



Addendum #1: Call For Applications - Purpose Built Rental Program Phase 2

Date of Issue: September 3, 2026

- 1. For the PBR Phase 2 stream, I understand the City is prioritizing shovel ready projects. Could you clarify what this requires in practice? Specifically, would a project that has not yet received building permits, but is otherwise prepared to proceed, still be eligible to apply, or must permits be in hand before submission?**

'Shovel ready' refers to pre-construction projects that have advanced through the development review process and have a clear and viable path to construction start within 12 months. This includes a detailed funding and financing plan to enable construction.

As identified in section 2.1.5 of the Guidelines, projects must have an active Site Plan application at minimum, and should not have started construction, which is deemed to have started upon issuance of the first building permit.

- 2. I understand a second Call for Applications is anticipated in late 2026. Does that timeline also apply to the Capital Funding stream, or only to the PBR stream?**

The timeline for a potential second Call for Applications is only for the PBR stream. The PBR program does not include any Capital Funding.

- 3. For smaller-scale projects (5 units), would the Affordable Rental and Rent Controlled Housing Incentives (ARRCHI) stream be a better fit than PBR Phase 2, or could we potentially pursue both?**

Applicants with smaller-scale projects should note that many of the waivers and/or exemptions available through PBR Phase 2 are already available to projects of this size.

For example, City development charges are exempt for the second, third, and fourth unit, and are \$0 for the fifth and sixth unit in residential developments; projects under 6 residential units are exempt from parkland dedication; and projects under 10 residential units or under 5 storeys are not subject to community benefits charges.

The ARRCHI program is specifically for affordable rental and rent-controlled units. If the project contains market rental units that will incur development charges, then an application to PBR may be appropriate.

4. The program guidelines for the PBR stream define construction start as ‘issuance of first building permit.’ Will any consideration be given to the start of construction of new City infrastructure, which will commence prior to first building permit?

No, the start of construction of new City infrastructure will not be considered as construction start.

5. Does a Council-approved OLT settlement satisfy the requirement for ‘approved zoning in place’?

As identified in section 2.1.5 of the Guidelines, projects that have achieved a Council-adopted 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.

6. Does a project with an “H” (Holding) provision satisfy the zoning approval requirement for the program?

Projects with a holding provision are eligible to apply.

As identified in Part B of the Application Package, a description of all outstanding approvals required to achieve construction start, including planning matters to be addressed (e.g. holding provisions, minor variances, draft approval conditions, etc.) must be included in the application package, as well as identification of any risks or critical path items and steps required to resolve them.

7. Will projects proposing more than the minimum required percentage of Affordable Rental Homes receive additional consideration or priority under the Program?

As identified in section 2.2 of the Guidelines, projects meeting the minimum eligibility requirements will only be prioritized based on (1) demonstration of construction readiness and (2) delivery of city-building objectives. Projects will not be prioritized for delivering a higher percentage of affordable housing.

- 8. Can a project that has received approval or incentives under another City housing program, including the Affordable Rental and Rent-Controlled Housing Incentives stream, also be considered for support under the Purpose-Built Rental Housing Incentives stream?**

Yes, projects with approved incentives under other City programs are eligible to apply for the PBR Phase 2 stream.

- 9. What is the timeline for the PBR Phase 2 Call for Applications, including the anticipated second call?**

Please refer to section 1.2.1 of the Guidelines. Any future calls will be subject to availability of additional incentives after this call, and/or intergovernmental support.