TORONTO

Addendum #3: Call For Applications - Purpose Built Rental Program Phase 2

Date of Issue: September 15, 2026

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1. **If a project will be providing a significant amount of Affordable Units under a legacy program, which do not comply with the new RHSP affordability requirements, but is also providing 20% of the total unit count as additional Affordable Units that do comply with the RHSP affordability requirements, would the project be eligible under this program?**
   Eligibility requirements state that at least 20% of the units in a project are Affordable Units meeting the RHSP rent levels. All Affordable Units in projects approved under PBR Phase 2 will need to comply with the RHSP affordability requirements. Units that have been secured under a legacy program and that are not being counted toward the minimum 20% affordable requirement in PBR, can proceed as per the legacy agreements. However, if the units under the legacy agreements are being counted toward the 20% affordable requirement, then they must meet the RHSP affordability requirements. The specifics of these projects will be considered in the evaluation of how the 20% affordable requirement is being met.

2. **If the Applicant and several of the relevant entities are Limited Partnerships, what supporting documents are required for LP's, as opposed to corporations?**
   The Applicant should provide the names of all partners in the limited partnership, including the general partner and a corporate organization chart showing the share of the partnership for each limited partner and the general partner. A declaration of registration of limited partnership should be provided and all corporate documents related to the general partner. Where the general partner is also acting as nominee with respect to the real property owned by the limited partnership as beneficial owner, a nominee agreement should also be provided.

3. **For phased projects where there is a blend of public benefits to be delivered over the course of different phases, may we include the entire development as a part of the PBR RHSP application and look to obtain relief on the first phase only to advance construction of Phase 1?**
   As identified in section 2.1.2 of the Guidelines, a separate application must be made for each building and/or phase to support the program's focus on shovel-ready projects. Applicants may include overview information on the whole project and details on the public benefits being delivered across all project phases in the Cover Letter (Part A of the Application Package). However Applicants should clearly identify the public benefits that will be delivered through the project phase for which they are applying.

4. **Are Education Development Charges applicable to the Affordable Units or are they exempt?**
   Education Development Charges are not exempt by the City or through the PBR Phase 2 program.

5. **Are these incentives stackable with other affordable housing programs under CMHC, BCH, BOF, etc.?**
   Yes, all applicants are strongly encouraged to consider all other funding programs available when planning to create new affordable rental housing.

6. **Can you confirm that for market units built by a non-profit (not affordable or rent-controlled) the incentives provided by this call for applications would be duplicative of the waiver of DC's already provided through Provincial legislation waiving DCs for non-profit rental housing developments?**
   Yes, the DC waiver for Affordable Units available through PBR Phase 2 is available to non-profit housing developments under provincial legislation. Non-Profit Housing Providers do not need to apply for PBR to receive DC waivers.
   PBR Phase 2 also provides waivers of building permit fees, property taxes, and other City fees for the Affordable Rental Units.

7. **Will the City accept comments on the Contribution Agreement, Section 4.1 Agreement, and Section 27 Agreement templates?**
   As identified in Part A of the Application Package, Applicants must be committed to executing the three agreements in their template format with amendments only being made to correct errors or include project specific details.

8. **Will there be any interest charges or inflation adjustments related to the indefinite deferral of 100% of residential development charges (DCs) payable for the Market Rental Homes?**
   Please refer to Section 3 of the S27 Agreement template for information on what interest may be charged where DCs become payable as a result of an event of default. Upon the expiry of the term, provided there are no events of default during the term, any redevelopment of the site will be subject to the prevailing DC rates at that time for a new development.

9. **Where a development is subject to Section 37 charges rather than community benefits charges (CBCs), would the Section 37 charges for the Affordable Rental Homes be exempt?**
   Section 37 charges are not exempt through PBR Phase 2.

10. **Is there an outside date for project completion and occupancy?**
    The City has not identified a timeline for project completion and occupancy.

11. **Will the City accept Access Plans that focus on collaboration and partnerships with not-for-profit housing providers?**
    The City welcomes partnerships with non-profit Community Housing Providers. However, the City cannot confirm in general terms whether a particular Access Plan would be acceptable based solely on the nature of the partnership.
    As described in section 2.1.12 of the Guidelines, Access Plans must be completed and approved by the City before occupancy.