

By-law 2018-122

**A By-law of the City of Greater Sudbury to Authorize Various Matters
as Part of the Development Charges Rebate Program
of the Ministry of Housing**

Whereas the Province of Ontario has an interest to have an appropriate mix and range of housing options, including purpose-built rental housing that caters to diverse needs of all ages and incomes;

And Whereas the Province of Ontario has established the Development Charges Rebate Program as a component of the Fair Housing Plan, to increase the supply of housing, specifically purpose built market rental development, by reducing construction costs through the rebating of development charges;

And Whereas the Province has agreed to provide funding under the Development Charges Rebate Program to the City of Greater Sudbury to help increase the supply of purpose-built market rental housing;

Now therefore Council of the City of Greater Sudbury hereby enacts as follows:

Sign the Transfer Agreement

1. The Executive Director of Finance, Assets and Fleet is hereby authorized to execute an Ontario Transfer Payment Agreement and all amendments thereto, all extensions and other related documents between the City of Greater Sudbury and Her Majesty the Queen in right of Ontario as represented by the Minister of Housing to receive funding under the Development Charges Rebate Program.

Administer the Funds Received

2.-(1) The Director of Planning Services is hereby authorized to:

- (a) develop, submit, update as required, and execute if required all Take-Up Plans required to be submitted to the Ministry of Housing under the Development Charges Rebate Program;
- (b) allocate any funds received by the City of Greater Sudbury to eligible rental housing developments or eligible units in accordance with program guidelines and within the eligibility requirements in section 3;
- (c) establish appropriate procedures to ensure compliance with program requirements;
- (d) establish the form of and execute agreements with recipients of funds allocated under the Development Charges Rebate Program, and to execute such amendments, extensions, renewals and other documents as may be required to implement the allocation of funds in accordance with the Development Charges Rebate Program; and

- (e) subsequently administer and enforce agreements with recipients of funds under the Development Charges Rebate Program.
- (2) Every delegation of a power, duty or function includes all authority necessary to do all acts required to carry out the authority delegated under this By-law.
- (3) Notwithstanding the delegation of authority provided for herein, if, in the opinion of the person to whom a matter has been delegated, or in the opinion of the Chief Administrative Officer, the matter is one that ought to be reviewed by Council, such matter shall be considered by Council prior to approval.

Eligibility Guidelines

3.-(1) The Director of Planning Services shall rely on the following eligibility guidelines when allocating funds received by the City under the Development Charge Rebate Program. To be eligible:

- (a) developments must be consistent with the Provincial Policy Statement and conform with provincial plans where applicable;
 - (b) developments must align with other provincial priorities and lead to net new public good;
 - (c) developments and units receiving funds must remain rental for a minimum of 20 years;
 - (d) starting rents cannot exceed 175% of Average Market Rent in Greater Sudbury, as published by CMHC;
 - (e) developments must be located within the Built Boundary of the City of Greater Sudbury;
 - (f) developments must demonstrate urban design consistent with the policies of the City of Greater Sudbury Official Plan;
 - (g) developments must be multiple dwellings of more than 4 units and which are subject to the City's Site Plan Control By-law;
 - (h) the developer must enter into a Site Plan Agreement regarding the development and a Development Charges Rebate Agreement with the City; and
 - (i) a site plan agreement with the City pertaining to the development must not have been entered into prior to July 1st, 2018.
- (2) The Director of Planning Services shall not authorize the issuance of Development Charges Rebates until completion of the building permit file of eligible developments.

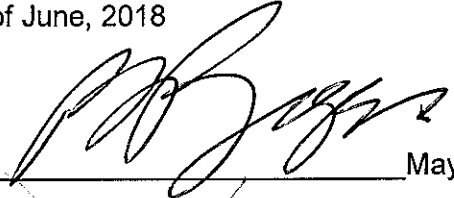
Advance Funds

4. The Treasurer is hereby authorized to advance funds received from the Ministry of Housing as part of the Development Charges Rebate Program, upon the written instruction of the Director of Planning Services.

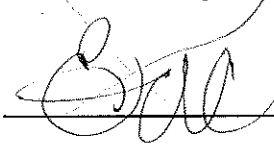
Effective Date

5. This By-law comes into effect upon passage.

Read and Passed in Open Council this 26th day of June, 2018



Mayor



Clerk