

Attention: Mr. Curt Benson, MCIP, RPP
Chief Planning Official
Halton Region
1151 Bronte Road
Oakville, ON L6M 3L1

Ms. Heather MacDonald, MCIP, RPP, CHRL
Executive Director of Community Planning,
Regulation and Mobility
City of Burlington
426 Brant Street, P.O Box 5013
Burlington, ON L7R 3Z6

RE: Landowner “Request for Allocation Letter” for the 2020 Allocation Program

The Regional Municipality of Halton (the “Region”) and the City of Burlington request that for each parcel of land, Landowners/ Developers provide the Region and the City of Burlington with the type and quantity of Single Detached Equivalent (SDE) that they would intend to develop on those subject lands as a "Request for Allocation Letter" for the 2020 Allocation Program. Please note that the parcels of land must be located within the Allocation Area as provided in Appendix “A”, as attached to this letter.

***** Request for Allocation Letters are to be submitted to the Region by Dec. 13, 2019 *****

**Please submit Request for Allocation Letters to John Huber via E-mail address
John.Huber@halton.ca**

This “Request for Allocation Letter” is from the following registered Owner(s):

Evergreen Community (Burlington) Ltd.

(Enter name(s) of registered Owner(s) on title for the subject lands)

This “Request for Allocation Letter” is regarding the following subject lands:

07201-0184

(Enter one (1) parcel PIN (Property Identification Number)* only – note that this must be an active PIN)

*** Note: A separate “Request for Allocation Letter” is required to be submitted for each individual property ownership**

The Registered Owner(s) is hereby requesting to enter into a Financial Allocation Agreement (under the *Development Charges Act, 1997*) related to the 2020 Allocation Program with the Region at a future date to be determined by the Region. The Registered Owner(s) also confirms to provide all documentation, payments, securities and information as may be required by the Region from time to time and at any time.

This “Request for Allocation Letter” is subject to the City of Burlington providing written confirmation to the Region supporting the Registered Owner(s) requested amount of Allocation in single Detached Equivalent Residential Units (referred to as “SDE”) of Water & Wastewater Allocation; or an amount of SDE supported by the City of Burlington and agreed to by the Registered Owner(s). All allocation is subject to the Region confirming that it will include the subject lands in the 2020 Allocation Program. This request for allocation is subject to approval by the City of Burlington and the Region.

The SDE calculation is based on Appendix “B”, as attached to this letter.

The Payment Terms of SDEs are based on Appendix “C”, as attached to this letter.

In signing this “Request for Allocation Letter”, I am by my own volition and with full understanding, making a request to participate in the 2020 Allocation Program by seeking an Allocation comprised of:

495	SDE of Single/Semi Detached Dwellings + SDE of Multiple Dwellings + SDE of Apartment Dwellings + SDE of Accessory Dwellings	Payment Terms “A”
+		
Click or tap here to enter text.	High Density SDE of High Density Apartment Dwellings	Payment Terms “B”
+		
Click or tap here to enter text.	SDE of Purpose-Built Rentals	Payment Terms “C”
+		
Click or tap here to enter text.	SDE of Special Care/Special Needs	Payment Terms “C”
+		
Click or tap here to enter text.	SDE of <u>Affordable</u> Purpose-Built Rentals	Payment Terms “D”
<hr/>		
495	TOTAL NUMBER OF SDE	

and executing a Financial Allocation Agreement related to the 2020 Allocation Agreement with the Region.

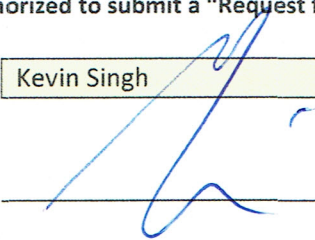
I also understand that upon the Region providing written confirmation of support for my Request for Allocation, that I will be required to submit the supporting documentation to the Region, as identified in Appendix “D”, within five (5) business days of confirmation, or a time period as required by the Region.

The Financial Allocation Agreement with the Region, to which the Registered Owner(s) hereby request to enter into, will be based on the principles adopted by Regional Council in Report No. FN-46-19/PW-50-19/LPS112-19 – “2020 Allocation Program Options”.

Required Contact Information and Signature(s):

Developer Organization:
(If a Developer is authorized to submit a “Request for Allocation Letter” on behalf of the Registered Owner(s))

Contact Name(s):

Signature(s): 

Date:

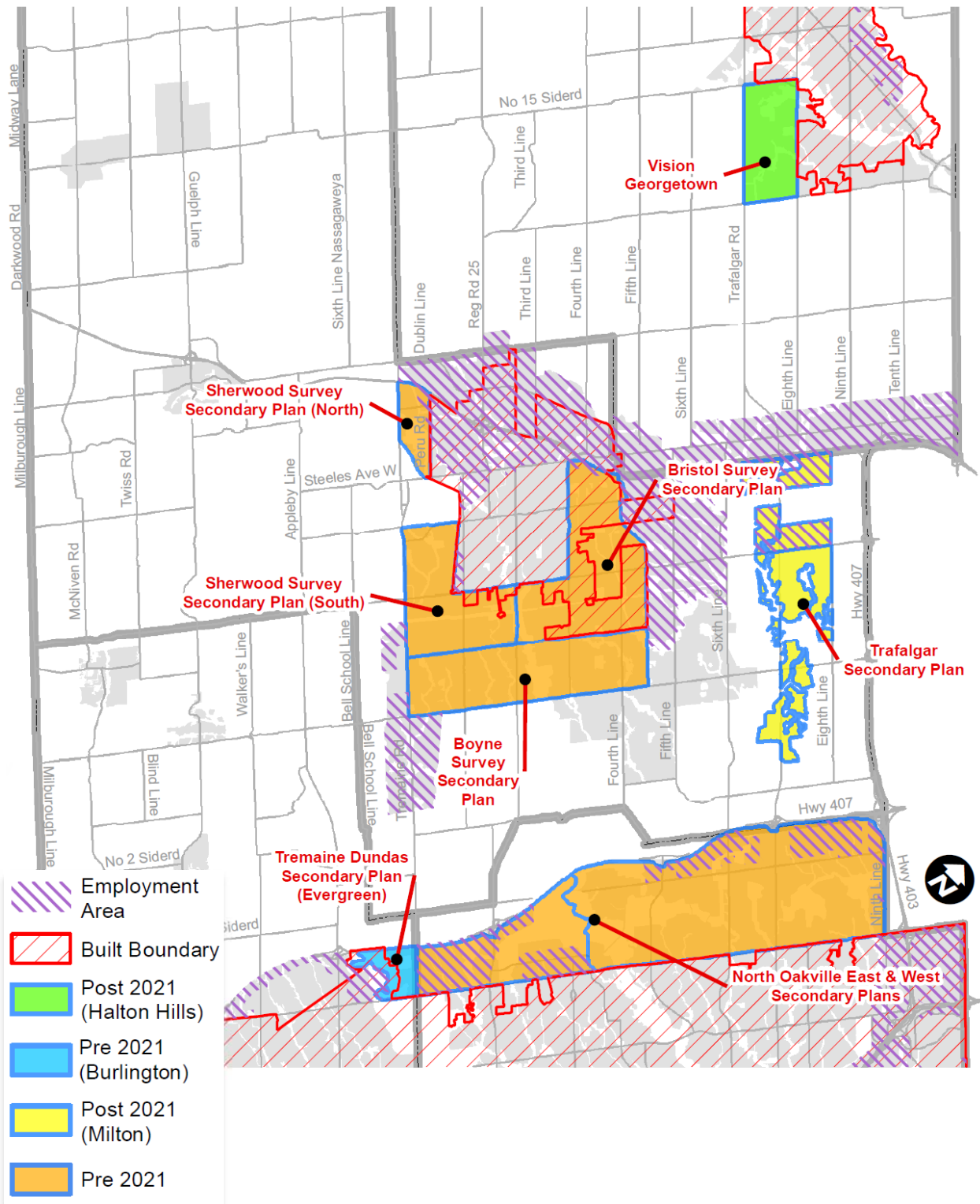
Mailing Address:

(one only)

Phone Number:

Email Address:

Appendix “A” – Allocation Area



Appendix “B” – Residential Conversion Factors & Definitions

Residential Conversion Factors:

Residential Unit Type or Category	SDE Factor*
Single-/Semi-Detached Dwelling	1
Multiple Dwelling	0.76
Apartment Dwelling	0.45
Special Care/ Special Need/ Accessory Dwelling	0.31

* Factors are currently based on Region-wide hard service Persons Per Unit

Definitions of Residential Unit Type/Category from DC By-law 36-17:

- a) **“dwelling unit”** means either (i) a room or suite of rooms used, designed or intended for residential use by one or more persons living together, in which culinary and sanity facilities are provided for the exclusive use of such person or persons, or (ii) in the case of a special care/special need dwelling, either (1) a room or suite of rooms used, designed or intended for use by one person with or without exclusive sanitary and/or culinary facilities, or (2) a room or suite of rooms used, designed or intended for use by more than one person with no more than two persons sharing a bedroom and with sanitary facilities directly connected and accessible to each room, or (3) every seven square metres (7 m²) of area within a room or suite of rooms used, designed or intended for use by more than one person as a bedroom;
- b) **“single detached dwelling”** means a completely detached building containing only one (1) dwelling unit;
- c) **“semi-detached dwelling”** means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;
- d) **“multiple dwelling”** means a building containing more than one dwelling unit or one or more dwelling units above the first storey of a building containing a non-residential use but a multiple dwelling does not include an accessory dwelling, a single detached dwelling, a semi-detached dwelling, an apartment dwelling, or a special care/special need dwelling;
- e) **“apartment dwelling”** means a building containing more than one dwelling unit where the units are connected by an interior corridor. Despite the foregoing, an apartment dwelling includes those stacked townhouse dwellings and/or back-to-back townhouse dwellings that are developed on a block approved for development at a minimum density of sixty (60) units per net hectare pursuant to plans and drawings approved under section 41 of the Planning Act;

- f) **“stacked townhouse dwelling”** means a building containing two or more dwelling units where each dwelling unit is separated horizontally from another dwelling unit by a common wall;
- g) **“back-to-back townhouse dwelling”** means a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- h) **“high density apartment”** means an apartment dwelling of a minimum of four (4) storeys or containing more than one hundred thirty (130) dwelling units per net hectare pursuant to plans and drawings approved under Section 41 of the Planning Act;
- i) **“special care/special need dwelling”** means a residential building or portion thereof:
 - i. containing two or more dwelling units which units have a common entrance from street level;
 - ii. where the occupants have the right to use in common with other occupants halls, stairs, yards, common rooms and accessory buildings;
 - iii. that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and
 - iv. where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at
 - v. various levels;

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, nursing homes, group homes (including correctional group homes) and hospices;
- j) **“accessory dwelling”** means a dwelling unit that is naturally or normally incidental to or subordinate in purpose and is exclusively devoted to a single detached dwelling or a semi-detached dwelling;

Definitions of Purpose-Built Rental Housing:

- k) **“purpose-built rental housing” (which does not include condominium developments or co-ops)** pertains to a contingent of five or more rental units that are not individually registered on title and as such cannot be sold or transferred individually. It underscores the exclusive and ongoing purpose of the units as rental accommodation.
- l) **“purpose-built affordable rental housing”** pertains to “purpose-built rental housing” (per definition “k)”, above) that achieve affordability targets, wherein at least 25% of the development or 10 units, whichever is greater, must be operated at or below the affordable rent threshold as defined in the Region’s annual State of Housing report. An Allocation Agreement between the Registered Owner(s) and the Region will include an Affordability Schedule with provisions to ensure the affordability requirements will be met for a minimum of 20 years

Reference Summary Table*

						Payment Terms (reference Appendix "C")		
Category	Dwelling Unit Type	Density "D" (upnH)	# Storeys	Residential Conversion Factor	SDE Type	Standard Units	Purpose-Built Rental Units	Affordable Purpose-Built Rental Units
Single-/Semi-Detached	Single-Detached	-	-	1.00	SDE	A	-	-
	Semi-Detached							
Multiple	Any "Multiple" Unit	-	-	0.76	SDE	A	-	-
	Row/Lane/Street TH	-						
	Back-to-Back TH	D < 60						
	Stacked TH	D < 60						
Apartment	Apartment	D < 130	AND # Storeys < 4	0.45	SDE	A	C	D
	Back-to-Back TH	60 ≤ D < 130	-					
	Stacked TH	60 ≤ D < 130	-					
High Density Apartment	Apartment	130 ≤ D	OR # Storeys ≥ 4	0.45	HD SDE	B		
	Back-to-Back TH	130 ≤ D	OR # Storeys ≥ 4					
	Stacked TH	130 ≤ D	OR # Storeys ≥ 4					
Special Care/Special Needs/Accessory	Special Care/Special Needs	-	-	0.31	SDE	C	-	-
	Accessory	-	-	0.31	SDE	A		

*** Note:** this summary table is for information purposes only. Definitions of Dwelling Units are as provided above, from DC By-law 36-17.

Appendix “C” – Cost of SDE

The current DC per SDE to be provided by Greenfield residential developers includes the following:

	Per SDE under Allocation Agreement*
General Services	\$ 2,278.07
Roads	18,266.06
Water/Wastewater	17,964.00
	\$ 38,508.13

* Go Transit DC, Recovery Charge DC and Front-ending recovery will be collected based on regular collection timing (i.e. Subdivision/ Building Permit)

* Based on Agreement Execution prior to April 1, 2020

Payment Terms “A”

- Provide for an early payment of the General Services DCs in full which will be required immediately upon execution of the agreement
- Provide for the early payment of Roads and Water/Wastewater DCs in installments over four (4) years beginning in year one (1) upon execution of the agreement, with the first payment due immediately upon execution of the agreement
- At execution of agreement, secure a letter of credit for the full amount of early payment of DCs that will be reduced as installments are paid
- Provide for the payment of agreement administration fees of \$5,860.24 plus HST (or at the then current rate if an Allocation Agreement is entered into after April 1, 2020), with payment due immediately upon execution of the agreement
- If, prior to the end of the above payments the development executes a subdivision agreement/building permit, then any of the unpaid installments of DCs will be paid in full at that time
- If, as a result of Bill 108, the DC By-law no longer contains a charge for any of the General Services component, before the Allocation Agreement is executed, the development will be subject to community benefits charges

Payment Terms “B”

- Provide for an early payment of the General Services DCs in full which will be required immediately upon execution of the agreement
- Provide for the early payment of Roads and Water/Wastewater DCs in installments over four (4) years beginning in year two (2) upon execution of the agreement
- At execution of agreement, secure a letter of credit for the full amount of early payment of DCs that will be reduced as installments are paid
- Provide for the payment of agreement administration fees of \$5,860.24 plus HST (or at the then current rate if an Allocation Agreement is entered into after April 1, 2020), with payment due immediately upon execution of the agreement
- If, prior to the end of the above payments the development executes a subdivision agreement/building permit, then any of the unpaid installments of DCs will be paid in full at that time
- If, as a result of Bill 108, the DC By-law no longer contains a charge for any of the General Services component, before the Allocation Agreement is executed, the development will be subject to community benefits charges

Payment Terms “C”

- Provide for an early payment of the General Services DCs in full which will be required immediately upon execution of the agreement
- Provide for the payment of Roads and Water/Wastewater DCs at subdivision agreement/building permit (in accordance with Section 26 of the DCA)
- Provide for the payment of agreement administration fees of \$5,860.24 plus HST (or at the then current rate if an Allocation Agreement is entered into after April 1, 2020), with payment due immediately upon execution of the agreement
- Letters of credit will not be required. In the event of default, the Region will assume responsibility of costs until the SDEs are re-allocated
- Transfers will not be allowed from purpose-built rental or special care/special needs to other development types in the Allocation Program
- If, as a result of Bill 108, the DC By-law no longer contains a charge for any of the General Services component, before the Allocation Agreement is executed, the development will be subject to community benefits charges

Payment Terms “D”

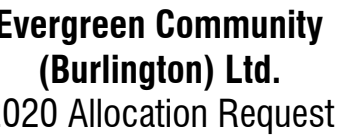
- An Allocation Agreement must be entered into prior to site plan approval
- Provide for the payment of agreement administration fees of \$5,860.24 plus HST (or at the then current rate if an Allocation Agreement is entered into after April 1, 2020), with payment due immediately upon execution of the agreement
- Deferral of DC payments over 20 annual payments starting at building permit
- At least 25% of the development or 10 units, whichever is greater, must be operated at or below the affordable rent threshold as defined in the Region’s annual State of Housing report.
- The Allocation Agreement between the Applicant and the Region will include an Affordability Schedule with provisions to ensure the affordability requirements will be met for a minimum of 20 years.
- The Affordability Schedule will include an optional arrangement for provision of Regional capital assistance for some Affordable Units to further reduce the rent and make the units available for assisted housing purposes.

Appendix “D” – Supporting Documentation

The following is the required information to be submitted to Halton Region within five (5) business days, or a time period as required by the Region, after the Region provides written confirmation of support of my Request for Allocation:

1. Property Identification Number (PIN) of the subject lands (must be an active PIN);
2. Legal Municipal Street address of the subject lands;
3. Name(s) of the registered owner(s) of the lands to which the allocation applies;
4. Address, fax number and contact person to be inserted into the notice clause;
5. Name(s) and title(s) of the signing officer(s) who will be executing the agreement;
6. Legal description of the lands, and the corresponding 24T-number(s) for the development(s) which will be utilizing the allocation;
7. Sketch of the lands on a “Legal Size” paper with Subject Lands being clearly bolded (no colour, black borders are acceptable) that applies to the requested allocation; and
8. Up-to-date parcel page(s) for the lands.

*** Note: the Region can only enter into agreements with registered property owners to which the requested allocation will apply. In this regard, agreements will be required for each individual PIN.**



SUBJECT SITE

N.T.S.

**3232 TREMAINE ROAD
PARTS OF LOTS 1 AND 2
CONCESSION 1, NDS
PIN: 072010184**

Evergreen Community (Burlington) Ltd.
c/o Argo Development Corporation
Attn: Kevin Singh
4900 Palladium Way, Suite 105
Burlington, ON L7M 0W7
Fax: 905-336-1508

Fabio J. Mazzocco, A.S.O

SDE Calculations:

Unit Type	Units	SDE
Low Density (Single Detached Dwellings, Rear Lane Detached)	355	355
Medium Density (Townhouse Dwellings, Rear Lane Townhouse)	160	121.6
High Density (Stacks, Back-to-Back Stacks, Apartment, Mixed Use)	40	18
Total	555	495

SDE Factors:

Low Density	1.00
Medium Density	0.76
High Density	0.45
Special Care / Special Need Units	0.31

APPENDIX 'D'



SCALE: 1:4000

December 12, 2019



PROPERTY DESCRIPTION:PT LTS 1 & 2 CON 1 NDS, PT 1 20R20677; CITY OF BURLINGTON

PROPERTY REMARKS:FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2016/12/16.

ESTATE/QUALIFIER:RECENTLY:PIN CREATION DATE:

FEE SIMPLE
LT ABSOLUTE PLUS

RE-ENTRY FROM 07201-0183

2016/12/16

OWNERS' NAMESCAPACITY SHARE

EVERGREEN COMMUNITY (BURLINGTON) LTD.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2016/12/16 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
119980	1961/01/25	BYLAW				C
348457	1972/10/25	AGREEMENT			THE CORPORATION OF THE TOWN OF BURLINGTON	C
REMARKS: SKETCH ATTACHED						
HR1327055	2016/01/05	TRANSFER	\$23,793,100	STEVENSON, BRIAN DOUGLAS STEVENSON, BRUCE MURRAY STEVENSON, DIANA MIKALDA FARMS LIMITED NORTON, ALAN CECIL	EVERGREEN COMMUNITY (BURLINGTON) LTD.	C
REMARKS: PLANNING ACT STATEMENTS.						
HR1340222	2016/03/01	CHARGE	\$200,000,000	EVERGREEN COMMUNITY (BURLINGTON) LTD.	THE TORONTO-DOMINION BANK	C
HR1354356	2016/05/03	APL CONSOLIDATE		EVERGREEN COMMUNITY (BURLINGTON) LTD.		C
20R20677	2016/12/16	PLAN REFERENCE				C
HR1418810	2016/12/16	APL ABSOLUTE TITLE		EVERGREEN COMMUNITY (BURLINGTON) LTD.		C
20R21024	2018/02/06	PLAN REFERENCE				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.