

CC20.24 - CONFIDENTIAL APPENDIX "A" - made public on July 30, 2024

Provision of Affordable Rental Housing Units – Terms and Conditions

1. The owner shall provide at least 20 affordable rental housing units on the lands known as 200 University Avenue.
2. The total gross floor area of the affordable rental housing units shall be no less than 2,020 square metres and no less than 15% of the converted office floor area (each including corridors) and the units are located on the second and third floors of the building.
3. The affordable rental housing units shall be provided with access to and use of all indoor and outdoor amenities in the development at no extra charge or on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings.
4. Tenants of the affordable rental housing units will be provided with access to permanent and visitor bicycle parking / bicycle lockers in accordance with the Zoning By-law on the same basis as other units within the development.
5. The affordable rental housing units shall be constructed to a fully finished condition, to a similar standard as the market units in the remainder of the development to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat.
6. The Owner shall register on title to the Site, a Section 118 Restriction under the Land Titles Act, to the satisfaction of the City Solicitor, agreeing not to transfer or charge those parts of the lands, comprising the minimum residential gross floor area of 2,020 square metres towards affordable rental housing units, without the written consent of the Chief Planner and Executive Director, City Planning or designate, to assist with securing the affordable rental housing units, until such time as the City Solicitor determines that its registration on title is no longer required to secure the Affordable Rental Housing Units.

Units

7. The unit mix and sizes of the 20 affordable rental housing units shall be to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat and generally as follows:
 - a. Twelve (12) one-bedroom units and a minimum size of 54 square metres;
 - b. Six (6) two-bedroom units and a minimum size of 67 square metres; and,
 - c. Two (2) three-bedroom units and a minimum size of 93 square metres.

8. Unit type for any additional affordable rental housing units beyond the 20 affordable rental housing units will be determined based on detailed design of floor layouts, accommodating the minimum units sizes listed by type above.
9. The size, location and layout of the Affordable Rental Housing Units shall be indicated in the approved drawings under the Site Plan application for the Site, subject to minor modifications at the detailed design stage, and secured in the Contribution Agreement, to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat;
10. Ensuite laundry facilities shall be provided in each of the Affordable Rental Housing Units at no charge.

Rents

11. The initial rents (inclusive of utilities) charged to the first tenants of the Affordable Rental Housing Units and upon turnover of any Affordable Rental Housing Unit for the duration of the affordability period shall incorporate the City of Toronto's Official Plan income-based affordable housing definition and the provincial Affordable Residential Units Bulletin definition. Where the provincially-set affordable rents, as issued in the provincial Affordable Residential Units bulletin are lower than the City's income-based definition of affordable rental housing, the lower rents will be applied, in accordance with the City's Rental Housing Supply Program.
12. After the first year of occupancy of any of the of the Affordable Rental Housing Units and for the duration of the affordability period, the rent (inclusive of utilities) charged to tenants occupying such units may be escalated annually by not more than the annual provincial rent guideline, regardless of whether such guideline is applicable to the units under the Residential Tenancies Act or any successor legislation governing residential tenancies in Ontario, until the tenancy ends, provided that at no point shall the rent (inclusive of utilities) charged exceed the City's definition for affordable rental housing under the City's Rental Housing Supply Program as identified in Part 11.

Affordability Period

13. The Affordable Rental Housing Units shall be maintained as affordable rental housing for a 40-year affordability period.
14. The Owner shall provide and maintain the affordable rental housing units at the rents identified in Part 11 above for the duration of the Affordability Period; the affordable rental housing units shall not be registered as a condominium or any other form of ownership, such as life lease or co-ownership, which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any affordable rental

housing units shall be made for the duration of the Affordability Period; upon the expiration of the Affordability Period, the owner shall continue to provide and maintain the affordable rental housing units as rental dwelling units, unless and until such time as the owner has applied for and obtained approvals necessary to do otherwise.

Administration and Renting of Units

15. During the 40-year affordability period, the owner agrees to work with the City to administer the units in accordance with the City's Affordable Rental Housing Administration Manual.
16. The Owner will use the City's Centralized Affordable Rental Housing Access System to advertise and select tenants for the Affordable Rental Housing Units, and/or implement an alternative or additional selection process as agreed to by the Executive Director, Housing Secretariat; and at least 6 months in advance of any Affordable Rental Housing Unit being made available for rent, the owner shall develop and implement an Access Plan which will outline how the Affordable Rental Housing Units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat.