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# The Liberal's Affordable Housing Plan



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## FEATURED SPEAKERS



**Derek  
Lobo**

CEO  
SVN Rock Advisors



**Laura  
Gurr**

Partner  
Cohen Highley LLP  
Lawyers



**Jon  
McGinn**

Executive Vice President  
Chamberlain Architect  
Services Ltd



**Mark  
Kay**

President  
CFO Capital



Global NEWS

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**.

# 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...



# AGENDA

1. **Derek Lobo** – introduction, thoughts, and direction
2. **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



# Laura Gurr

Partner  
Cohen Highley LLP  
Lawyers

# Affordable Housing Plan: Federal Budget 2022

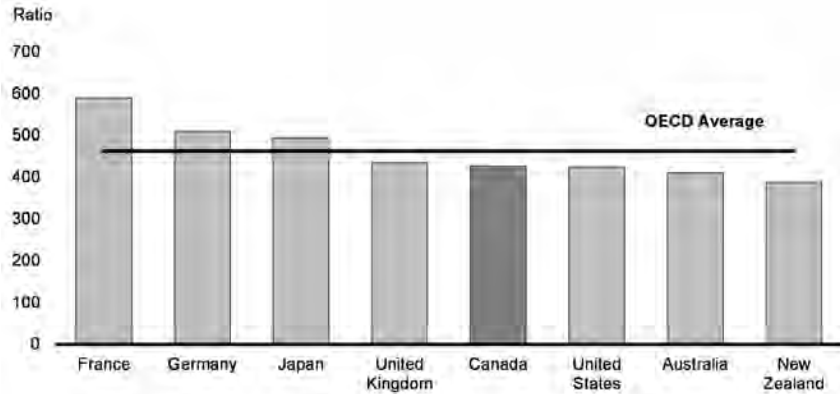
Laura Gurr, Partner  
[gurr@cohenhighley.com](mailto:gurr@cohenhighley.com)



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LAWYERS  
We're Listening...



# Affordable Housing Development: Federal Budget 2022



- The biggest issue is supply
- 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



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# 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

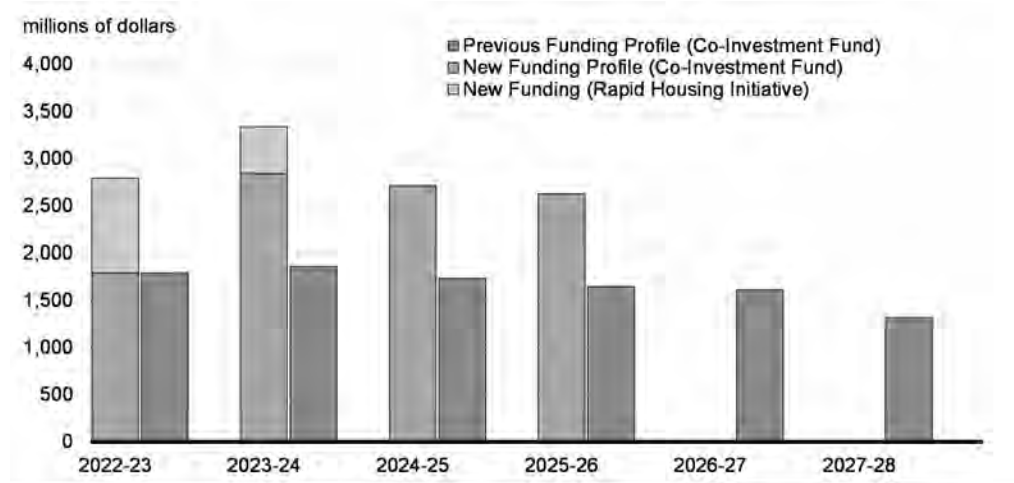


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# National Housing Co-Investment Fund

- \$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



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# 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-investment-fund/nhs-co-invest-fund-highlight-sheet-en.pdf?rev=333e4f36-9045-4fa7-a279-edff091c16e8>



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# Funding Eligibility

- The NHCF will prioritize projects that achieve partnering and co-investment 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



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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.

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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)

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



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# 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



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# 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



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# 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
- <https://www.toronto.ca/community-people/community-partners/affordable-housing-partners/open-door-affordable-housing-program/>



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# 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



# LIBERAL AFFORDABLE HOUSING PLAN

## DESIGN CONSIDERATION DISCUSSION

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

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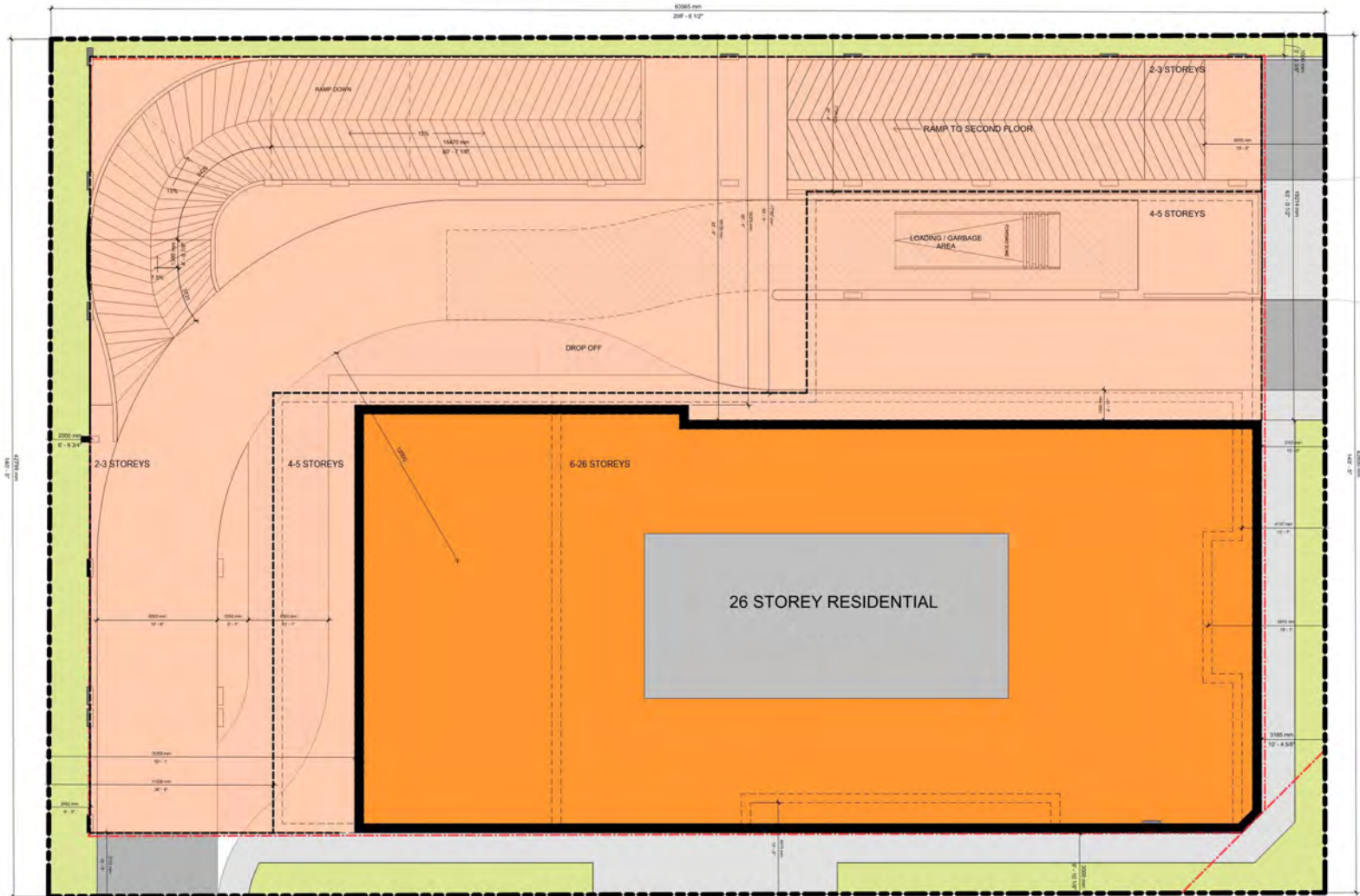
## FIRM INTRO & BACKGROUND



- 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







**Gross Floor Area**

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 walls, or from the centre line of partition and common walls. Gross Floor Area shall not include floor space devoted to:

- Vehicle Parking
- Storage
- Air Handling Equipment
- Enclosed mall and hallways, excluding kiosks, stairways
- Elevators and associated equipment
- Washrooms
- Floors, lobbies, but not waiting areas/rooms

**Landscape Area**

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 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 Area.

**PARKING REQUIREMENTS:**

**APARTMENT BUILDING**

WITHIN A PRIMARY 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:

**1.25 SPACES PER UNIT INCLUSIVE OF VISITOR PARKING.**

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 JUSTIFICATION STUDY DEEMED ACCEPTABLE BY THE CITY.

WITHIN A 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 AMENDED:

**1.25 SPACES PER UNIT INCLUSIVE OF VISITOR PARKING.**

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:

**1 OCCUPANT SPACES PER ONE-BEDROOM UNIT**

1.25 OCCUPANT SPACES PER TWO-BEDROOM UNIT

1.5 OCCUPANT SPACES PER THREE OR MORE BEDROOM UNIT

0.25 VISITOR SPACES PER UNIT

1 ADDITIONAL SPACE PER 75 UNITS FOR THE USE OF MAINTENANCE VEHICLES SERVICING THE SITE.

**RETAL STORE**

3.5 SPACES PER 100M<sup>2</sup> GROSS FLOOR AREA

**PARKING STRUCTURES**

(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.

(ii) ENTRANCE AND EXIT RAMP TO BELOW GRADE AND ABOVE GRADE PARKING STRUCTURES OR BUILDINGS SHALL BE SETBACK 7.5 M FROM A STREET LINE.

(iii) 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.

**ACCESSIBLE PARKING SPACES (INCLUDED IN TOTAL)**

218 x 0.03 = 7.2 (8) SPACES NEEDED

**RETAL, REQUIRED PARKING**

381M<sup>2</sup> / 100 = 3.81 X 3.5 = 13.335 (14) SPACES NEEDED

**TOTAL PARKING NEEDED = 224**

**REQUIRED PARKING DESIGNATED ACCESSIBLE PARKING SPACE**

8 TO 50 SPACES = 1 DESIGNATED ACCESSIBLE PARKING SPACE

81 TO 90 SPACES = 2 DESIGNATED ACCESSIBLE PARKING SPACES

OVER 90 SPACES = 3% OF REQUIRED PARKING

**10. BICYCLE PARKING**

BICYCLE PARKING SPACES SHALL BE PROVIDED IN CONJUNCTION WITH OFFICE, RETAIL, AND SERVICE COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DEVELOPMENTS, IN ACCORDANCE WITH TABLE 1.2.8 AND (103A).

**TABLE 1.2.8**

**REQUIRED BICYCLE PARKING**

2 SPACES PER 1,000 M<sup>2</sup> GFA

RETAL

A) EACH BICYCLE PARKING SPACE SHALL BE 60 CM X 1.8 M IN SIZE.

**PARKING SCHEDULE - BICYCLE**

DESCRIPTION COUNT

UG PARKING 81

81

**SITE STATISTICS**

DESCRIPTION AREA (M<sup>2</sup>) AREA (SF) PERCENTAGE

BUILDING FOOTPRINT 84,944 m<sup>2</sup> 913,977 sf 34.6%

LANDSCAPE 94,844 m<sup>2</sup> 1,025,917 sf 34.6%

ASPHALT 605,609 m<sup>2</sup> 655,614 sf 22.9%

PAVING 124,642 m<sup>2</sup> 1,347,476 sf 4.8%

SEWER/NAK 368,566 m<sup>2</sup> 396,917 sf 13.4%

10,615.6 m<sup>2</sup> 114,617 sf 4.3%

SOFT LANDSCAPE 84,944 m<sup>2</sup> 913,977 sf 34.6%

LANDSCAPE 303,955 m<sup>2</sup> 328,917 sf 12.3%

277,445 m<sup>2</sup> 298,917 sf 10.9%

OVERALL SITE 2,729,445 m<sup>2</sup> 29,315 sf 100.0%

**PARKING SCHEDULE - FLOOR**

Type DESCRIPTION COUNT

TO 4

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO FIFTH FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO SIXTH FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO SEVENTH FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO EIGHTH FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO NINTH FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO TENTH FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO ELEVENTH FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO TWELFTH FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO THIRTEENTH FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO FOURTEENTH FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO FIFTEENTH FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO SIXTEENTH FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO SEVENTEENTH FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO EIGHTEENTH FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO NINETEENTH FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO TWENTIETH FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO TWENTYFIRST FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO TWENTYSECOND FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO TWENTYTHIRD FLOOR

1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m<sup>2</sup> 1 0.4%

2 BR 73 m<sup>2</sup> 81 m<sup>2</sup> 73 m<sup>2</sup> 81 m<sup>2</sup> 4 1.7%

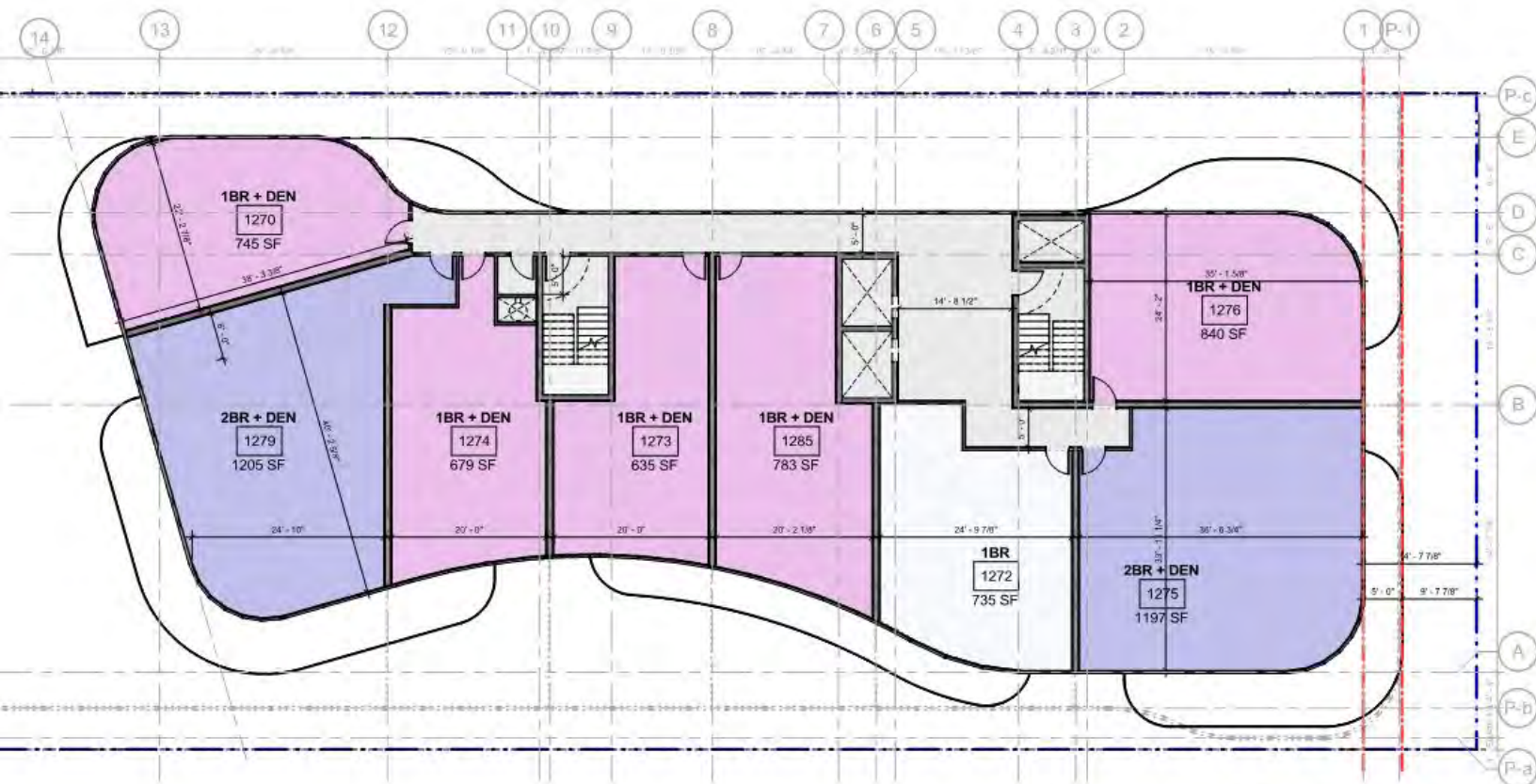
BACH 40 m<sup>2</sup> 42 m<sup>2</sup> 40 m<sup>2</sup> 42 m<sup>2</sup> 2 0.8%

10 4.2%

TO TWENTYFOURTH FLOOR

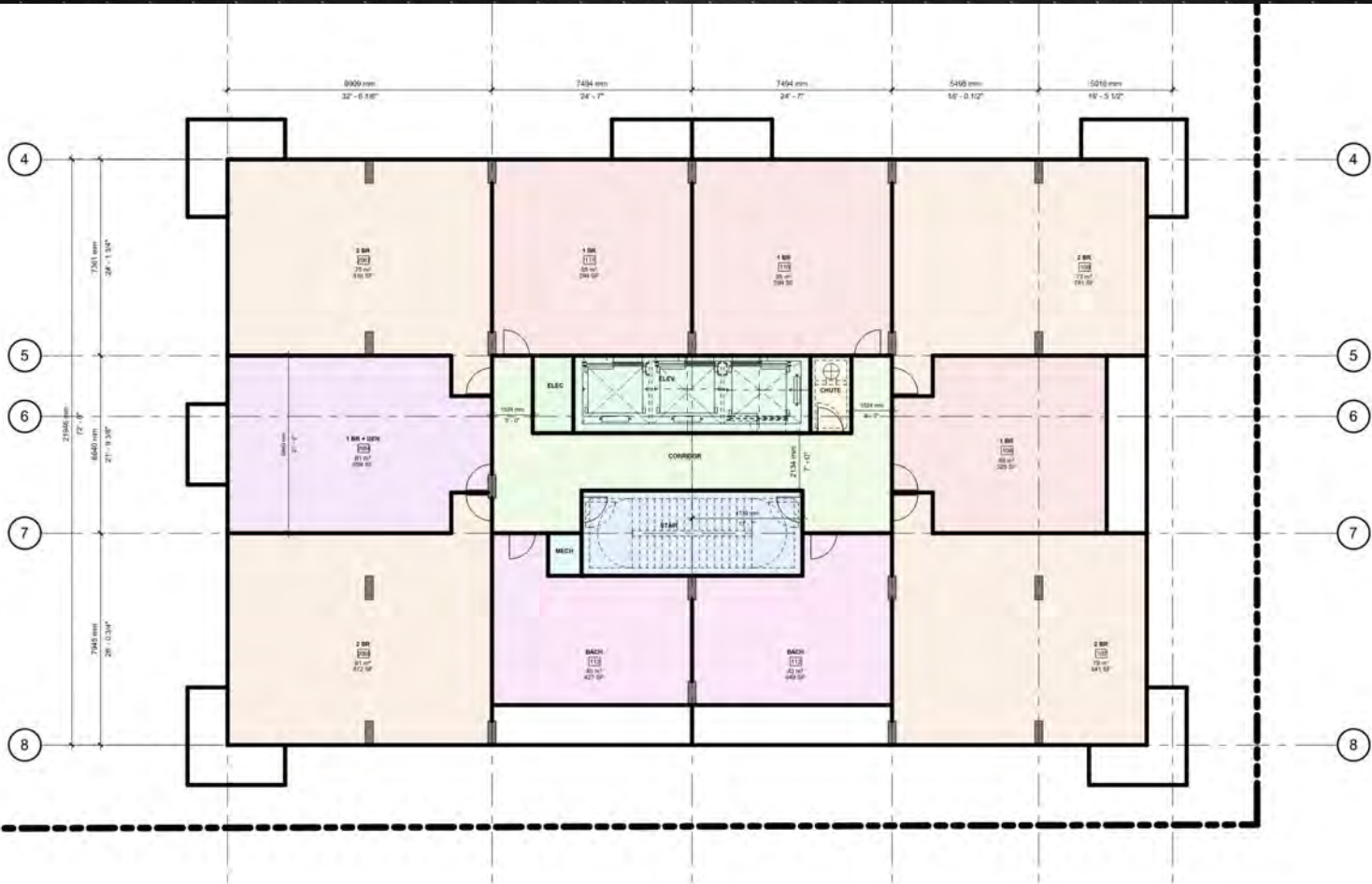
1 BR 49 m<sup>2</sup> 55 m<sup>2</sup> 60 m<sup>2</sup> 65 m<sup>2</sup> 3 1.3%

1 BR + DEN 61 m<sup>2</sup> 61 m



1 7TH - 25TH FLOOR PLAN  
 A101C 3/32" = 1'-0"







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AFFORDABLE VS MARKET

SAMPLE PROJECTS /  
CONCEPTS





Chamberlain  
Child Development  
Centers



Architects  
Interior Designers  
Constructors





Signage

SIGNAGE

SIGNAGE

824 SHEPPARD



Chamberlain  
Appliance  
Constructors







Architects  
Interior Designers  
Engineers  
Constructors





# Mark Kay

President  
CFO Capital



**PRESENTATION FOR:**

**SVN ROCK ADVISORS  
INC.**

**[WWW.CFOCAPITAL.CA](http://WWW.CFOCAPITAL.CA)**

**APRIL 11, 2022**

# CMHC MULTI UNIT -MLI SELECT PROGRAM

- 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



# CMHC MULTI UNIT -MLI SELECT PROGRAM

## 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

# CMHC MULTI UNIT -MLI SELECT PROGRAM

- 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

# CMHC MULTI UNIT -MLI SELECT PROGRAM

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

# CMHC MULTI UNIT -MLI SELECT PROGRAM

- Affordability: % of units within the project with rents equal to or below established threshold for the subject market
- 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

# CMHC MULTI UNIT -MLI SELECT PROGRAM

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

# CMHC MULTI UNIT -MLI SELECT PROGRAM

- Accessibility: 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 or
  - Min 15% of units are universal design or
  - The building receives Rick Hansen Foundation Accessibility certification (60%-79% score)

# CMHC MULTI UNIT -MLI SELECT PROGRAM

## 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 3<sup>rd</sup> party experience management

### Borrower Net Worth

- Min of 25% of the loan with min of \$100K

## 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
<b>New Construction</b>					
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
<b>Existing Properties</b>					
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

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





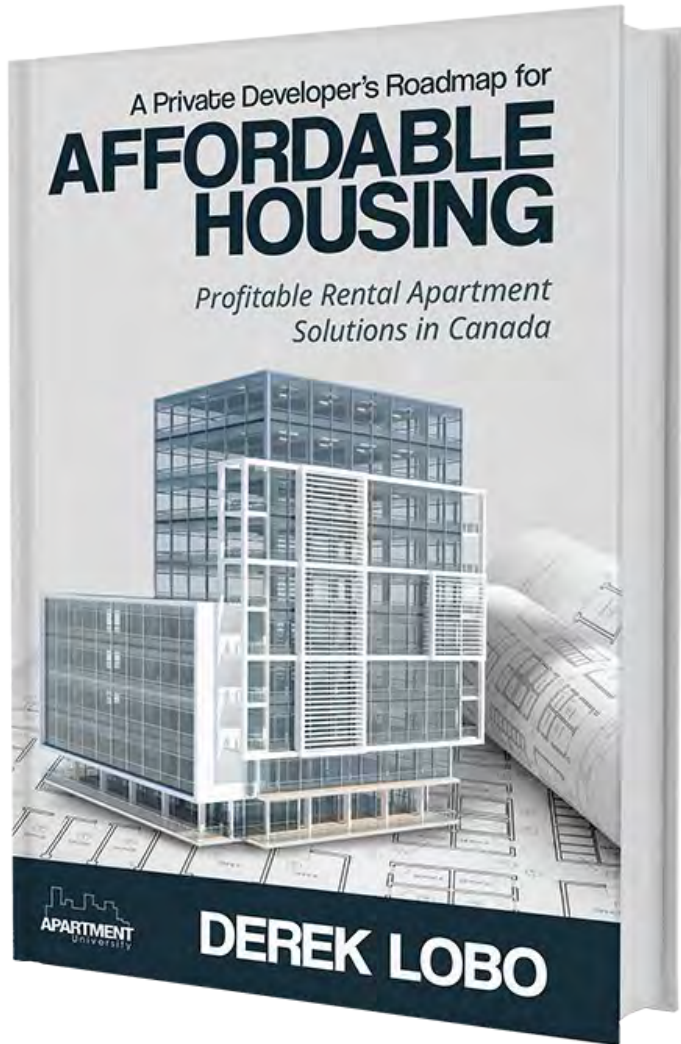
**THANK YOU!  
WE LOOK FORWARD TO  
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**MARK KAY  
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8. Finalize government contributions



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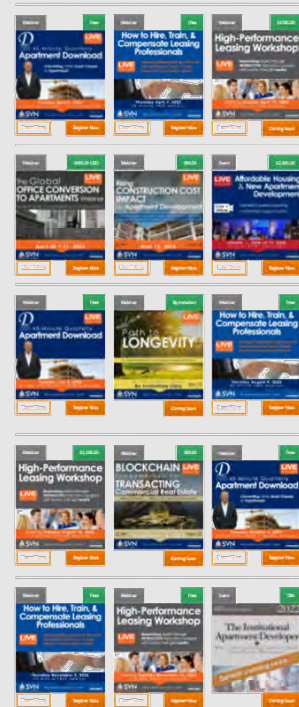
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