

Attachment 1: Incentives, terms, and conditions

Incentive	Incentive – Rental Buildings	Incentive – Condo Building
DC Deferral	48 Month DC deferral payable at rate in place upon date of both Zoning By-law Amendment Application being approved and Site Plan Approval Application being complete.	48 Month DC deferral payable at rate in place on date of building permit issue.
Fee Deferral	Defer 50% of any fees not yet paid for 48 months from date of required payment: All unpaid fees related to site plan approval and building (e.g. Engineering Review Fee, Legal Fee, Financial Administration Fee, Building permit fees).	
TIEG	A 10-year TIEG for the purpose-built rental buildings.	No incentive.
Servicing Allocation	Building 1: Granted immediately Building 2: Granted from refunded units from Region from LEED program when available	Building 2: Granted immediately from Strategic Condominium Reserve
Parkland Dedication	Deferral of parkland dedication. Cash-in-lieu deferred for 48 months from date of required payment. Land and infrastructure conveyance deferred for period laid out in conditions below.	
Conditions		
Deferral Subordination	To be addressed in the same manner as deferral agreement for 212 Davis Drive.	
Tenure	One building of not fewer than 180 dwelling units, and one of not fewer than 120 dwelling units, to be guaranteed of rental tenure for a period of not less than 20 years. One building of not fewer than 170 dwelling units to be guaranteed as a condominium.	
TIEG	Subject to the Region implementing a Community Improvement Plan and a Regional TIEG, and Council adopting future recommendations to implement a local TIEG. Council directs staff to begin process to amend Official Plan to allow participation in Regional CIPs, and to engage with the Region in support of the development of the CIP to allow the Town to offer this incentive in partnership with the Region.	

	Provided that the Town offers the 10-year TIEG, at least 19 of the dwelling units, being each at least one bedroom and five hundred square feet in size in the guaranteed rental building indicated as Phase One on the site plan provided as part of the zoning by-law amendment application to be provided at a price not to exceed the affordability threshold as determined by York Region at the time of lease. If the Town does not offer the 10-year TIEG, no affordable rental units will be provided. Provided that the Town offers the 10-year TIEG, at least 13 of the dwelling units, being each at least one bedroom and five hundred square feet in size in the guaranteed rental building indicated as Phase Three on the site plan provided as part of the zoning by-law amendment application to be provided at a price not to exceed the affordability threshold as determined by York Region at the time of lease. If Council determines not to provide the TIEG, Council waives requirement 6.2.1 (vi) of the Policy for the Deferral of Payment of Development Charges & Planning Application Fees within the Urban Centres. The owner is to cooperate with the Town in developing and implementing an eligibility guarantee system for any affordable units in the rental buildings.
Deferral of fees	Deferral and grandfathering of DCs requires the owner to obtain, before September 17, 2020, a building permit for the guaranteed rental building indicated as Phase One on the site plan provided as part of the zoning by-law amendment application. Deferral of parkland dedication requires that the owner convey to the Town physical lands in close proximity to the subject lands for the purposes of partial payment of required parkland dedication. Conveyance to take place not more than 60 days following first occupancy of the first building. Council agrees to vary the requirements of Section 3.2 of Parkland Dedication By-law 2017-56 to allow off-site land dedication to the satisfaction of the Director of Planning.
Community benefits	The owner is required to convey to the Town \$339,000 under Section 37 of the Planning Act for community benefits. These funds are to be in the form of cash or capital facilities and are to be allocated at the discretion of the Town toward park lands, public art, and park infrastructure in close proximity to the subject lands. Payment is to be made in 3 amounts of \$113,000, one payment or conveyance of

	capital made within 60 days of occupancy of each of the buildings.
Servicing allocation	Allocation is subject to the Servicing Allocation Policy, in particular regarding the Town's right to withdraw allocation if it is not used. Allocation is provided for the first two buildings, and will be provided to the third building upon the Town receiving the refund of 30% of allocation of units from the Region due to participation in the Region's Sustainable Development Through LEED program.
Three-stream waste	Each building to provide a waste disposal system including three-stream waste infrastructure to each floor.
Agreement	Applicant to enter into a Section 37 Agreement and DC Deferral Agreement to secure matters in a form similar to the agreement used for 212 Davis Drive.