



Office of the Commissioner,  
Finance Department  
and Office of the Chief Planner,  
Corporate Services Department

## MEMORANDUM

To: Members of Committee of the Whole

From: Laura Mirabella, FCPA, FCA  
Commissioner of Finance and Regional Treasurer and  
Paul Freeman, MCIP, RPP  
Chief Planner

Date: October 10, 2019

Re: Purpose-Built Rental Housing Incentives

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This memorandum relates to item E.2.1 on today's agenda entitled, "[Purpose-Built Rental Housing Incentives](#)".

Staff recommend amending item E.2.1 to include the following additional recommendation:

Council authorize staff to provide the development charge deferral options outlined in the new development charge deferral policy identified in Attachment 1 to 8010 Kipling Avenue, a proposed purpose-built rental building, when this policy is approved and comes into effect provided it satisfies all of the requirements of the policy, save and except for the four (4) storey requirement.

### **The development of a purpose-built rental building at 8010 Kipling Avenue, in the City of Vaughan, is proposed to be affordable to mid-range income earners**

The development proposal for 8010 Kipling Avenue is expected to have approximately 45 rental units. Based on the current proposal, it is expected to meet the affordability criteria set out in the proposed Development Charges Deferral for Affordable, Purpose-Built Rental Buildings policy and therefore could be eligible for a 5 year development charge deferral.

Council had previously authorized staff to enter into a 3 year development charge deferral agreement with the proponent, provided that specific criteria were met, and recognizing that the building is not four (4) storeys, through a June 2019 Council report entitled, [Deferral of Development Charges for 8010 Kipling Avenue in the City of Vaughan](#). The developer was unable to build higher than three storeys due to the City of Vaughan's "Woodbridge Heritage Conservation District Plan". Accordingly, they chose to build to the highest density possible on the site while accommodating this restriction.

Staff recommend providing the development charge deferral options incorporated in the new development charge deferral policy identified as Attachment 1 to report E.2.1 to this proponent subject to the development satisfying all of the requirements of the policy, save and except the requirement that the affordable purpose-built rental building be four (4) storeys.

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Laura Mirabella  
Commissioner of Finance

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Paul Freeman, MCIP, RPP  
Chief Planner

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Chief Administrative Officer

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