



Addendum #1, February 16, 2018

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For more information and specific questions, please contact us at opendoor@toronto.ca

Eligibility

Q1) The Program Guidelines call for a minimum of 20% of the buildable residential gross floor area to be Affordable Housing, do we apply the 20% to the GFA of the proposed additional units?

A1) To be eligible for the Open Door Program, a minimum 20% of the GFA of the proposed additional units should be affordable.

Q2) When securing the rental tenure, would all additional units be secured for 25 years or just the 20% allocated as affordable?

A2) Only the affordable rental units approved through the Open Door Program are required to remain affordable for 25 years (inclusive of a 5-year phase out period).

Q3) Do applications have to conform the Toronto's Affordable Rental Housing Design Guidelines in terms of unit size and mix?

A3) The Toronto's Affordable Rental Housing Design Guidelines are provided as Guidelines and applicants are encouraged, but not required, to follow them. Where the proposed application does not follow the Affordable Rental Housing Design Guidelines, a rationale should be provided.

Incentives

Q4) We have already paid for our building permit, if approved, would this fee be credited back?

A4) The City provides exemptions only and does not refund municipal fees already paid.

Q5) The building department has already issued the amount of Development Charges and Parkland Levies payable in connection with the proposed additional units, if approved, would the DCs be waived?

A5) Development charges will be waived for the affordable rental units approved through the Open Door Program.

Open Door Planning Service

Q6) I am meeting with planning consultants this week to obtain costs to coordinate our zoning by law applications and want to confirm whether the Planning Services available through Open Door would duplicate this service.

A6) The Open Door Planning Service is a case management service that helps prioritize the review of related planning applications and focuses on problem solving for any issues that arise. This service does not duplicate any consultant services.

Development Charges Rebate Program

Q7) What are affordable rents and mid-range rents in 2018? What are the income limits for each category?

A7)

	100% Average Market Rent (affordable)*	Income Limit	150% Average Market Rent (mid-range)	Income Limit
Bachelor	\$1,019	\$48,912	\$1,528	\$73,344
1-bedroom	\$1,202	\$57,696	\$1,803	\$86,544
2-bedroom	\$1,426	\$68,448	\$2,139	\$102,672
3-bedroom	\$1,595	\$76,560	\$2,392	\$114,816

**Source: CMHC Rental Market Report Fall 2017*

Q8) How much am I eligible for through the Development Charges Rebate Program?

A8) The amount of development charges rebate for the 2018-19 submissions will be a portion of the 2018 development charges rates in effect per unit type, up to a maximum of 100%. The rebates are to be awarded through a competitive process and your requested rebate is to be relative to the year development charges will be due.

Residency

Q9) When a tenant vacates an affordable unit, can the landlord increase the rent to the applicable affordable rent limits as per the CMHC rates for that year? Or is there a separate percentage increase chart that needs to be followed?

A9) When a tenant vacates an affordable unit within the initial 20 years of the affordability period, the landlord can increase the rent to the applicable affordable rent limits as per the CMHC rates for that year.

Legal

Q10) Please confirm if we are approved for the Open Door program, are we able to withdraw from the program without any implied commitment to enter into a contribution agreement? We simply want to confirm at this point that an application does not imply a binding commitment on our part to participate in the program.

A10) There is no binding commitment to participate in the program, as a result of applying. However, should an applicant be successful in the Open Door review process, be recommended to and approved by City Council, it is expected that the applicant will proceed with the development.