fee to facilitate the construction or legalization of new ADUs on residential lots 	<ul style="list-style-type: none"> • Applies up to a maximum of four units • Unit(s) must be rental tenure for a minimum of 25 years
Four Plexes / Fourth unit on a residential lot	<ul style="list-style-type: none"> • Grant in lieu of City DCs and Parkland CIL for the fourth unit, to treat it the same as second and third units from a municipal fee perspective 	<ul style="list-style-type: none"> • Unit must be rental tenure for a minimum of 25 years • Conversion to condo not permitted
New Residential Units created through small conversions	<ul style="list-style-type: none"> • Grant-in-lieu of Parkland CIL (4 unit maximum) for non-residential space converted to residential 	<ul style="list-style-type: none"> • Conversion must be municipally supported / in conformity with the City's Official Plan
Enabling Programs		
Tax Increment Equivalency Grants (TIEGs)	Tax Increment Equivalency Grants (TIEG) to be included as a potential future program for consideration, subject to a funding source, likely after the HAF period ends in 2027.	
Land Acquisition for Housing Purposes	The City will be permitted to acquire and dispose of municipally-owned property for affordable housing purposes. It would also be allowed to offer up such property at nominal or below market rates, issue requests for proposals (RFPs) for private development and/or participate in public-private partnerships (P3s) for development that achieves the objectives of the CIP. Any funding to acquire land would be limited to HAF resources and/or the Housing Reserve.	