

ELiberal's Affordable Housing Plan.



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FEATURED SPEAKERS









Derek Lobo

CEO SVN Rock Advisors Laura Gurr

Jon McGinn

Partner Cohen Highley LLP Lawyers Executive Vice President Chamberlain Architect Services Ltd Mark Kay

President CFO Capital



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Liberals to unveil 2022 federal budget, announce billions in new spending The Globe and Mail Federal budget 2022 to include \$10-billion for affordable housing









Budget 2022

To ensure that more affordable housing can be built quickly, Budget 2022 proposes to provide \$1.5 billion over two years, starting in 2022-23, to extend the **Rapid Housing Initiative**.



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Here's What I believe...

- 1. There is obvious demand from renters
- 2. There is less obvious demand from buyers
- 3. There is government "will"
- 4. Developers need to make a profit
- 5. There is no quick fix
- 6. There is a long-term opportunity forming...



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- 1. **Derek Lobo** introduction, thoughts, and direction
- Laura Gurr working with municipalities, planning, policy, and grants
- 3. Jon McGinn designing & building affordable housing compared to traditional builds
- 4. Mark Kay CMHC program

5. Wrap-up

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Laura Gurr

Partner Cohen Highley LLP Lawyers





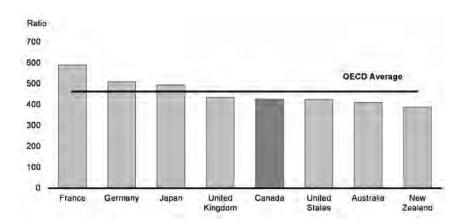
Affordable Housing Plan: Federal Budget 2022

Laura Gurr, Partner

gurr@cohenhighley.com



Affordable Housing Development: Federal Budget 2022





- Finance Canada and CMHC estimate that Canada will need to build at least 3.5 million new homes by 2031
- Double our housing construction over the next decade
- \$8 Billion from 2022-2027 to build affordable homes



Building Affordable Homes

• NEW Housing Accelerator Fund

- \$4 billion over five years, starting in 2022-23, to CMHC
- Application based fund to support municipalities; aim to remove barriers and help municipalities build housing more quickly
- 100,000 net new housing units over the next five years

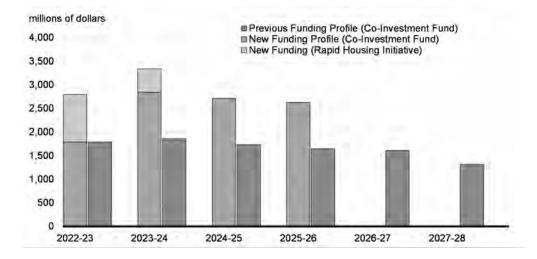
EXPAND Rapid Housing Initiative

- \$1.5 billion over two years starting in 2022-23, to CMHC
- The RHI covers the construction of new rental housing units, as well as the acquisition of land, and the conversion or rehabilitation of existing buildings to affordable housing
- 6,000 new affordable housing units



National Housing Co-Investment Fund

- \$2.9 billion under the National Housing Co-Investment Fund, so that all remaining funds will be spent by 2025-26.
- Accelerate the creation of up to 4,300 new units and the repair of up to 17,800 units





National Housing Co-Investment Fund

There are three streams within National Housing Co-Investment Fund:

- **1.** New Construction
- 2. Revitalization
- 3. Women and Children Shelter and Transitional Housing

https://assets.cmhc-schl.gc.ca/sites/cmhc/nhs/co-investmentfund/nhs-co-invest-fund-highlight-sheet-en.pdf?rev=333e4f36-9045-4fa7-a279-edff091c16e8





Funding Eligibility

- The NHCF will prioritize projects that achieve partnering and coinvestment by governments, social and private sector and others
- The amount of funding is established using the applicant type and a scoring process that awards points based on the following criteria:
 - Affordability
 - Accessibility
 - Environmental efficiency
 - Financial partnerships
 - Proximity to local amenities



On-site support (Social inclusion and focus on federal priority groups)



NCHF Funding Options



Proponents are eligible for repayable loans and/or forgivable loans depending on the needs of the project and the level of achievement of the National Housing Strategy outcomes.

Eligible repayable loan amounts, as a percentage of total project costs, are determined by the applicant type (max. 95% for non-profits; 75% for private sector)

Eligible forgivable loans amounts as a percentage of total project costs are determined by scores generated by the Prioritization Scoring Grid



Building Affordable Homes

- REFORM Rental Construction Financing Initiative by strengthening its affordability and energy efficiency requirements
- NEW Co-operative Housing Development Program to provide funding and loans to expand co-op housing in Canada
- NEW Canada Greener Homes Loan program to make existing affordable housing more energy efficient
- NEW Veteran Homelessness Program to provide services and rent supplements
- AMEND Affordable Housing Innovation Fund to scale up rent-to-own projects



Role of Municipalities in Creating Affordable Housing

- Municipalities have an important role to play in establishing planning rules and policies to meet the affordable housing needs of their communities
- Federal Budget 2022 and new legislation tabled by the Ontario Provincial government is encouraging the streamlining the approval processes for development
- Direct financial incentives may be provided by municipalities to help support the creation of affordable housing; property tax exemptions



City of Toronto: Open Door Affordable Housing Program

- Toronto City Council approved the Program in 2016
- Financial contributions including capital funding and fees, property tax relief, fast-tracking planning approvals, and activating surplus public land
- Private and non-profit affordable housing organizations
- The City had approximately \$10 million in funding for the 2021 Call for Applications; Closed Feb 2022
- <u>https://www.toronto.ca/community-people/community-partners/affordable-housing-partners/open-door-affordable-housing-program/</u>

Cohen Highley.

We're Listening.



Example of Municipal Support





London the Vision SoHo Alliance's plans to build 650 units, 400 of which will be affordable The units will vary in affordability ranging from full market to 80% of market rate to

deeply affordable

\$11.2 million investment from City will help support the \$213 million total cost of the project



Disclaimer

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Jon McGinn

Executive Vice President Chamberlain Architect Services Ltd





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LIBERAL AFFORDABLE HOUSING PLAN DESIGN CONSIDERATION DISCUSSION

✓ JON MCGINN, E.V.P. CHAMBERLAIN ARCHITECTS



FIRM INTRO & BACKGROUND

Chämberläin Arch

40 YEARS OF EXPERIENCE

- WORKING COAST 2 COAST/US & GLOBAL
- CONSTRUCTION MANAGEMENT FIRM THAT BUILDS 25% OF OUR DESIGNS
 - IPD INTEGRATED PROJECT DELIVERY

BIM – WORKING IN A 3D WORLD

AFFORDABLE VS MARKET (HOW THEY RELATE)

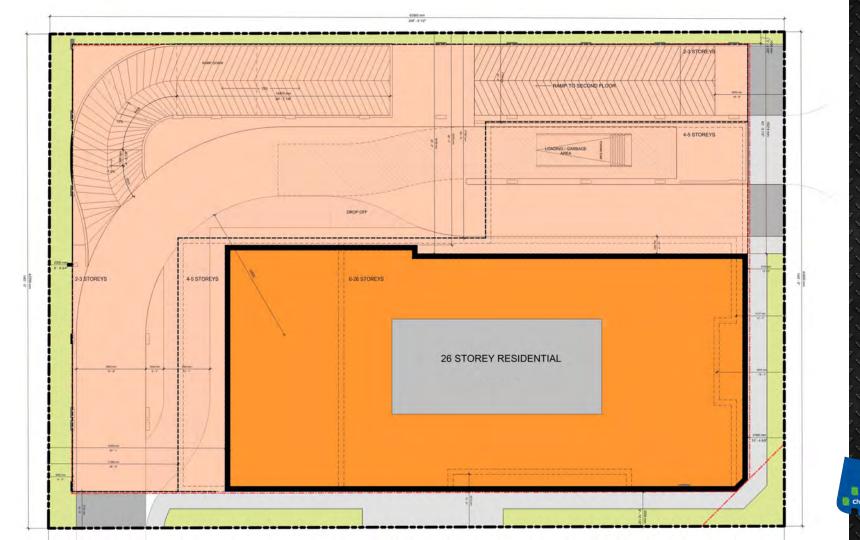
- KNOW YOUR SITE

KNOW YOUR STATS

SIMPLE AND SMART

SAMPLES





Chamberlain Architects Interior Designe Constructors



	SITE STATISTICS	UNIT MA
Gross Floor Area	DESCRIPTION AREA(SM) AREA(SF) PERCENTAGE	Name Area T/O FOURTH FLOOR
The sum of the areas of each floor of a building, but shall include a basement or cellar when used for commercial purpose. Measurement shall be from the exterior face of outside walks, or from the centre line of partition and common walls. Gross Floor Area shall not include foor space derivated to:	BUILDING FOOTPRINT BUILDING FOOTPRINT 943.64 m² 10157 th² 34.6% 943.64 m² 10157 th² 34.6%	1 BR 53 m² 67 2 BR 78 m² 104
Vehicle Parking	HARD LANDSCAPE ASPHALT 925.89 m² 9964 8* 34.0%	TIO FIFTH FLOOR
Storage Air Handling Equipment	PAVER 124.62 m² 1341 8² 4.6% SIDEWALK 365.56 m² 3635 5² 13.4%	1 BR 53 m ² 67 (2 BR 78 m ² 104
Enclosed mail and hallways, excluding klosk, stainways Elevators and associated equipment	1415.87 m² 15240 t² 52.0% SOFT LANDSCAPE 583.96 m² 3618 t² 13.4%	TIO SIXTH FLOOR
Washrooms Foyers, lobbles, but not waiting areas/rooms	LANDSCAPE 363.95 m ² 39:88 P ² 13.4% 363.95 m ² 39:88 P ² 13.4% 2723.46 m ² 29315 8 ¹ 100.7%	1 BR 40 m ² 55
Landscape Area	2723.46 m² 25315 8° 100.0%	1 BR + DEN 61 m ² 2 BR 73 m ² 81
An area of land within a lot dedicated to the planting of trees, shrubs, flower beds, or a combination thereof and which may include other decorative landscape features. A Landscape Area may be crossed by a driveway or	OVERALL SITE 2,723.46 m² 29,315 82 100.0%	BACH 40 m ² 42
which may include other decorative randscape reasures. A candidape Area may be crossed by a driveway or walkway provided it is substantially perpendicular to the Landscape Area. A ground sign may be located within a Landscape Area. A Landscape Buffer may be included in the calculation of Landscape.		T/O SEVENTH FLOOR
cantacape week. A cantacape coner may be included in the calculation of cantacape	PARKING SCHEDULE - FLOOR	1 BR + DEN 61 m ²
	Type DESCRIPTION COUNT	2 BR 73 m ² 81 BACH 40 m ² 42
PARKING REQUIREMENTS:	T/O P4 90" - 6.0m x 2.75m 6.0m X 2.75m 13	
APARTMENT BUILDING	90° - ACC - 6m x 4.75m 6m X 4.75m 1 54	TIO EIGHTH FLOOR 1 BR 49 m² 55
APARTMENT BUILDING WITHIN A PRIMARY GROWTH AREA AS IDENTIFIED ON SCHEDULE B-1 OF THE CITY OFFICIAL PLAN (2020).	TLO P3 90' - 6.0m x 2.75m 4.0m X 2.75m 49	1 BR + DEN 61 m ² 2 BR 73 m ² - 81
AS APPROVED BY HALTON REGION ON NOVEMBER 30, 2020, AND AS MAY BE FURTHER AMENDED:	90' - ACC - 6m x 4.75m 6m X 4.75m 2 51 TLO P2	BACH 40 m ² 42
	Tito P2 90° - 6.0m x 2.75m 6.0m X 2.75m 49 80° - A2C - 6m x 4.76m 4m X 4.75m 2	T/O NINTH FLOOR
1.25 SPACES PER UNIT INCLUSIVE OF VISITOR PARKING.	107 - ACC - 68 X 4.758 [68 X 4.758 2] 51 10 P1	1 BR 49 m ² 55 t 1 BR + DEN 61 m ²
	100 P1 507 - 6.0m x 2.75m 6.0m X 2.75m 40 107 - ACC - 0m x 4.75m 8m X 4.75m 2	2 BR 73 m ² 81 BACH 40 m ² 42
THIS IS AN INTERIM RATE AND IS SUBJECT TO FURTHER STUDY TO BE UNDERTAKEN BY THE CITY. AN APPLICATION TO REDUCE THIS PARKING RATE WILL BE REQUIRED TO BE SUPPORTED BY A PARKING	10 GROUND FLOOR	
JUSTIFICATION STUDY DEEMED ACCEPTABLE BY THE CITY.	LOADING - 27 x 9 27 x 9 1	T/O TENTH FLOOR
	10 SECOND FLOOR 90' - 6.0n x 2.75m 6.0n X 2.75m 39	1 BR + DEN 61 m ² 2 BR 73 m ² 81
WITHIN & SECONDARY GROWTH AREA AS IDENTIFIED ON SCHEDULE B-1 OF THE CITY OFFICIAL PLAN (2020), AS APPROVED BY THE HALTON REGION ON NOVEMBER 30, 2020, AND AS MAY BE FURTHER	10 TERPEOR	BACH 40 m ² 42
AMENDED:	90° - 6.0n x 2.75m [6.0n X 2.75m 47	T/O ELEVENTH FLOOR
	254	1 BR 49 m ² 55 1 BR + DEN 61 m ²
1.25 SPACES PER UNIT INCLUSIVE OF VISITOR PARKING.		2 BR 73 m ² 81
	RESIDENTIAL REQUIRED PARKING	BACH 40 m ² 42
FOR ALL AREAS OUTSIDE OF PRIMARY AND SECONDARY GROWTH AREA AS IDENTIFIED ON SCHEDULE B-1 OF THE CITY OFFICIAL PLAN (2020), AS APPROVED BY HALTON REGION ON NOVEMBER 30, 2020, AND AS MAY BE FURTHER AMENDED:	BACH = 42 X 1 (42)	
AS MAY BE FURTHER AMENDED.	1 BR = 85 X 1 (85) 1 BR + DEN = 21 X 1 (21)	
1 OCCUPANT SPACES PER ONE-BEDROOM UNIT	2 BR =92 X 1.25 (115) TOTAL = 263 (PARKING REQUIRED)	
125 OCCUPANT SPACES PER TWO-BEDROOM UNIT	REQUIRED VISITOR PARKING	
1.5 OCCUPANT SPACES PER THREE OR MORE BEDROOM UNIT	240 (UNITS) X .25 = 60	GFA - WITH ABOVE GRADI
0.25 VISITOR SPACES PER UNIT	TOTAL PARKING SPACES NEEDED = 323 NEEDED	TID GROUND FLOOR
1 ADDITIONAL SPACE PER 75 UNITS FOR THE USE OF MAINTENANCE VEHICLES SERVICING THE SITE.	ACCESSIBLE PARKING SPACES	T/O SECOND FLOOR
RETAIL STORE	323 X 0.03 = 9.69 (10) SPACES NEEDED	T/O THIRD FLOOR T/O FOURTH FLOOR
3.5 SPACES PER 100M2 GROSS FLOOR AREA	RETAIL REQUIRED PARKING	TID FIFTH FLOOR TID SIXTH FLOOR
	381M2 / 100 = 3.81 X 3.5 = 13.335 (14) SPACES NEEDED	T/O SEVENTH FLOOR
5. PARKING STRUCTURES	TOTAL PARKING NEEDED = 337	T/D EIGHTH FLOOR T/D NINTH FLOOR
(I) ANY PART OF AN ENCLOSED PARKING STRUCTURE THAT PROJECTS 1.6 M OR MORE ABOVE GRADE SHALL BE SUBJECT TO THE YARD REQUIREMENTS OF THE ZONE DESIGNATION.		T/O TENTH FLOOR T/O ELEVENTH FLOOR
(II) ENTRANCE AND EXIT RAMPS TO BELOW GRADE AND ABOVE GRADE PARKING STRUCTURES OR		T/O TWELFTH FLOOR T/O THIRTEENTH FLOOR
BUILDINGS SHALL BE SETBACK 7.5 M FROM A STREET LINE.	PROPOSED PARKING	T/O FOURTEENTH FLOOR
(II) BELOW GRADE PARKING STRUCTURES SHALL NOT EXTEND INTO A REQUIRED LANDSCAPE BUFFER AND SHALL BE SETBACK 3 M FROM ALL OTHER PROPERTY LINES AND STREET LINES.	240 RESIDENTAIL PARKING SPACES	T/O FIFTEENTH FLOOR T/O SIXTEENTH FLOOR
		T/O SEVENTEENTH FLOOR T/O EIGHTEENTH FLOOR
REQUIRED PARKING DESIGNATED ACCESSIBLE PARKING SPACES	ACCESSIBLE PARKING SPACES (INCLUDED IN TOTAL)	T/O NINETEENTH FLOOR
5 TO 50 SPACES = 1 DESIGNATED ACCESSIBLE PARKING SPACE	218 X 0.03 = 7.2 (8) SPACES NEEDED	T/O 20 T/O 21
51 TO 90 SPACES = 2 DESIGNATED ACCESSIBLE PARKING SPACES OVER 90 SPACES = 3% OF REQUIRED PARKING	RETAIL REQUIRED PARKING	T/O 22 T/O 23
	381M2 / 100 = 3.81 X 3.5 = 13.335 (14) SPACES NEEDED	T/O 24 T/O 25
10. BICYCLE PARKING	TOTAL PARKING NEEDED = 254	T/O 26
BICYCLE PARKING SPACES SHALL BE PROVIDED IN CONJUNCTION WITH OFFICE, RETAIL AND		TOTAL (m2)
SERVICE COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DEVELOPMENTS, IN ACCORDANCE WITH TABLE 1.2.8 AND (10)(A):		
TABLE 1.2.8		
USE REQUIRED BICYCLE PARKING RITAL, 2 SPACIES PLUS 1 SPACIE / 1000 M2 GFA		
RETAR, 2 SPACES PLUS 1 SPACE / 1000 M2 GFA A) EACH BICYCLE PARKING SPACE SHALL BE 60 CM X 1.8 M IN SIZE.		UNIT MAD
ALEMAN BRUTCHE FRANKING SPACE SHALL BE BUICH X 1.8 M IN SIZE.	PARKING SCHEDULE - BICYCLE	1 BR 49 m² 67 m

UNIT MATRIX - PER LEVEL			UNIT MATRIX - PER LEVEL				UNIT MATRIX - PER LEVEL					
Area	AREA S	F Cour	12 %	Name	Area	AREA SF	Count %		e Area	AREA SF	Count	%
DOR				T/O TWELF				T/O 20				_
		m² 11	4.6%	1 BR	49 m² 55 m²		3 1.3%		49 m² 55 m		3	1.3%
n² 104 i	m² 78 m² 10	4 m² 4	1.7%	1 BR + DEN		61 m²	1 0.4%			61 m ²	1	0.4%
		15	6.3%	2 BR	73 m² 81 m²	73 m² 81 m²	4 1.7%		73 m² 81 m		4	1.7%
R	- I			BACH	40 m² 42 m²	40 m² 42 m²	2 0.8%		40 m² 42 m	* 40 m* 42 m*	2	0.8%
n² 67 m		m² 11	4.6%				10 4.2%				10	4.2%
tr ² 104 i	m² 78 m² 10	4 m² 4	1.7%		ENTH FLOOR	1	To Loop	T/O 21	Ter		T.a.	
R		15	6.3%	1 BR 1 BR + DEN	49 m² 65 m²	49 m ² 55 m ²	3 1.3%		49 m ² 55 m	² 49 m ² 55 m ² 61 m ²	3	1.3%
	² 49 m² 55	m² 3	1.3%	1 BR + DEN 2 BR	61 m ² 73 m ² 81 m ³		4 1.7%		73 m ² 81 m		4	0.4%
17 00 H	61 m ²	-m* 3	0.4%	BACH	40 m ² 42 m ²		2 0.8%		40 m ² 42 m		2	0.8%
n²		m ² 4	1.7%	BACH	140 m 42 m	40 m 42 m	10 4.2%		4VIII" 42 III	· Jahun az m	10	4.2%
n ² 42 m		m ² 2	0.8%	T/O E/O IRT	EENTH FLOOR		10 4.25	T/O 22			10	*.67
17 4211	r 40 mr 44	10	4.2%	1.88	49 m ² 55 m ²	49 m² 55 m²	3 1.3%		49 m² 55 m	49m ² - 55m ²	a	1.3%
OOR		10	9.4.10	1 BR + DEN		49 m 00 m	1 0.4%		VEN 61m ²	61m ²	1	0.4%
n ¹ 55 m	² 49 m ² 55	m ² 3	1.3%	2 BR	73 m ² 81 m ²	73 m ² 81 m ²			73 m ² 81 m		4	1.7%
	61 m ²	4	0.4%	BACH	40 m ² 42 m ²		2 0.8%		40 m ² 42 m		2	0.8%
n² 81 m		m² 4	1.7%	DAILON .	lanue no avene	With the second	10 4.2%		payment again	- prome to see in-	10	4.2%
n ² 42 m		m ² 2	0.8%	T/O FIFTER	NTH FLOOR			T/O 23				- 4.19
	- period in ea	10	4.2%	188	49 m² 55 m²	49 m² 55 m²	3 1.3%		49 m² 55 m	49 m ² 55 m ²	3	1.3%
OR		10		1 BR + DEN		61 m ⁴	1 0.4%		EN 61 m ⁴	61 m ⁴	1	0.4%
n ² 55 m	r 49 m² 55	m* 3	1.3%	2.08	73 m ⁴ 81 m ⁴		4 1.7%		73 m ⁴ 81 m		4	1.7%
n*	61 m*	1	0.4%	BACH	40 m* 42 m*	40 m* 42 m*	2 0.8%	BACH	40 m* 42 m	40 m* 42 m*	2	0.8%
n² 81 m	73 m² 81	m² 4	1.7%	B. 19.1			10 4.2%				50	4.2%
n² 42 m		m² 2	0.8%	T/O SIXTEE	NTH FLOOR			T/O 24				
		10	4.2%	1.8R	49 m² 55 m²	49 m² 55 m²	3 1.3%	188	49 m² 55 m	49 m² 55 m²	3	1.3%
R				1 BR + DEN	61 m²	61 m²	1 0.4%	188+0	2EN 61 m ²	61 m ²	1	0.4%
n² 55 m	r 49 m² 55	m² 3	1.3%	2.88	73 m² 81 m²	73 m² 81 m²	4 1.7%	2.88	73 m² 81 m	' 73 m' 81 m'	4	1.7%
11 ²	61 m ²	1	0.4%	BACH	40 m² 42 m²	40 m ² 42 m ²	2 0.8%	BACH	40 m ² 42 m	² 40 m ² 42 m ²	2	0.8%
n² 81 m	² 73 m² 81	m² 4	1.7%				10 4.2%				10	4.2%
n² 42 m	² 40 m² 42	m² 2	0.8%	T/O SEVEN	TEENTH FLOOR			T/O 25				
		10	4.2%	1 BR	49 m² 55 m²		3 1.3%		49 m² 55 m		3	1.3%
R				1 BR + DEN		61 m ²	1 0.4%			61 m ²	1	0.4%
n² 55 m		m² 3	1.3%	2 BR	73 m² 81 m²	73 m ² 81 m ²			73 m² 81 m		4	1.7%
e ²	61 m ²	1	0.4%	BACH	40 m ² 42 m ²	40 m ³ 42 m ³	2 0.8%		40 m ² 42 m	² 40 m ³ 42 m ³	2	0.8%
n² 81 m		m² 4	1.7%				10 4.2%				10	4.2%
n ^a 42 m	40 m² 42	m ² 2	0.8%		ENTH FLOOR	_		T/O 26			_	
		10	4.2%	1 BR	49 m ³ 55 m ³		3 1.3%		49 m ³ 55 m		3	1.3%
LOOR				1 BR + DEN		61 m*	1 0.4%			61 m*	1	0.4%
n² 55 m		m* 3	1.3%	2 BR	73 m² 81 m²		4 1.7%		73 m² 81 m		4	1.7%
n ^y	61 m²	1	0.4%	BACH	40 m² 42 m²	40 m ² 42 m ²	2 0.8%		40 m² 42 m	² 40 m ³ 42 m ³	2	0.8%
n² 81 m		m² 4	1.7%				10 4.2%				10	4.2%
n² 42 m	^p 40 m ² 42	m* 2	0.8%		ENTH FLOOR			Grand to	tal: 240		240	100.0
		10	4.2%	1.0R	49 m* 55 m*							76
				1 BR + DEN		61 m²	1 0.4%					
				2 BR	73 m² 81 m²	73 m² 81 m²						
				BACH	40 m² 42 m²	40 m² 42 m²	2 0.8%					
							10 4.2%					
E GRADE	PARKING	GEA - WIT	NOUT ADO	VE GRADE PAR	IKING	GFA - WITH ALL	LEVELS	SELLADIEN	S NON SELLABLE	WITH ABOVE OF		
E OI PIDE		Q174-111										
	GFA		Level	G	FA	Level	GF	A Name	e Area	AREA SF	AR	EA %
			ND FLOOR	911 m			2444 m					
			TH FLOOR	1278 /			2444 m		DE 4038 m ²	43466 #*	18%	
		T/O FIFTH		1278 /			2444 m		4 -1	60.61	-	
		T/O SIXTH		691 m			2444 m	CACF CORRIDOR	6 m²	69 ft* 13844 ft*	0%	
			NTH FLOOP			OUND FLOOR	911 m ²		1286 m*	13844 1/	0%	
		T/O EIGHT		691 m		COND FLOOR	2151 m				0%	
R	691 m ^a	T/O NINTE	FLOOR	691 m	7/0 TH	RD FLOOR	2232 m	GARBAGE / L	OADING 102 m ²	1093 114	0%	

T/O FIFTH FLOOR T/O SIXTH FLOOR

O FOURTH FLOOR

T/O SEVENTH FLOOR

T/O EIGHTH FLOOR

 TO TEXTH FLOOR
 601 m²

 TO ELEVENTH FLOOR
 601 m²

 TO TO WELPTH FLOOR
 601 m²

 TO THRITEENTH FLOOR
 601 m²

 TO FOURTEENTH FLOOR
 601 m²

 TO SIXTEENTH FLOOR
 601 m²

 TO NOR TEENTH FLOOR
 601 m²

 TO NOR TEENTH FLOOR
 601 m²

 TO NOR TEENTH FLOOR
 601 m²

T/O NINTH ELOOR

T/O TENTH ELCOR

T/O 26

TOTAL (m2)

T/O 24			10	4.2%
188 491	v ² 55 m ²	49 m² 55 m²	3	1.3%
1 BR + DEN 61 m		61 m ²	1	0.4%
2 BR 73 m		73 m² 81 m²	4	1.7%
BACH 40 m		40 m ² 42 m ²	2	0.8%
140 I	46 m	Tana man	10	4.2%
T/O 25				- 4.79
1 BR 49 m		49 m ² 55 m ²	3	1.3%
1 BR + DEN 61 m		61 m ²	1	0.4%
2 BR 73 n	^د m ² ^د n	73 m² 81 m²	4	1.7%
BACH 40 n	v ^a 42 m ^a	40 m ² 42 m ²	2	0.8%
7.00 M			10	4.2%
T/O 26	¹² 55 m ²	49 m ² 55 m ²	3	1.3%
			3	
1 BR + DEN 61 n 2 BR 73 n		61 m ² 73 m ² 81 m ²	4	0.4%
2 BR 73 n BACH 40 n		40 m ² 81 m ²	2	0.8%
0mutt [40 /i	r 42 m²	lanus attus	10	4.2%
				100.0
Grand total: 240			240	%
LABLE VS NON S				
Name	Area	AREA SF	AF	REA %
SELLABLE				
VE GRADE	4038 m ²	43466 #*	18%	
VE GRADE KING	4038 m ²	43466 ft ^a	18%	
	4038 m² 6 m²	43466 tt ⁴ 69 ft ⁴	18%	
KING		69 ft* 13844 ft*		
KING F	6 m²	69 ft*	0%	
KING F RIDOR D BAGE / LOADING	6 m² 1286 m² 111 m² 102 m²	69 ft* 13844 ft*	0%	
KING F RIDOR C BAGE / LOADING BY	6 m ⁴ 1286 m ² 111 m ² 102 m ² 234 m ²	69 ft* 13844 ft* 1192 ft* 1093 ft* 2518 ft*	0% 6% 0%	
KING F RIDOR D BAGE / LOADING	6 m² 1286 m² 111 m² 102 m²	69 ft* 13844 ft* 1192 ft* 1093 ft*	0% 6% 0% 0%	
KING F RIDOR C BAGE / LOADING BY	6 m ⁴ 1286 m ² 111 m ² 102 m ² 234 m ²	69 ft* 13844 ft* 1192 ft* 1093 ft* 2518 ft* 2506 ft* 10190 ft*	0% 6% 0% 0% 1%	
KING F RIDOR D BAGE / LOADING BY KERS	6 m ² 1286 m ² 111 m ² 102 m ² 234 m ² 270 m ²	09 ft* 13844 ft* 1192 ft* 1093 ft* 2518 ft* 2906 ft*	0% 6% 0% 1% 1%	
KING F RIDOR C BAGE / LOADING BY KERS R T. -SELLABLE	6 m ² 1286 m ² 111 m ² 102 m ² 234 m ² 270 m ² 947 m ²	69 ft* 13844 ft* 1192 ft* 1093 ft* 2518 ft* 2506 ft* 10190 ft*	0% 6% 0% 1% 1% 1%	
KING F RIDOR C BAGE / LOADING BY KERS R T. SELLABLE ABLE	6 m ² 1286 m ² 111 m ² 102 m ³ 234 m ³ 270 m ³ 947 m ³ 142 m ² 7136 m ²	09 ft* 13844 ft* 1582 ft* 1093 ft* 2518 ft* 2906 ft* 10190 ft* 1529 ft* 76808 ft*	0% 6% 0% 1% 1% 1% 1% 22%	
KING F RIDOR C BAGE / LOADING BY KERS R T. SELLABLE ABLE	6 m ² 1286 m ² 111 m ² 102 m ³ 234 m ³ 234 m ³ 947 m ³ 947 m ³ 7136 m ² 4677 m ²	69 ft* 13844 ft* 1992 ft* 1993 ft* 2596 ft* 2596 ft* 10190 ft* 1529 ft* 76606 ft* 50347 ft*	076 076 076 076 176 176 475 176 475 176 322%	
KING F SIDOR D BAGE / LOADING BY KERS R T. 	6 m ² 1286 m ² 111 m ² 102 m ² 234 m ² 270 m ³ 947 m ² 142 m ² 7136 m ² 4677 m ² 1284 m ²	09 ft* 13844 ft* 1992 ft* 1093 ft* 2516 ft* 2506 ft* 10190 ft* 1529 ft* 76606 ft* 50347 ft* 13824 ft*	075 075 075 075 175 175 175 175 175 2275 2175 675	
KING F SRDOR D BAGE / LOADING BV KERS R T. SELLABLE ABLE + DEN	6 m ² 1286 m ² 111 m ² 102 m ² 234 m ² 234 m ² 947 m ² 142 m ² 7136 m ² 46377 m ² 1284 m ² 7175 m ²	69 ft* 13544 ft* 13554 ft* 1525 ft* 2556 ft* 1559 ft* 75606 ft* 5529 ft* 1559 ft* 1559 ft* 1559 ft* 13524 ft* 13524 ft* 77226 ft*	0% 6% 0% 1% 1% 4% 1% 32% 21% 6% 32%	
KING FROOR C BAGE / LOADING IV KERS R T. SELLABLE - SELLABLE - ABLE + DEN H	6 m ² 1286 m ² 111 m ² 102 m ² 224 m ² 247 m ² 142 m ² 136 m ² 4637 m ² 1284 m ² 7136 m ² 1284 m ² 1708 m ²	69 ft* 13844 ft* 1392 ft* 1092 ft* 2516 ft* 2536 ft* 2536 ft* 10390 ft* 1529 ft* 1539 ft* 1539 ft* 15324 ft* 15354 ft* 15354 ft*	0% 6% 0% 1% 1% 4% 1% 32% 21% 6% 22% 8%	
KING F FROOR C BAGE / LOADING IV KERS R T. -SELLABLE ABLE + DEN H H H	6 m ² 1286 m ² 111 m ² 102 m ² 234 m ² 247 m ² 142 m ² 142 m ² 148 m ² 1284 m ² 1284 m ² 1708 m ² 381 m ²	69 ft ⁴ 13844 ft ⁴ 1992 ft ⁴ 1993 ft ⁴ 2518 ft ⁴ 2518 ft ⁴ 2506 ft ⁴ 10190 ft ⁴ 1529 ft ⁴ 76806 ft ⁴ 13824 ft ⁴ 77226 ft ⁴ 13824 ft ⁴ 77226 ft ⁴ 18867 ft ⁴ 4493 ft ⁴	0% 6% 0% 1% 1% 4% 1% 2% 21% 6% 8% 2%	
KING F FROOR C BAGE / LOADING BY KERS R T. -SELLABLE -ABLE + DEN H AL ABLE	6 m ¹ 1266 m ² 111 m ¹ 102 m ² 234 m ² 270 m ² 270 m ² 270 m ² 142 m ² 142 m ² 142 m ² 1584 m ² 1284 m ² 1706 m ² 15286 m ² 15226 m ²	69 ft* 13844 ft* 1392 ft* 1992 ft* 2516 ft* 2506 ft* 10190 ft* 1529 ft* 76606 ft* 50347 ft* 50347 ft* 15324 ft* 15384 ft* 15385 ft* 163868 ft*	0% 6% 0% 1% 1% 1% 1% 22% 6% 22% 8% 2% 6% 58%	
KING F FROOR C BAGE / LOADING IV KERS R T. -SELLABLE ABLE + DEN H H H	6 m ² 1286 m ² 111 m ² 102 m ² 234 m ² 247 m ² 142 m ² 142 m ² 148 m ² 1284 m ² 1284 m ² 1708 m ² 381 m ²	69 ft ⁴ 13844 ft ⁴ 1992 ft ⁴ 1993 ft ⁴ 2518 ft ⁴ 2518 ft ⁴ 2506 ft ⁴ 10190 ft ⁴ 1529 ft ⁴ 76806 ft ⁴ 13824 ft ⁴ 77226 ft ⁴ 13824 ft ⁴ 77226 ft ⁴ 18867 ft ⁴ 4493 ft ⁴	0% 6% 0% 1% 1% 4% 1% 2% 21% 6% 8% 2%	6
KING F FROOR C BAGE / LOADING BY KERS R T. -SELLABLE -ABLE + DEN H AL ABLE	6 m ¹ 1266 m ² 111 m ¹ 102 m ² 234 m ² 270 m ² 270 m ² 270 m ² 142 m ² 142 m ² 142 m ² 1584 m ² 1284 m ² 1706 m ² 15286 m ² 15226 m ²	69 ft* 13844 ft* 1392 ft* 1992 ft* 2516 ft* 2506 ft* 10190 ft* 1529 ft* 76606 ft* 50347 ft* 50347 ft* 15324 ft* 15384 ft* 15385 ft* 163868 ft*	0% 6% 0% 1% 1% 1% 1% 22% 6% 22% 8% 2% 6% 58%	6
KING F RIDOR C BAGE / LOADING IV KRIES R T. SELLABLE ABLE * DEN H H AL ABLE d total	6 m ⁴ 1286 m ² 111 m ² 102 m ³ 1234 m ³ 142 m ³ 142 m ³ 142 m ³ 142 m ⁴ 1284 m ³ 1284 m ³ 1706 m ³ 1706 m ³ 1705 m ³	69 ft ⁴ 13844 ft ⁴ 1982 ft ⁴ 2518 ft ² 2006 ft ⁴ 10190 ft ⁴ 10190 ft ⁴ 10390 ft ⁴ 10390 ft ⁴ 10390 ft ⁴ 10392 ft ⁴ 10395 ft ⁴ 10395 ft ⁴ 10395 ft ⁴ 10395 ft ⁴	0% 6% 0% 1% 1% 1% 1% 2% 6% 2% 6% 2% 6% 100%	
KING F RIDDOR D BAGE / LOADING BAGE / LOADING BAGE / LOADING BAGE / LOADING R R T. - SELLABLE - DEN H AL - ABLE - d total ELABLE V5 NON	6 m² 1286 m² 111 m² 102 m² 224 m² 223 m² 224 m² 224 m² 1284 m² 142 m² 1126 m² 1284 m² 1286 m² 1286 m² 15226 m² 22361 m² SELLABLE	09 ft* 13944 ft* 1992 ft* 1003 ft* 2518 ft* 2518 ft* 2506 ft* 1529 ft* 1529 ft* 1529 ft* 15326 ft* 13824 ft* 778508 ft* 13824 ft* 13836 ft* 240696 ft* 240696 ft* -wtrhout abo	0% 6% 0% 0% 0% 1% 1% 1% 1% 32% 6% 6% 2% 6% 6% 1009	ADE
KING F RIDOR C BAGE / LOADING IV KRIES R T. SELLABLE ABLE * DEN H H AL ABLE d total	6 m ⁴ 1286 m ² 111 m ² 102 m ³ 1234 m ³ 142 m ³ 142 m ³ 142 m ³ 142 m ⁴ 1284 m ³ 1284 m ³ 1706 m ³ 1706 m ³ 1705 m ³	69 ft ⁴ 13844 ft ⁴ 1982 ft ⁴ 2518 ft ² 2006 ft ⁴ 10190 ft ⁴ 10190 ft ⁴ 10390 ft ⁴ 10390 ft ⁴ 10390 ft ⁴ 10392 ft ⁴ 10395 ft ⁴ 10395 ft ⁴ 10395 ft ⁴ 10395 ft ⁴	0% 6% 0% 0% 0% 1% 1% 1% 1% 32% 6% 6% 2% 6% 6% 1009	
KING F RIDDOR D BAGE / LOADING BAGE / LOADING BAGE / LOADING BAGE / LOADING R R T. - SELLABLE - DEN H AL - ABLE - d total ELABLE V5 NON	6 m² 1286 m² 111 m² 102 m² 224 m² 223 m² 224 m² 224 m² 1284 m² 142 m² 1126 m² 1284 m² 1286 m² 1286 m² 15226 m² 22361 m² SELLABLE	60 Pt 13344 4° 1902 4° 1902 4° 1902 51 8° 2006 4° 2006 4° 2006 4° 1010 0° 77226 4° 1320 4° 77226 4° 777226 4° 77726 4° 7776777777777777777777777777777777777	0% 6% 0% 0% 0% 1% 1% 1% 1% 32% 6% 6% 2% 6% 6% 1009	ADE
KING F F F F F F F F F F F F F	6 m² 1286 m² 1111 m² 1502 m² 234 m² 234 m² 2370 m² 142 m² 142 m² 142 m² 1715 m² 1708 m² 1708 m² 1708 m² 1708 m² 1708 m² 1708 m² 1708 m² 15286 m² 22361 m² SELLABLE Area	60 Pt ⁴ 13544 4t ⁶ 1592 4t ⁵ 1592 4t ⁵ 1503 5t ⁶ 2206 6t ⁷ 15030 4t ⁶ 1520 4t ⁶ 1520 4t ⁶ 1520 4t ⁶ 1520 4t ⁶ 15354 4t ⁶ 15354 4t ⁶ 15354 4t ⁶ 15354 4t ⁶ 15354 4t ⁶ 153554 4t ⁶ 1535554 4t ⁶ 15355554 4t ⁶ 1535554 4t ⁶ 15355554 4t ⁶ 15355555555555555555555555555555555555	0% 6% 0% 1% 1% 4% 1% 5% 6% 5% 2% 6% 5% 8% 8% 5% 6% 100%	ADE
KING F F JRIDOR 5 C BACE / LOADING BACE / LOADING KIRB ABLE + DEN H H ABLE 4 DEN H H LLABLE VS NON Name • SELLABLE	6 m² 1286 m² 1111 m² 1920 m² 234 m² 234 m² 234 m² 142 m² 142 m² 142 m² 142 m² 142 m² 1204 m² 1204 m² 1204 m² 1206 m² 15206 m² 152	60 Pt ⁻¹ 1354 4 Pt ⁻¹ 1592 4 Pt ⁻¹ 1593 5 Pt ⁻¹ 1593 5 Pt ⁻¹ 2006 4 Pt ⁻¹ 1592 4 Pt ⁻¹ 1592 4 Pt ⁻¹ 1592 4 Pt ⁻¹ 1592 4 Pt ⁻¹ 1593 4 Pt ⁻¹ 1594 4	0% 6% 0% 0% 1% 1% 1% 22% 6% 2% 6% 2% 6% 52% 6% 52% 6% 52% 6% 7%	ADE
KING RECOR RECOR BACE / LOADING MARK SELLADING SELLADING SELLADING SELLADING Name SELLABLE VS NON Name SELLABLE VS NON Name	6 m² 1286 m² 1111 m² 1502 m² 234 m² 234 m² 2370 m² 142 m² 142 m² 142 m² 1715 m² 1708 m² 1708 m² 1708 m² 1708 m² 1708 m² 1708 m² 1708 m² 15286 m² 22361 m² SELLABLE Area	60 Pt ⁴ 13544 4t ⁶ 1592 4t ⁵ 1592 4t ⁵ 1503 5t ⁶ 2206 6t ⁷ 15030 4t ⁶ 1520 4t ⁶ 1520 4t ⁶ 1520 4t ⁶ 1520 4t ⁶ 15354 4t ⁶ 15354 4t ⁶ 15354 4t ⁶ 15354 4t ⁶ 15354 4t ⁶ 15355 4t ⁶ 153	0% 6% 0% 1% 1% 4% 1% 5% 6% 5% 2% 6% 5% 8% 8% 5% 6% 100%	ADE
UNG BDOR BDOR SDOR SDOR SDOR SELABLE SELA	6 m² 1286 m² 1111 m² 1920 m² 234 m² 234 m² 234 m² 142 m² 142 m² 142 m² 142 m² 142 m² 1204 m² 1204 m² 1204 m² 1206 m² 15206 m² 152	60 Pt ⁻¹ 1354 4 Pt ⁻¹ 1592 4 Pt ⁻¹ 1593 5 Pt ⁻¹ 1593 5 Pt ⁻¹ 2006 4 Pt ⁻¹ 1592 4 Pt ⁻¹ 1592 4 Pt ⁻¹ 1592 4 Pt ⁻¹ 1592 4 Pt ⁻¹ 1593 4 Pt ⁻¹ 1594 4	0% 6% 0% 0% 1% 1% 1% 22% 6% 2% 6% 2% 6% 52% 6% 52% 6% 52% 6% 7%	ADE

(II) BELOW GRADE PARKING STRUCTURES SHALL NOT EXTEND INTO A REQUIRED I BUFFER AND SHALL BE SETBACK 3 M FROM ALL OTHER PROPERTY LINES AND STR
REQUIRED PARKING DESIGNATED ACCESSIBLE PARKING SPACES
5 TO 50 SPACES = 1 DESIGNATED ACCESSIBLE PARKING SPACE

10

PARKING SCHEDULE - BICYCLE UG PARKING

	FLOOR (591 m ^e	T/O FOURTEENTH FLOOR	601 m²
O THRTEEN	TH FLOOR	91 m²	T/O FIFTEENTH FLOOR	691 m²
O FOURTEEN	ATH FLOOR	591 m²	T/O SIXTEENTH FLOOR	691 m*
O FIFTEENTH	FLOOR	91 m²	T/O SEVENTEENTH FLOOR	691 m²
O SIXTEENTH	H FLOOR 6	91 m²	T/O EIGHTEENTH FLOOR	691 m*
O SEVENTEE	NTH FLOOR	91 m²	T/O NINETEENTH FLOOR	691 m²
O EIGHTEEN	TH FLOOR	501 m²	T/O 20	691 m²
O NINETEEN	TH FLOOR	901 m ²	T/O 21	691 m²
10 20		91 m²	1/0 22	691 m²
IO 21		901 m ²	T/O 23	691 m ³
IO 22		991 m²	T/O 24	691 m ³
0.23		91 m ²	1/0 25	691 m ³
IO 24		91 m²	T/O 26	691 m²
IO 25		91 m*	TOTAL (m2)	17978 m ²
ID 26		995 m ²		
OTAL (m2)				
	I BAT ALL TO	~	_	
	UNIT MATER			
Name	Area	Count	COUNT %	
Name 1 Bit	Area 49 m² 67 m²	Count 85	35.4%	
Name	Area	Count		

691 m² 691 m² 691 m²

691 m² 691 m²

TIO TWITH FLOOR (811 m²) TIO TWITH FLOOR (811 m²) TIO TWILLITH FLOOR (811 m²) TIO TWILLITH FLOOR (811 m²) TIO TOWILLITH FLOOR (811 m²) TIO FOURTEENTH FLOOR (811 m²) TIO FUTLENTH FLOOR (811 m²)

LOBBY	234 m²	2518 ft ²	
LOCKERS	270 m²	2906 ft ²	
STAIR	947 m²	10190 #*	
VEST.	142 m²	1529 ft ²	
NON-SELLABLE SELLABLE	7136 m²	76808 ft ^o	
1 BR	4677 m ²	50347 #*	
1 BR + DEN	1284 m²	13824 ft ^o	
2 BR	7175 m²	77226 ft ^o	
BACH	1708 m ²	18387 #*	

1278 m⁴ 1278 m⁴

691 m²

691 m² 691 m²

691 m²

691 m²

691 m² 691 m²

691 m²

601 m² 601 m²

691 m⁴ 32139 m²

Grand total

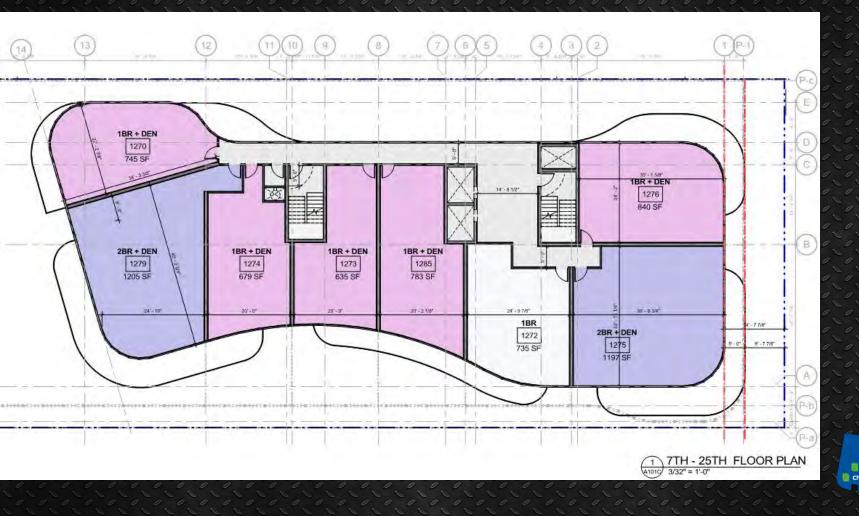
RET/ Gran

SE CACE

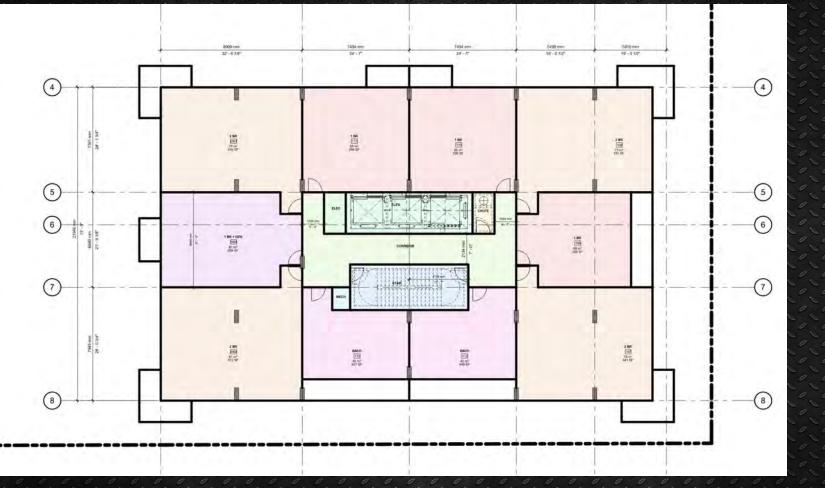
LEC	102 m ²	1097 ft ^a	1%	1 18
GARBAGE / LOADIN	402 m ²	1093 ft [*]	1%	1 11
OBBY		2518 ft*	1%	1 17
OCKERS			1%	1 ["
ITAIR			5%	
EST.			0%	
ION-SELLABLE			15%	·
FELLABLE	-			
BR			26%	1 🖪
BR + DEN	-	-	7%	1 1
BR	Chamb		Architects	1 4
IACH	1705	1 °	nterior Desig	nërs
RETAL	381	P (Constructors	1 1
COLUMN 1	16236.00	8.87	844	' 16 L

17978 m²

193518 Rº 100%



Chamberlain Architects Interior Design Constructors



Chamberlain Architects Interior Designers Constructors AFFORDABLE VS MARKET

SAMPLE PROJECTS / CONCEPTS

















Chamberlain Architects



Chamberlain



Mark Kay

President CFO Capital







PRESENTATION FOR:

SVN ROCK ADVISORS INC.

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APRIL 11, 2022



Summary:

- CMHC's MLI Select product offers flexibility to encourage affordability, accessibility, and climate compatible units
- Flexibility includes: Higher loan-to-values, increased amortizations, lower debt coverage ratios, reduced premiums



Property Type And Size

- New and existing affordable, energy efficient and/or accessible housing projects including: Standard rental housing, single room occupancy, supportive housing and retirement homes. Student housing projects are only eligible to qualify under energy efficiency and accessibility
- Min project size of 5 units except retirement homes where a min of 50 units/beds is required





Non-Residential Component

- Not to exceed 30% of gross floor area nor 30% of total lending value.
- Loan relating to non-residential component must not exceed 75% of lending value of non residential component

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<u>Criteria:</u>

Borrowers can commit to any combination of the following social outcomes, though a minimum of 50 points is required to qualify



<u>Affordability:</u> % of units within the project with rents equal to or below established threshold for the subject market

15

- Affordability New Construction: (example)
- Level 1 (50 points) Min 10% of units at max 30% of median renter income
- Affordability Existing:
- Level 1 (50pnts) Min 40% of units at max 30% of median renter income



- <u>Energy Efficiency</u>: based on the improved performance over the baseline
- Energy Efficiency New Construction: (example)
- Level 1 (30 points) Min 20% better then NECB/NBC
- Energy Efficiency Existing:
- Level 1 (30pnts) Min 15% decrease over current year baseline



- <u>Accessibility</u>: based on the level of accessibility and adaptability building design
- Level 1 (example) (20 pnts)
- Min 15% of the units are considered accessible in accordance with the CSA standard B651-18 for
- Min 15% of units are universal design or
- The building receives Rick Hansen Foundation Accessibility certification (60%-79% score)



General Guideline for Borrower Eligibility:

Demonstrate competence and experience relative to the size and type of the property

- Min 5 yrs of demonstrated management experience
- Alternatively 3rd party experience management

Borrower Net Worth Min of 25% of the loan with min of \$100K

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Product Flexibilities

Based on total points awarded, the loan insurance application can benefit from the following flexibilities.

Total points	Max. LTC/LTV	Max. amortization*	Rental achievement holdback	Recourse	Replacement reserve
		New Const	ruction		
Min. 50 points	Up to 95%	Up to 40 years	Waived	Full	Discretionary
Min. 70 points	Up to 95%	Up to 45 years	Waived	Full	Discretionary
Min. 100 points	Up to 95%	Up to 50 years	Waived	Limited	Discretionary
		Existing Pro	operties		
Min. 50 points	Up to 85%	Up to 40 years	May apply	Full	Discretionary
Min. 70 points	Up to 95%	Up to 45 years		Full	Discretionary
Min. 100 points	Up to 95%	Up to 50 years		Limited	Discretionary

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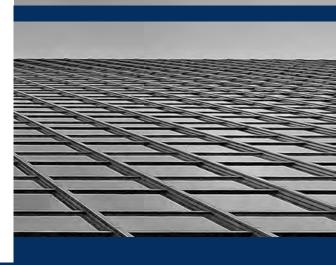
*The maximum amortization period is the specified number of years or remaining economic life, whichever is less.



THANK YOU! WE LOOK FORWARD TO WORKING WITH YOU.

MARK KAY 905-477-6542

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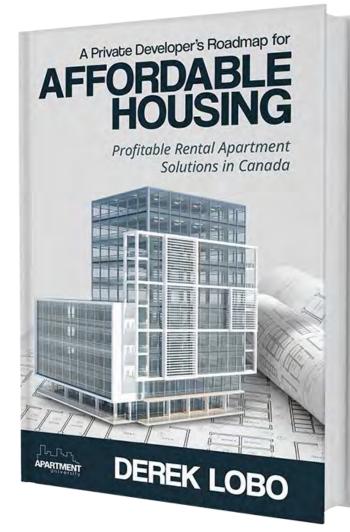
PULLING IT ALL TOGETHER: Developing a Business Plan to Build Affordable Housing

- 1. Consider your organization's long-term goals
- 2. Determine a site with <u>affordable housing **potential**</u>
- 3. Engage **early** with the municipality
- 4. Determine <u>WHAT</u> to build
- 5. Review federal, provincial and municipal program eligibility
- 6. Complete your **<u>detailed financial analysis</u>**
- 7. Identify <u>strategic community partnerships & management options</u>
- 8. Finalize government contributions



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