City of Toronto Call for Applications

Rental Housing Supply Program: Purpose-Built Rental Housing Incentives Stream

Program Guidelines

Date Issued: August 25, 2026

Submission Deadline: September 18, 2026 at 5 p.m.

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1. Program Overview

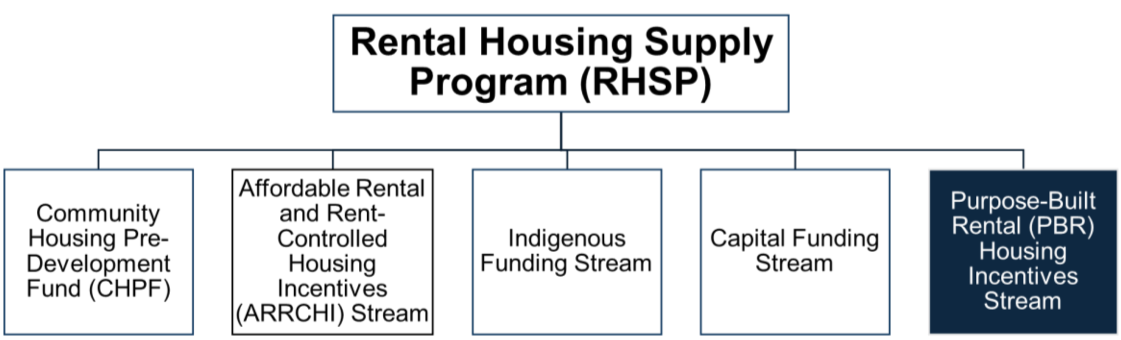
1.1 RHSP Program Background

Adopted by Council in 2024, the Rental Housing Supply Program (RHSP) provides City financial contributions to support rental housing projects at different stages of development. These contributions include pre-development loan funding, capital funding, and financial incentives for projects that meet the City's affordable housing requirements.

The RHSP advances the City's HousingTO 2020-2030 Action Plan (HousingTO Plan) by supporting a range of new rental homes that advance the City's housing targets. These targets include approving 65,000 rent-controlled homes by 2030, comprised of 6,500 Rent-Geared-to-Income (RGI) homes, 41,000 affordable rental homes, and 17,500 rent-controlled market homes, as well as 18,000 supportive homes. The RHSP will also help the City meet its provincial housing target of starting construction on 285,000 new homes by 2031.

Participation and funding from all orders of government is required to deliver the HousingTO Plan. The Federal Government has programs to support the creation of new affordable rental housing through the Canada Mortgage and Housing Corporation (CMHC) and Build Canada Homes (BCH). All Applicants are strongly encouraged to consider these and other funding programs when planning to create new affordable and supportive rental housing.

The RHSP is delivered through five streams: the Community Housing Pre-Development Fund (CHPF), the Affordable Rental and Rent-Controlled Housing Incentives (ARRCHI) stream, the Purpose-Built Rental (PBR) Housing Incentives stream, the Capital Funding stream, and the Indigenous Funding stream. Further information can be found on the City's Open Calls for Affordable Housing Initiatives webpage.



1.2 Purpose-Built Rental Housing Incentives Background

On June 23 2026, the Government of Canada and Province of Ontario with the City of Toronto announced $1.5 billion in funding over 10 years through the Development Charges Reduction Program (DCRP). With the funding certainty this program provides, City Council approved the launch of a second Phase of the City's Purpose-Built Rental Housing (PBR) Incentives stream, to identify and approve 10,000 new homes for City support, including at least 2,000 Affordable Rental Homes and up to 8,000 Market Rental Homes across the city. The first Phase of the PBR Incentives stream was launched in November, 2024 and is supporting the creation of approximately 8,000 new rental homes, 24% of which are Affordable Rental Homes.

PBR Phase 2 is being launched through this Call for Applications to provide approved projects City financial incentives including an indefinite deferral of 100% of residential development charges (DCs) payable for the Market Rental Homes, as well as waivers and/or exemptions on the following fees for Affordable Rental Homes (where not already exempted under provincial legislation):

- Development charges;
- Parkland dedication;
- Community benefits charges;
- Building permit fees, where not already paid;
- Exemption from RoDARS application fee, waiver of RoDARS fees; and
- Property taxes, subject to Council approval.

Market Rental Homes receive an automatic 15% reduction in property tax through the New Multi-residential Property Tax Subclass.

These Guidelines provide critical information about project eligibility for PBR Phase 2, City Benefits available, and instructions on how to apply.

This Document is organized into four main sections:

1. Rental Housing Supply Program Overview
2. PBR Housing Incentives Stream Requirements
3. City Benefits Available Under the PBR Stream
4. Applying for PBR Phase 2

Please note that any updates or revisions to these Guidelines or the Call for Applications will be issued by addendum and posted electronically in Adobe PDF format on the City's Open Calls for Affordable Housing Initiatives webpage.

1.2.1 Call for Applications Schedule

The City is releasing this Call for Applications to begin receiving applications for City financial incentives under the PBR Phase 2 program, as approved by Council in June, 2026. The approval of any applications received in response to this Call will not proceed until the Transfer Payment Agreement (TPA) with the Province of Ontario for the Development Charges Reduction Program (DCRP) has been executed.

Milestone – First Call	**Date**
Launch of PBR Phase 2 – First Call for Applications	August 25, 2026
Optional Information Session	August 31, 2026 at 2 p.m.
Deadline for Questions	September 8, 2026 at 5 p.m.
Last Addendum Issued	September 15, 2026
First Call Submission Deadline	September 18, 2026 at 5 p.m.
Anticipated Selection of Projects through First Call	October 2026
Milestone – Second Call*	**Date**
PBR Phase 2 – Second Call for Applications	Late 2026 (Date to be released following First Call selection completion)

**A Second Call for Applications may be opened based on unit allocations available following First Call decisions.*

1.3 Definition of Key Program Terms

Access Plan: A policy established by the Applicant and approved by the Executive Director, Housing Secretariat, which shall specify how tenants are to be selected for Affordable Housing Units and how information about such process is disseminated to the public.

Affiliate: of any Person means, at the time the determination is being made, any other Person Controlling, Controlled by or under common Control with, that Person, whether directly or indirectly.

Affordable Housing Unit: A housing unit in which Affordable Rent is charged, as defined within the template Contribution Agreement, commonly referred to throughout Program Materials as Affordable Rental Units, Homes and/or Housing.

Affordable Rents or RHSP Affordable Rents: Monthly occupancy costs at or below the lesser of the City's Affordable Rents and the Provincial Affordable Rents. The current RHSP Affordable Rents are provided in Section 2.1.8 Rent.

Applicant: means a person(s), partnership(s), and/or corporation(s) that make a submission in response to this Call for Applications.

Average Market Rents or Average Rents or AMR: Average monthly Toronto-wide rents by unit type as determined in the end-of-year survey of City-wide rents for the prior calendar year published by CMHC; if CMHC does not publish a survey of City-wide rents, then “Average Market Rents” for the calendar year shall be City-wide average rents as determined by the City acting reasonably.

Business Day: A day other than a Saturday, Sunday or any other day which the City has elected to be closed for business.

City Benefits: Refers to a range of City funding and Incentives provided to support the development of Affordable and Market Rental Housing.

Community Housing: Housing that is owned and/or operated by Community Housing Providers.

Community Housing Providers: means Non-Profit Housing Organizations (including community land trusts, Toronto Community Housing Corporation (TCHC), and Toronto Seniors Housing Corporation (TSHC)), Non-Profit Housing Co-operatives, and Indigenous Housing Providers.

Contribution Agreement: refers to the municipal housing project facility agreement outlining the obligations of the proponent with respect to the development and operation of the Affordable Housing Units, the provision of certain City Benefits for Affordable Rental Homes, and the security required to be provided to secure the proponent’s obligations thereunder.

Control: means, with respect to any Person at any time, the possession, directly or indirectly of the power to direct or cause the direction of the management or policies of such Person, whether through the ability to exercise voting power, by contract, by virtue of being (or Controlling) the general partner, manager, managing partner, board of managers, board of trustees or board of directors of such Person, or by virtue of the beneficial ownership of or control over a majority of the economic interest of such Person or otherwise; and each of “Controlled by” or “Controlling” has a corresponding meaning.

Incentives: Refers to a variety of exemptions and/or waivers provided for Affordable Rental Units including development charges, parkland dedication fees, community benefits charges, (where such charges and fees are not exempted under provincial legislation), as well as planning application fees, building permit fees, property taxes, and other City fees.

Indigenous Housing Providers: Indigenous Housing Providers (IHPs) must be a Non-Profit Housing Organization in which Indigenous people are key decision-makers, such as Board members and/or senior management. IHPs are organizations who have a mandate to provide housing/services primarily to Indigenous people and are accountable to the Indigenous community by having a Board of Directors elected by, and from, the Indigenous community.

Market Rental Unit or Market Rental Home: Rental units that are not Affordable Housing Units required to be developed and operated in accordance with a Contribution Agreement and a Section 4.1 Agreement. Commonly also referred to throughout Program Materials as Purpose-Built Rental Homes.

Monthly Occupancy Costs: means the total of the monthly rent payable to the Proponent for an Affordable Housing Unit including the cost of hydro, heat, water and hot water; and monthly occupancy costs do not include charges for applicable taxes, parking, cable, internet, telephone or any other like charges.

Non-profit Housing Co-operative: means a co-operative corporation in good-standing incorporated as a non-profit housing co-operative as defined in the *Co-operative Corporations Act*, R.S.O. 1990, c. C.35 , also referred to as a "Co-op".

Non-profit Housing Organization: means a corporation in good standing incorporated under the *Not-for-Profit Corporations Act, 2010*, S.O. 2010, c.15 or the *Canada Not-for-Profit Corporations Act*, S.C. 2009, c.23, and includes an Indigenous housing provider or community land trust organized on a not-for-profit basis.

Person: Means any individual, partnership, corporation, trust, unincorporated organization, municipality, government, or governmental agency or any combination thereof.

Planning Application Fees: Refers to charges collected by the City to recover the costs of reviewing, processing, and making decisions on development and planning applications under the *Planning Act,* R.S.O. 1990, c. P.13. These fees include but are not limited to applications such as Official Plan Amendments (OPA), Zoning By-law Amendments (ZBA), Site Plan Control, Consents, and Minor Variances.

Private Sector Housing Organization: Refers to privately owned for-profit organizations that develop and/or operate housing projects.

Provincial Affordable Rents: means the affordable rents by bedroom type set out in the "Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin", as it is amended from time to time, that is published by the Minister of Municipal Affairs and Housing pursuant to section 4.1(2) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, or successor legislation.

Rent Increase Guideline: The prevailing rent increase guideline established each calendar year pursuant to the *Residential Tenancies Act, 2006*, S.O. 2006, c. 17, or any successor legislation.

Road Disruption Activity Reporting System Fee (RoDARS): Road Disruption Activity Reporting System (RoDARS) is the traffic management fee associated with the coordination of temporary closures of sidewalks, bike lanes, and roads for construction activities where the right of way for Torontonians is impacted.

Section 4.1 Agreement: refers to the agreement under section 4.1 of the *Development Charges Act* to secure the exemption of development charges, community benefits charges, and parkland dedication fees attributable to the Affordable Housing Units.

Section 27 Agreement: refers to the agreement under section 27 of the *Development Charges Act* to provide for the indefinite deferral of development charges that are otherwise payable for the Market Rental Housing Units in the project.

Successful Applicant: means an Applicant whose application, as determined through the evaluation criteria described in this Call for Applications, is approved for City Benefits subject to entering into necessary legal agreements with the City.

Utility Allowance: means the monthly rent deduction for Affordable Housing homes where tenants pay for any utility cost, determined by the City and published on the City's website.

1.4 Stay Informed

Organizations are encouraged to join the City's Affordable Rental Housing RFP & Opportunities Registry Listserv by signing up on the City's Rental Housing Supply Program webpage. Registered organizations will be notified by email of any program updates and when calls for applications and proposals are issued.

2. Eligibility Requirements & Prioritization Criteria

2.1 Project Eligibility Requirements

This section describes core eligibility requirements and prioritization criteria for PBR Phase 2 applicable to all Applicants and projects (Section A) as well as requirements for the Affordable Rental and Market Rental Units that can be supported through the program (Section B and C).

Section A. Requirements for All Projects

To participate in PBR Phase 2, your proposal must meet the following eligibility requirements. Please note, applications that do not meet the eligibility requirements will be deemed ineligible.

2.1.1 Eligible Organization Types

Community Housing Providers and Private Sector Housing Organizations are eligible to apply.

The legal names of the Applicant, registered owner(s), beneficial owner(s), and general partner(s) of the limited partnerships (if any of the foregoing are a limited partnership), must be clearly identified in each application. The registered owner(s) and beneficial owner(s) will be required to be parties to the necessary legal agreements with the City and grant the security required under this program.

Should the title, role, or responsibilities of any of the parties to the application change following submission, the City must be notified and approval by the City will be required.

2.1.2 Eligible Project Types

Projects must develop net-new Purpose-Built Rental Housing within the following project types:

- New construction of Purpose-Built Rental Housing
- Conversion of non-residential buildings to Purpose-Built Rental Housing
- Addition of new Purpose-Built Rental Housing buildings/units to existing sites/buildings through construction of new units

If a project is being developed in multiple buildings and/or phases, a separate application must be made for each building and/or phase to support the program's focus on shovel-ready projects. For the purposes of this Call for Applications, a project building and/or phase refers to one or more buildings that share the same financing application and the same construction timeline.

2.1.3 Ineligible Project Types

The following project types are currently not eligible to apply for Incentives under PBR Phase 2:

- Nursing and retirement homes
- Long-term care homes
- Shelters and crisis care facilities

2.1.4 Control of Land (owned or leased)

All lands subject to the development must be owned by the Applicant, or be leased by the Applicant with more than 40 years remaining on the term of the lease (i.e. to enable 40 years of affordability beginning at the time of project completion and occupancy).

Proponents of projects on City-owned land are eligible to apply, however will be required to undergo a more detailed open book financial review as part of the evaluation process.

2.1.5 Development Review Status

PBR Phase 2 is intended to support shovel-ready projects that have advanced through the development review process. Applicants must have approved zoning in place and at minimum a Notice of Complete Application for a Site Plan Application from the City's Development Review Division in order to apply for PBR Phase 2. If a Site Plan Application is not required for the project, Applicants must have received a Zoning Applicable Law Certificate from the City's Building Division. In addition, the project must not have started construction, which is deemed to have started upon issuance of the first building permit. Projects for which construction has started are not eligible to apply for PBR Phase 2.

As part of the application submission, Applicants must identify the current stage of development review and submit their Statement of Approval, NOAC, or Notice of Complete Application for a Site Plan Application.

Projects that have achieved a Council-adopted Ontario Land Tribunal (OLT) settlement are eligible to apply. If the project has not received a Final Order from the OLT, details must be provided in the application describing outstanding matters to be resolved and describing how a Final Order and construction start within 12 months will be achieved.

Project approval through the PBR stream does not indicate City support or approval of any current or pending planning application(s). It is the responsibility of proponents to secure all planning approvals, building permits, and any other required City approvals through those independent processes.

2.1.6 Securing City Benefits (Legal Agreements)

Successful Applicants will be required to enter into legal agreements with the City to secure the value of City Benefits provided to the project, including Market Rental and Affordable Rental Homes, for a term matching the Affordability Period (minimum of 40 years, up to 99 years). The value of all City Benefits provided to the Affordable Rental Homes will be secured by way of a Charge/Mortgage of Land (the “City Charge”), a Section 4.1 Agreement pursuant to the *Development Charges Act* (if applicable) and a section 118 Restriction pursuant to the *Land Titles Act* registered against the Applicant’s lands. The Successful Applicant will be required to enter into the following agreements:

- A municipal capital facility agreement (“Contribution Agreement”) outlining the obligations of the proponent with respect to the development and operation of the Affordable Rental Homes, the provision of City Benefits for Affordable Rental Homes and the security required to be provided to the City to secure the proponent’s obligations under the Contribution Agreement;
- A Section 4.1 Agreement under the *Development Charges Act* to secure the DC, CBC and parkland dedication exemptions for Affordable Housing Units. Notice of this agreement, together with a section 118 Restriction pursuant to the *Land Titles Act* restricting the transfer or charge of the development lands, must be registered on title and in priority to all other interests, except any other notices related to other agreements with the City or interests in favour of the City or such encumbrances as may be accepted by the City as permitted encumbrances (see template 4.1 Agreement for more information); and
- A Section 27 Agreement under the *Development Charges Act* to provide for the indefinite deferral of development charges otherwise payable for the Market Rental Housing units in the project, provided the agreement remains in good standing. A section 118 Restriction pursuant to the *Land Titles Act* restricting the transfer or charge of the development lands must be registered on title and in priority to all other interests, except any other notices related to other agreements with the City or interests in favour of the City or such encumbrances as may be accepted by the City as permitted encumbrances (see template Section 27 DC Deferral Agreement for more information).

Template legal agreements for the PBR Phase 2 stream have been released on the City’s Open Calls for Affordable Housing Initiatives page. Applicants will be required to indicate in their application that they have reviewed the template legal agreements and accept the terms and conditions therein.

Section B. Affordable Rental Housing Requirements

Affordable Rental Units in the project must meet the following requirements in order to be eligible for PBR Phase 2.

2.1.7 Proportion of Affordable Housing

To be eligible to apply for PBR Phase 2, a minimum of 20% of the project's residential units must be Affordable Rental Units meeting the requirements set out in this section.

2.1.8 Rent

Rents for Affordable Rental Units cannot exceed the City's RHSP Affordable Rents. The table below outlines the current RHSP Affordable Rents. More information on historical RHSP Rents can be found on the City's Occupancy Costs for Affordable Housing webpage.

Unit type	Maximum Rent (2026)
Studio	$1,127
1-Bedroom	$1,426
2-Bedroom	$2,055
3-Bedroom	$2,290
4-Bedroom	$3,245

If a project has been previously approved for City Benefits under a legacy program (e.g. Open Door), all Affordable Rental Units in the proposed project will need to comply with the new RHSP affordability requirements.

Any updates to RHSP Affordable Rents will be published on the Rental Housing Supply Program webpage as they become available.

Utility Allowances

Affordable rents are to include utilities; where tenants pay for any utility cost they are entitled to a utility allowance deduction from their monthly occupancy cost. Current utility allowances can be found under the City's 2026 Utility Allowances tab on the City's Occupancy Costs for Affordable Housing webpage.

2.1.9 Rent Increases

Rents for Affordable Rental Units may increase by no more than the provincial Rent Increase Guideline annually, to an amount not to exceed the current RHSP Affordable Rent. In the event Affordable Rents decline, there is no requirement to reduce the Monthly Occupancy Costs of existing tenants. On turnover, the rent cannot exceed the RHSP Affordable Rent amount of the applicable year.

2.1.10 Duration of Affordability

The units must be secured as Affordable Rental Housing for a minimum period of 40 years from the date of first occupancy, up to a period of 99 years.

2.1.11 Unit Mix and Sizes

The Affordable Housing Units in the project must be materially equivalent in mix of unit types (e.g., studio, 1-bedroom) as to the other Market Rental Units in the project, as well as equivalent in size, layout, construction, furnishings and finish specifications to their corresponding Market Rental Units. Applicants are required to submit drawings indicating the Affordable Rental Units within the project and demonstrate compliance with this requirement.

Where the mix or size of Affordable Rental Units do not match the Market Rental Units in the project, an explanation for this difference must be provided in the application materials. For example, if the Affordable Rental Units are to be operated in partnership with a Community Housing Provider who has identified a rationale for a unique unit mix to serve an intended tenant group, this should be described.

Any change to Affordable Rental Unit composition from what was approved in the PBR Phase 2 application will require review and approval by the Housing Development Office and Housing Secretariat.

2.1.12 Operating and Access Requirements for Affordable Rental Homes

Organizations approved through the RHSP are to follow the City's requirements for tenant selection, income verification, reporting, and the overall administration of the Affordable Rental Units, as applicable. These ongoing operating requirements are detailed in the Contribution Agreement template available on the City's Open Calls for Affordable Housing Initiatives webpage.

- New prospective residents of Affordable Rental Units are to be income-tested in order to ensure that their household income is no more than four times the annualized Monthly Occupancy Cost of their unit. This applies for all new tenants, at initial occupancy and on turnover of a unit.
- Tenanting of all Affordable Rental Units must be completed in accordance with a City-approved Access Plan as part of the Contribution Agreement, which must be agreed upon before occupancy.
- For further details on Access Plan development and tenant selection, see the City's Affordable Rental Housing Administration Manual.

2.1.13 Ineligible Unit Types

The following unit types are not eligible to receive Incentives under PBR Phase 2:

- **Rental replacement units:** Projects involving the demolition and replacement of existing rental units cannot include those units toward the minimum 20% Affordable Rental Home requirement under the RHSP and are not eligible to receive Incentives for those units, regardless of whether the project is subject to Toronto's Residential Rental Property Demolition and Conversion Control By-law (Chapter 667 of the Toronto Municipal Code).
- **Affordable Rental Homes Secured Through City Planning Policies:** The City requires the delivery of Affordable Rental Housing under other City Planning policies and programs, including the Official Plan, Secondary Plans, site and area specific policies, Inclusionary Zoning, or through in-kind community benefits charges. Projects that are required to provide new Affordable Rental Housing by way of such Planning policies are eligible to include these Affordable Rental Homes towards the minimum 20% requirement under the RHSP. However, these units will not be eligible to receive City Benefits under the RHSP unless the application demonstrates that the proposed affordability under this application exceeds the minimum requirements that are set out in the relevant Planning policies.
  - For example, if a project is required by Planning policy to deliver 5% of residential units as Affordable Rental Housing at the City's Affordable Rents for a period of 25 years, and proposes under the PBR Phase 2 Application to extend the affordability period for those units to at least 40 years, these units may be counted both towards the minimum 20% requirement, and be eligible for Incentives under the RHSP, should the project meet RHSP's eligibility requirements.

Section C. Market Rental Housing Requirements

Market Rental Units in the project must meet the following requirements in order to be eligible for PBR Phase 2.

2.1.14 Market Rental Tenure and Duration

Market Rental Units must be maintained as rental for a minimum duration of 40 years, up to 99 years, matching the duration of affordability for the Affordable Rental Homes.

2.2 Prioritization Criteria

Applicants which meet all of the minimum eligibility requirements outlined in Sections A, B, and C above will then be prioritized on the basis of the following criteria, prior to being selected and approved for PBR Phase 2.

2.2.1 Demonstration of Construction Readiness

Applicants must demonstrate a viable path to achieving construction start within 12 months of the PBR Phase 2 Call for Applications submission deadline. Submission materials must include a funding and financing plan, and a development schedule that identifies dependencies on approvals and permits required to commence construction.

Projects that do not demonstrate a feasible path to a fully funded project able to achieve construction start within 12 months of the Call for Applications submission deadline will not be approved. Projects with a stronger path to achieving construction start will be prioritized. Additional details on specific submission requirements to demonstrate construction readiness are provided in Part B of the *PBR Housing Incentives Stream Application Package*.

The City reserves the right to consult with CMHC and/or BCH on the status of project applications. Applicants are required to sign and submit a copy of the template consent letter provided as part of the application to enable coordination between the City and CMHC.

2.2.2 Delivery of City-Building Objectives

The City will prioritize projects that contribute to key City-building objectives beyond creating new rental and affordable homes. Applicants must provide information in their application specifically related to the following:

- Supporting the creation of transit-oriented communities, identifying whether the project is located within an 800-metre radius of an existing higher-order transit station (as identified in City of Toronto Official Plan Map 4), and/or whether the project is located along an Avenue (as identified in City of Toronto Official Plan Map 2).
- Supporting the creation of complete communities, identifying whether the project will enable the delivery of community services and facilities, including schools, child care, libraries, community recreation centres, social/community agency space, and parkland. These community services and facilities should be secured through planning approvals, or through an agreement with the City.

3. City Benefits

Through this Program, Community Housing Providers and Private Sector Housing Organizations are eligible for the following City Benefits under PBR Phase 2 to develop and operate a range of rental homes.

3.1 Financial Incentives

Approved projects will receive financial Incentives in the form of exemptions and/or waivers from fees or charges that have not yet been paid. The City is unable to refund any fees that have already been paid. Financial Incentives will be advanced in accordance with the project's development milestones. Applicants should consult the template agreements released on the Open Calls for Affordable Housing Initiatives webpage.

Approved projects are eligible for financial Incentives for the following types of units, within eligible projects:

1. Affordable Rental Units
2. Market Rental Units

3.2 Affordable Rental Housing Incentives

Affordable Rental Units approved through the PBR Phase 2 stream will be eligible for the following incentives:

- Waiver of Building Permit Fees, where not already paid
- Exemption from RoDARS application fee, waiver of RoDARS fees
- Exemption of Community Benefit Charges* (if not exempted by provincial legislation)
- Exemption of Development Charges* (if not exempted by provincial legislation), excluding school board Education Development Charges (EDCs)
    - For development charge rates to be used in this application, see here: https://www.toronto.ca/legdocs/mmis/2026/cc/bgrd/backgroundfile-289842.pdf
- Exemption from Parkland Dedication fees* (if not exempted by provincial legislation)
- Exemption from Residential Property Taxes (for the term of affordability). **Note:** Council approval is required for property tax exemptions. This will be obtained through staff-led Council reports.

Planning application fees are not included, as Applicants to the PBR Phase 2 stream must already have submitted their Site Plan Application, and any fees already paid will not be reimbursed. Should a Committee of Adjustment application be required for a project following approval under PBR Phase 2, associated fees may be eligible for a waiver.

**All units meeting the RHSP Affordable Rent levels are eligible for statutory exemptions from development charges, parkland dedication fees, and community benefits charges under the Development Charges Act and the Planning Act and will be provided subject to proponents executing the Section 4.1 Agreement and completing the registrations required thereunder.*

3.3 Market Rental Units

- Indefinite deferral of residential development charges payable (excluding school board Education Development Charges (EDCs)), to remain in effect for as long as the proponent complies with the terms of the Section 27 Agreement, Section 4.1 Agreement and the Contribution Agreement.

15% Property Tax Reduction for New Rental Buildings: On November 13-14, 2024, City Council adopted a new Multi-Residential Property (Municipal Reduction) Tax Subclass, to enable a 15% reduction to property taxes for all eligible new rental housing developments. Eligible organizations will automatically be provided this reduced taxation rate through their annual property tax bill and is not tied to approval under the RHSP.

3.4 Housing Benefits Funding

Successful Applicants may be eligible to receive housing benefits funding from the City to provide RGI homes to qualified households. Applicants approved under the RHSP are required to make at least 20% of the project's Affordable Rental Units available to households in receipt of housing benefits, should sufficient City funding be available.

3.5 Development Review

Approved PBR Phase 2 projects will be assigned a Housing Development Office staff member who will support the Successful Applicant in the delivery of the Purpose-Built Rental Housing project.

Projects approved through PBR Phase 2 that have an active Site Plan with Development Review may be supported through a prioritized development review process. Projects for prioritized review will be determined by the Housing Development Office and Development Review. The City has taken various steps to improve the development review process, to improve the speed, flexibility and predictability of how the City processes development applications and to ensure a more streamlined process for all applications.

4. Application and Review Process

Applicants must submit a complete application package demonstrating the eligibility of their organization and their project. A detailed list of instructions and all requirements is provided in the Application Package and Submission Checklist found on the City's Open Calls for Affordable Housing Initiatives webpage.

Portfolio submissions that include multiple distinct and separate properties will not be accepted.

The First Call for Applications for PBR Phase 2 will be accepted until September 18, 2026 at 5 p.m. A Second Call for Applications may be opened at a later date to identify and approve additional projects, based on unit allocations available following First Call decisions.

4.1 Review Process

Complete applications meeting the minimum eligibility criteria will then be prioritized based on the following criteria:

- Demonstration of a viable path to achieving construction start within 12 months of the PBR Phase 2 Call for Applications submission deadline, including:
    - Project's development review and building permit status, and demonstration of a stronger path to earlier construction start within 12 months; and
    - Project funding and financing status, including status of any financing applications related to the project, Frequent Builder status of the Applicant with CMHC, and demonstration of a financially viable project that can secure financing within 12 months.
- Delivering on City-building objectives, specifically:
    - Supporting transit-oriented communities by being located within an 800-metre radius of existing higher-order transit stations (as identified in City of Toronto Official Plan Map 4), and/or whether the project is located along an Avenue (as identified in City of Toronto Official Plan Map 2).
    - Delivering or contributing to the delivery of new community services and facilities including schools, child care, libraries, community recreation centres, social/community agency space, and parkland. These community services and facilities should be secured through planning approvals, or through an agreement with the City.

4.2 Approval Process

Successful Applicants will be given written notice of the outcome of their application once the review process has been completed, which may serve as a letter of support from the City for external funding and/or financing applications. The letter does not indicate City approval for any pending or future Planning Applications or construction permits or approvals required.

In order to obtain City Benefits, Applicants must fully execute and remain in compliance with all necessary legal agreements, including a Contribution Agreement, a Section 4.1 Agreement and a Section 27 Agreement, and register all security, notices and restrictions required under such agreements to the satisfaction of the City. An Approval Letter under the RHSP does not in and of itself grant a project financial incentives.

If an approved project does not meet established project milestones, the City reserves the right to revoke PBR Phase 2 program approval.