

Private Market Rental Development Charges Deferral for First Avenue in the City of Vaughan Principles

1. Development charge deferral is until the earlier of: (i) sale of the property; or (ii) the date that is 36 months after the date that the building permit is issued.
2. Development charge deferral is secured by Charge (registered against title to the property at the time that development charges would normally be payable), Assignment of Rents, and General Security Agreement in an amount sufficient to secure the development charge deferral amount and estimated cost to enforce; and such other security as the Regional Solicitor may require.
3. Charge shall be guaranteed by Owner's principal(s) and affiliated companies, their successors and assigns.
4. Charge shall bear interest at an agreed upon 'Schedule I' commercial bank's on demand loan in Canadian funds to its most creditworthy customers plus 2 per cent per annum, commencing on the date of issuance of the Building Permit for the proposed development up to the date of payment of the deferred Development Charges, such interest to accrue, compound and be paid at the time of payment of the deferred Development Charges. Interest shall be forgiven provided that the development charge deferral amount is paid on the balance due date.
5. Charge shall be subordinate to Owner's construction financing.
6. The Owner to pay York Region and the City of Vaughan's legal expenses.
7. York Region development charge deferral is contingent upon the City of Vaughan offering similar or better incentives.
8. Owner's obligation to repay is included in Site Plan/Development Agreements and Development Charge Deferral Agreement to be registered on title.
9. Restrictive covenant registered on title requiring that property be developed and operated as a rental apartment complex for a minimum period of 20 years.
10. There will be no further concessions granted by the Region.