

Attachment 1: General Terms and Conditions of the Development Charges Deferral for Regent Park Community Health Centre — 465 Dundas Street East

1. Agreements

- a. The owner must enter into an agreement with the City under Section 27 of the *Development Charges Act, 1997*.

2. Term of Deferral

- a. Development charges shall be deferred until the earlier of:
 - i. The date of enactment of the next development charges bylaw that replaces the current 2018 development charges bylaw;
 - ii. The date that the building is no longer maintained and operated as a health care centre (Will need a definition for "health care centre"); or
 - iii. The sale of the property, unless the agreement is assigned to a new owner who will continue to operate and maintain the building as a health care centre.

3. Amount of the Development Charges

- a. The development charges shall be calculated based on the prevailing rates and policies in effect at the end of the term of the deferral. If the new development charges bylaw to be enacted in 2022 does not provide an exemption for health care providers, then the owner will be required to pay the development charges for the current development proposal, which will become due and payable upon the date that the new bylaw is enacted by Council based on the rates and policies in effect at that time.

4. Registration on title

- a. The owner agrees to have the notice of the development charges payment agreement, including its schedules, to be registered on title to the Lands at the cost of the owner.
- b. If notice is not accepted by the Land Registrar, the owner agrees that the Site Plan Agreement or other development agreement as necessary, may include reference to the DC payment agreement or include the particulars of the development charges deferral, at the City's discretion.

5. Event of default

- a. In the event of default, development charges may be added to the property tax roll with applicable interest penalties.

6. Annual reporting

- a. The owner agrees to provide the City on January 15 annually evidence to the satisfaction of the City that it continues to be maintained and operated as a health care centre.

7. Administrative Amendments

- a. The Chief Financial Officer and Treasurer, in consultation with the City Solicitor, shall be authorized to make administrative amendments to this program and include any additional terms and conditions as may be deemed necessary to protect the City's financial interests and administer the program.