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Item No. 13.1.1
Audit and Finance Standing Committee
September 17, 2025

TO: Chair and Members of the Audit & Finance Standing Committee

FROM: Brad Anguish, Acting Chief Administrative Officer

DATE: July 4, 2025

SUBJECT: 2025/26 Affordable Housing Grant Program Funding - *Administrative Order 2025-003-ADM, Respecting Grants for Affordable Housing*

ORIGIN

The Affordable Housing Grant Program (AHGP) is an annual program of project-specific cash grants for eligible non-profit and charitable organizations in HRM.

EXECUTIVE SUMMARY

This report recommends that Regional Council allocate funding such that a total of \$4,387,219.38 is available to support forthcoming 2025/26 AHGP awards. Various sources of funding have limitations on their use, as described in the Discussions section of this report.

The 2025/26 application intake is planned to occur from August 27 to October 1, 2025 as authorized by [Administrative Order Number 2025-003-ADM Respecting Grants for Affordable Housing](#).

Awards under AHGP support municipal priorities to increase the supply of affordable housing, as well as to improve and maintain existing affordable housing by providing grants directly to the non-profit housing sector.

The HRM HAF Action Plan includes a target for the construction of 333 permitted new units of affordable housing in HRM by October 2026. If the recommended funding is allocated to the AHGP, the projects supported through the program are anticipated to contribute to meeting the unit targets set out in the HAF Action Plan. Staff have accelerated the program in 2025/26 to better enable meeting this goal.

RECOMMENDATION

It is recommended that the Audit & Finance Standing Committee recommend that Halifax Regional Council direct the Chief Administrative Officer to allocate \$1,500,000 from the Density Bonus Reserve Q640 to fund projects in the Regional Centre under the Affordable Housing Grant Program.

BACKGROUND

HRM staff have administered the AHGP since 2021. Over this time, the program has allocated \$14.05M in funding to non-profit housing providers. Funds have supported the construction, acquisition or repair of 610 units of housing and 123 rooms in affordable shared housing. This has included support for the construction

of 390 units of affordable housing under the new construction stream. Several projects supported under the initial years of the program are now occupied.

Affordable Housing Grants AO

The [Administrative Order Number 2025-003-ADM Respecting Grants for Affordable Housing](#) (Affordable Housing Grants AO) describes how the Affordable Housing Grant Program (AHGP) will be administered. Eligible applications are submitted by charities or non-profit housing providers. Funding may support new construction, non-residential to residential conversions, renovations/repairs, building assessments, pre-development studies, and acquisitions of affordable housing. The Affordable Housing Grants AO provides a list of criteria to consider when prioritizing projects, and feedback on applications is provided by members of the Housing and Homelessness Partnership, HRM staff, and funding partners. The Affordable Housing Grants AO authorizes the CAO and staff to approve AHGP grants and to execute contribution agreements within the funding allocation approved by Regional Council. The [Affordable Housing Grant Program webpage](#) provides instructions on the application process and details on previous funding awards. Applicants have pre-application meetings with staff to verify eligibility and discuss program criteria.

Contributions from the AHGP are generally layered on top of substantial financial incentives from other levels of government, primarily through programs operated by Canada Mortgage and Housing Corporation (CMHC) and the Nova Scotia Department of Growth and Development. Non-profit housing providers also benefit from eligibility for HRM's Tax Relief for Non-Profit Organizations Program and waivers for municipal fees related to construction for residential developments by non-profit or charitable organizations.

Program Funding Sources

For each year of the grant program, Regional Council has approved multiple sources of funding for the program. Funding sources, along with the eligible total funding requests, are indicated in Table 1:

Table 1: Funding Requests and previous sources of AHGP allocation

Grant Year	Total Eligible Funding Request	Total Allocation	Funding Source		
			Density Bonus Reserve Q640	P&D Operating Funds	HAF
2021/22	\$815,245	\$815,245	\$615,245	\$200,000	-
2022/23	\$2,282,327	\$1,429,833	\$1,229,833 (1)	\$200,000	-
2023/24	\$30,653,547	\$6,529,005	-	\$200,000	\$6,329,005 (2)
2024/25	\$38,515,118	\$5,275,572	\$4,652,318	-	\$623,400

Note 1: Two Repairs projects in 2022/23 were completed under budget. Staff intend to reallocate the remaining \$37,219.38 to forthcoming awards.

Note 2: One project awarded \$1,350,000 in 2023/24 is not moving ahead at this time. Staff intend to reallocate these funds to forthcoming awards.

Density Bonus Reserve

The Regional Centre Plan's incentive or bonus zoning requirements apply to most new developments with over 2,000 square metres of floor area. Non-profit developers are exempt from the requirement. Developments pay between 60 percent and 100 percent of the required public benefit as cash-in-lieu of affordable housing, which is paid into the Density Bonus Reserve. In accordance with the [Incentive or Bonus Zoning Administrative Order](#), Funds remitted to the Density Bonus Reserve from projects in the Regional Centre may only be used to fund projects within the Regional Centre.

On March 21, 2023, Halifax Regional Council approved amendments to the Regional Plan and applicable land use by-laws to create an interim density bonus program that applies to certain new residential developments that are outside the Regional Centre but within the Urban Service Boundary ("Suburban Area"). Similar to the incentive or bonus zoning program in the Regional Centre, the interim density bonus program requires eligible projects to pay money-in-lieu of affordable housing, which can be used to support the AHGP. Funds remitted to the Density Bonus Reserve from projects in the Suburban Area may only be used to fund projects within the Suburban Area.

Until March 2024, density bonusing was collected as part of the building permit stage of a project. In early 2024, Regional Council approved [amendments](#) whereby the amount of bonus zoning was calculated at the building permit stage but payment is deferred until an occupancy certificate is provided. This change was made in response to concerns raised by applicants that financing the required cash-in-lieu payment amount can be difficult prior to the application for a development permit. Lenders can be hesitant to finance the required amount at this stage of the development process due to the uncertainty on whether they can recuperate the costs of the loan prior to development approval by the Municipality.

Section 9 of [Administrative Order Number 2020-007-ADM Respecting Incentive or Bonus Zoning Public Benefits](#) describes the options for expending funds in the Density Bonus Reserve. Options include supporting affordable housing through the AHGP, or through contribution agreements between the Municipality and other levels of government or non-profit housing providers.

Housing Accelerator Fund (HAF)

The HAF is a three-year federal funding program administered by the CMHC aimed at expediting the construction of housing by providing funding to municipalities. HRM's HAF Action Plan includes an initiative to expand the AHGP, which is being achieved through program updates and funding support.

The HAF contribution agreement includes a three-year Housing Supply Growth Target of 15,467 permitted units between October 2023 and October 2026, 2.15 percent of which (333 units) are required to be affordable units. Awards for projects under the AHGP are anticipated to support the number of affordable housing permits ahead of the October 2026 project completion date to help meet the HAF unit targets.

Under the HAF contribution agreement, HRM can expend HAF funds on a list of permitted uses related to housing, including new construction, repair and acquisition of affordable housing through the AHGP. The HAF funding total of \$79,309,000 is provided through four installments. Installments were received in Fall 2023 and Fall 2024. Pending the municipality's progress on initiatives and meeting targets, the third and fourth installments are anticipated in Fall 2025 and Fall 2026. All HAF funding must be expended by October 2027.

DISCUSSION

This report recommends that Regional Council allocate funding such that a total of \$4,387,219.38 is available to support forthcoming 2025/26 AHGP awards. This allocation comprises:

- \$1,500,000 from the Density Bonus Reserve, as recommended in this report and limited to projects in the Regional Centre;
- \$1,500,000 in funds set aside from HAF in Budget 2025/26 to support Affordable Housing Conversions from Non-Residential to Residential use, which may support projects anywhere in the municipality, with spending of funds required by October 2027;
- \$1,350,000 recovered HAF funding previously allocated to a project that did not move ahead on its original timeline (funds may support projects anywhere in the municipality, with spending of funds required by October 2027); and
- \$37,219.38 recovered from previously allocated funds to projects that did not use their total award amount (funds may support projects in the Regional Centre).

Staff anticipate running an intake from August 27 to October 1, 2025. After the close of the intake period, staff will evaluate eligible applications. This timing makes it feasible for the CAO and staff to confirm award decisions and enter into contribution agreements with successful applicants by the end of the calendar year, thereby expediting support for projects that can help meet HAF unit targets by October 2026.

Practice in previous rounds of the AHGP has been for a December 1 grant program intake deadline and for staff to evaluate applications over the winter. In the past, staff have sought Regional Council direction to allocate funding for the program after the evaluation at an amount that responded to the application volume. Accordingly, the municipality confirmed awards and administered contribution agreements in

Spring to Summer of the following year, typically 6 to 8 months after the intake deadline had passed. Staff have determined that this practice can create uncertainty and delays for eligible projects and as such, are seeking allocation of the funding prior to the closure of the intake deadline for the 2025/26 AHGP program.

Financial Sustainability of Density Bonus Reserve

Because Bonus Zoning is contingent on development activity, this source of funding for affordable housing remains unpredictable. On average, approximately \$1,950,000 was remitted to the Density Bonus Reserve annually from 2020 to 2023. Substantially less was remitted in the 18 months since regulatory changes in March 2024 to defer collection of fees until issuance of an occupancy permit rather than at issuance of building permit. The use of other funding sources, including HAF, has allowed for increased sustainability and expansion of the program in response to increased need and quality of prospective projects. In 2023/24 \$6,529,005 in HAF funds were directed to the AHGP to offset the use of reserve funds. In 2024/25, \$623,400 in HAF funds were used to cover projects outside the Regional Centre and offset the use of P&D operating expenses, which had previously been used to support applications outside the Regional Centre.

As of the writing of this report, there is \$2,694,903 available to be allocated in the Density Bonus Reserve. \$2,664,350.80 of this amount has been collected and may be allocated in the Regional Centre and \$30,552.20 has been collected may be allocated in Suburban Area. Given the small amount currently collected in the Suburban Area, and current availability of HAF funding, this Report recommends the entirety of allocated Bonus Zoning is dedicated to projects in the Regional Centre, so that the amount collected in the Suburban Area may continue to grow for future grant rounds.

Assuming the approval of the recommended allocation of \$1,500,000, \$1,194,903 is left unallocated in the Density Bonus Reserve for future grant program intakes.

Attachment A of this report summarizes developments under construction in the Regional Centre that have been issued a building permit and have a calculated contribution to bonus zoning anticipated at issuance of an occupancy permit. While the timeline between building permit and occupancy is challenging to predict, staff analysis shows that the average time from date of permit issuance to occupancy has been 587 days (for Multiple Units dwelling/Mixed-Use projects from Jan 1, 2021 to June 19, 2025). Assuming these timelines continue, it is estimated that between \$624,020 and \$1,040,033 will be remitted to the Density Bonus Reserve for Affordable Housing in the Regional Centre in the remainder of 2025. In 2026, between \$3,000,000 to \$5,000,000 is anticipated to be remitted for Affordable Housing. Historic and anticipated remittance is summarized in Table 2. Amounts remitted in 2027 will be contingent on forthcoming development activity and the progress of projects under construction.

Table 2: Past and anticipated remittance to the Density Bonus Reserve for projects in the Regional Centre

Calendar Year	Actual	Anticipated	TOTAL (1)
2020 - actual	\$1,957,173		\$1,957,173
2021 - actual	\$1,773,459		\$1,773,459
2022 - actual	\$911,670		\$911,670
2023 - actual	\$2,987,930		\$2,987,930
2024 - actual	\$780,156		\$780,156
2025 – actual + anticipated	\$265,479 (as of July 4)	\$624,020 to \$1,040,033	\$889,499 to \$1,305,512 (est.)
2026 - anticipated		\$3,005,127 to \$5,008,545	\$3,005,127 to \$5,008,545 (est.)

Note 1: Substantially less was remitted in the 18 months following the change to defer payment of bonus zoning to occupancy rather than building permit in March 2024. On average, there are 587 days between building permit issuance and occupancy for multiple units dwelling/mixed use projects. Estimated remittance is based on permits issued as summarized in Attachment A.

Attachment B of this report summarizes developments in the Suburban Area anticipated to provide Bonus Zoning. Only a small fraction of Bonus Zoning collected has been in the Suburban Area and, with funding

primarily collected from plan amendment applications and at the occupancy permit stage, staff do not foresee significant remittance in 2025 and 2026 in the Suburban Area. Attachment B also notes that some Development Agreements in the Suburban Area collect bonus zoning at the building permit stage, however the timing and volume of submissions under Development Agreements is challenging to accurately predict.

For fiscal years 2025/26 and 2026/27, there is an opportunity to use HAF funding for projects outside of the Regional Centre, providing interim funding until Bonus Zoning contributions are made. However, with HAF budget required to be expended by October 2027, support for affordable housing in suburban and rural communities after that time may require that Council consider the allocation of funds from other sources, including operating expenses from Planning and Development. Over the medium to long-term, additional contributions are expected in the suburban area as a result of approved site-specific plan amendment applications advancing to development, sites included in the Suburban Housing Accelerator Secondary Municipal Planning Strategy (SMPS), and ultimately the suburban planning process.

Future Grant Rounds

Staff anticipate consideration of funding allocation for the 2026/27 AHGP during 2026/27 Budget deliberations. Funding sources may include the future balance of the Density Bonus Reserve and funds from HAF. There is an opportunity to hold a grant intake in late spring or early summer 2026 after budget deliberations to allocate approved funding.

Based on anticipated Bonus Zoning remittances, and the amount retained in the Reserve unallocated, staff anticipate being able to administer a consistent level of funding to future grant rounds for projects in the Regional Centre. Supplemental funding will likely be needed if contributions to affordable housing continue to exceed what is remitted to the Density Bonus Reserve, and to be able to fund projects in the suburban and rural areas of the municipality until bonus zoning fees from eligible developments are collected to fund future projects under the AHGP in those geographies.

For the previous two years of grant intakes, the total eligible funding request has significantly exceeded the amount allocated. With consideration for the level of funding recommended in this report, staff anticipate that the AHGP will remain a competitive program and requests for funding from eligible projects will continue to exceed the available funding. The strong demand for AHGP funding indicates its continued importance within the non-profit housing sector and in supporting the municipality's affordable housing objectives.

FINANCIAL IMPLICATIONS

To support the 2025/26 AHGP in the total amount of \$4,387,219.38, an allocation of \$1,500,000 from the Density Bonus Reserve, as referenced in the recommendation, will be directed to support projects within the Regional Centre. The remaining \$2,887,219.38 will be funded through the three previously approved funding sources, as outlined below:

- \$1,500,000 in HAF funding set aside as part of the approved 2025/26 budget. (C350 – Housing Accelerator Fund)
- \$1,350,000 in recovered HAF funding originally allocated to an AHGP project that did not proceed (C350 – Housing Accelerator Fund)
- \$37,219.38 in recovered funds from previously approved AHGP projects that did not fully utilize their award amounts. (Q640 – Density Bonus Reserve)

There are no cost implications for the 2025/26 approved operating budget.

As of the writing of this report, there is \$2,694,903 available to be allocated in the Density Bonus Reserve. This number excludes funds which are in the Density Bonus Reserve but have been allocated in previous rounds of the AHGP. This number does include funds that were allocated, but unused due to projects being under budget (a total of \$37,219.38). \$2,664,350.80 of this amount has been collected and may be allocated

in the Regional Centre and \$30,552.20 has been collected may be allocated in Suburban Area.

Maintaining a balance in the Reserve allows for allocation in future rounds of the AHGP and maintains program sustainability. Assuming the approval of the recommended allocation of \$1,500,000, \$1,194,903 is left unallocated in the Density Bonus Reserve and may be allocated for future grant program intakes.

Staff consider that the amount of HAF funds remaining is sufficient to continue work on the 11 initiatives in HRM's HAF Action Plan through to the next anticipated installment in the fall of 2025 (after the program's 2nd anniversary on October 12, 2025), and in line with the direction provided by Regional Council on [June 6, 2023](#). Staff are returning to Council during 2026/27 Budget and Business Planning to consider further allocation of HAF funds.

Subject to eligibility in accordance with policy, sites owned by non-profit housing providers may apply for inclusion in the HRM Tax Relief for Non-Profit Organizations Program. Staff anticipate that the number of applications for tax relief may increase, along with increases to assessment values due to improvements to existing and any increased supply of affordable housing funded through the AHGP. Likewise, a conversion from a commercial use to residential use (for example, conversion of an office building to housing) represents a reduction in property tax revenue in addition to any further reduction if the subject property is owned by a non-profit or charitable organization and is accepted into the Tax Relief Program. Tax relief is an annual, recurring, operating grant; the value of tax relief trends upwards as assessment values increase due to market conditions or major capital investment, including recapitalization. However, the level and duration of assistance is not fixed and may be amended due to the potential for changing government priorities, municipal budget or administrative capacity.

RISK CONSIDERATION

As noted above, staff support allocating an additional \$1,500,000 from the Density Bonus Reserve along with the previously approved funds for awards under the 2025/26 AHGP. It is acknowledged that there is a need to continually review the program to ensure that funds are released in a way that ensures that the AHGP remains financially sustainable, especially following the completion of the HAF program. While annual remittance into the density bonus reserve has averaged \$1,950,000, interest in the program and the value of applications has increased substantially in the 2023/24 and 2024/25 grant rounds.

Given the ongoing housing crisis, and the large number of viable applications anticipated to be submitted, staff advise that funding the 2025/26 round of the AHGP is a timely and efficient use of funds in the Density Bonus Reserve and HAF funding, and that a substantial amount is also remaining for future rounds of the program, with approximately \$1,194,903 remaining available to fund future rounds of the AHGP. It should be noted that this amount represents the net available reserve balance following the recommended allocation of \$1,500,000. The actual balance remains subject to change, as anticipated future contributions have not factored into this calculation.

Staffing Resources

Prior to the initiation of the HAF program, the AHGP had been administered by one senior planner within Regional and Community Planning, with oversight from a Principal Planner. These staff were also tasked with administering multiple rounds of the federal Rapid Housing Initiative, fielding inquiries on affordable housing-related matters, and assisting with regional housing policy development. HAF funding has facilitated hiring additional staff resources on a temporary basis who assist with program enhancements and administration, evaluating applications and communicating with applicants. These additional staff have proved invaluable in administering a program that includes 24 active contribution agreements, and has grown from 3 applications and a \$815,245 total allocation in 2021 to 28 applications and a \$5,275,572 allocation in 2025. In addition to the financial sustainability concerns raised in this report, staff resources administering the program may be stretched once HAF funds are expended, resulting in reduced effectiveness and responsiveness for the AHGP.

COMMUNITY ENGAGEMENT

Community engagement is not required for the AHGP.

ENVIRONMENTAL IMPLICATIONS

The Affordable Housing Grants AO prioritizes projects that “demonstrate a stronger performance in matters of environmental sustainability” (1616 (g)).

ALTERNATIVES

1. Regional Council may approve the allocation of an alternative amount from the Density Bonus Reserve funds to support the 2025/26 AHGP.
2. Regional Council may approve no allocation of the Density Bonus Reserve funds to support the AHGP.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), clause 79A(1)(a)

79A (1) Subject to subsections (2) to (4), the Municipality may only spend money for municipal purposes if

- (a) the expenditure is included in the Municipality’s operating budget or capital budget or is otherwise authorized by the Municipality;
- (b) the expenditure is in respect of an emergency under the Emergency Management Act; or
- (c) the expenditure is legally required to be paid

Administrative Order 2020-007-ADM, Respecting Incentive or Bonus Zoning Public Benefits

Administrative Order 2025-003-ADM, Respecting Grants for Affordable Housing

Regional Centre Land Use By-law, Part XV: Incentive or Bonus Zoning

ATTACHMENTS

Attachment A: Anticipated Bonus Zoning remittances from developments in the Regional Centre

Attachment B: Anticipated Bonus Zoning remittances from developments in the Suburban Area

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Attachment A:**Anticipated Bonus Zoning remittances from developments in the Regional Centre**

In the Regional Centre, most developments over 2,000 sq m in floor area contribute incentive or bonus zoning. The amount of remittance is calculated at the building permit stage but payment is deferred until the project receives occupancy permit.

The table below includes developments under construction in the Regional Centre that have been issued a building permit and have a calculated contribution to bonus zoning anticipated at issuance of occupancy permit. Remittance for affordable housing ranges from 60 to 100% of the Bonus Zoning Contribution and this range is noted below.

The estimated completion date for remittance in the table below is based on date of permit issuance plus 587 days. 587 days is the average length of time from issuance to completion for multiple units dwelling/mixed use projects from January 1, 2021 to June 19, 2025. Project timelines will vary considerably and the possible completion estimate does not consider individual project progress at the time of this report.

The table below provides an estimated total remittance for upcoming calendar years. This amount will vary based on the speed of development for individual projects.

Data is updated June 19, 2025.

Permit No	BP Issue date	Possible Completion (BP+587 days)	Civic	Street Name	Type of Structure	Approx contribution @60%	Approx contribution @100%
BPCOM-2022-04429	2024-04-05	Nov 2025	7111	SCOT ST	Dwelling - Multiple Units	\$378,299.50	\$630,499.17
BPCOM-2023-15523	2024-04-09	Nov 2025	1540	CARLTON ST	Mixed Use - Residential & Other Use(s)	\$99,130.94	\$165,218.24
BPCOM-2024-00642	2024-04-12	Nov 2025	33	LEAMAN DR	Mixed Use - Residential & Other Use(s)	\$31,983.95	\$53,306.59
BPCOM-2023-13774	2024-05-17	Dec 2025	120	PINECREST DR	Dwelling - Multiple Units	\$20,238.68	\$33,731.14
BPCOM-2023-11230	2024-05-17	Dec 2025	215	WYSE RD	Mixed Use - Residential & Other Use(s)	\$94,366.91	\$157,278.19
BPCOM-2023-09011	2024-05-28	Jan 2026	10	EDWARD ST	Mixed Use - Residential & Other Use(s)	\$165,388.83	\$275,648.05
BPCOM-2023-16546	2024-05-30	Jan 2026	354	WINDMILL RD	Dwelling - Multiple Units	\$54,180.73	\$90,301.21
BP-2021-09453	2024-07-16	Feb 2026	3521	WINDSOR ST	Dwelling - Multiple Units	\$243,653.45	\$406,089.09

BPCOM-2023-16435	2024-08-29	Apr 2026	2735	ROBIE ST	Mixed Use - Residential & Other Use(s)	\$2,927.46	\$4,879.11
BPCOM-2024-07405	2024-09-25	May 2026	47	BEST ST	Mixed Use - Residential & Other Use(s)	\$1,026,673.61	\$1,711,122.69
BPCOM-2023-07751	2024-10-31	June 2026	2705	ROBIE ST	Mixed Use - Residential & Other Use(s)	\$184,585.95	\$307,643.25
BPCOM-2024-06575	2024-12-06	July 2026	2300	WINDSOR ST	Dwelling - Multiple Units	\$67,134.89	\$111,891.47
BPCOM-2024-16514	2025-01-24	Sep 2026	24	BRULE ST	Dwelling - Multiple Units	\$3,939.26	\$6,565.43
BPCOM-2024-13912	2025-01-29	Sep 2026	9	ROSEDALE DR	Dwelling - Multiple Units	\$95,015.31	\$158,358.85
BPCOM-2023-16401	2025-02-05	Sep 2026	2766	ROBIE ST	Mixed Use - Residential & Other Use(s)	\$222,017.39	\$370,028.98
BPCOM-2023-15777	2025-02-11	Sep 2026	2250	MAITLAND ST	Mixed Use - Residential & Other Use(s)	\$270,540.00	\$450,900.00
BPCOM-2024-15645	2025-02-19	Sep 2026	1010	MICMAC BLVD	Mixed Use - Residential & Other Use(s)	\$153,203.33	\$255,338.88
BPCOM-2024-10811	2025-04-07	Nov 2026	370	WINDMILL RD	Institutional and Governmental	\$2,248.74	\$3,747.90
BPCOM-2024-18830	2025-05-09	Dec 2026	6100	LADY HAMMOND RD	Dwelling - Multiple Units	\$229,145.65	\$381,909.41
BPCOM-2025-02554	2025-05-20	Dec 2026	1816	ROBIE ST	Dwelling - Multiple Units	\$284,472.43	\$474,120.72
BPCOM-2025-01453	2025-06-02	Jan 2027	2110	ROBIE ST	Dwelling - Multiple Units	\$65,751.46	\$109,585.76
BPCOM-2024-06490	2025-06-09	Jan 2027	294	WINDMILL RD	Dwelling - Multiple Units	\$38,688.00	\$64,480.00
TOTAL Anticipated						\$3,733,586.48	\$6,222,644.13
2025 Anticipated						\$624,019.99	\$1,040,033.33
2026 Anticipated						\$3,005,127.03	\$5,008,545.04
2027 Anticipated*						\$104,439.46*	\$174,065.76*

* Note that additional permitted development in 2025 and 2026 may increase the amount anticipated in 2027.

Attachment B:**Anticipated Bonus Zoning remittances from developments in the Suburban Area**

In the Suburban Area, 89 properties are subject to incentive or bonus zoning requirements. As of July 7, 2025, one building permit that requires incentive or bonus zoning contributions has been issued in the Suburban Area.

The table below includes the development under construction in the Suburban Area that has been issued a building permit and which has a calculated contribution to bonus zoning anticipated at issuance of occupancy permit. Remittance for affordable housing ranges from 60 to 100% of the Bonus Zoning Contribution and this range is noted below. The amount of remittance is calculated at the building permit stage but payment is deferred until the project receives occupancy permit.

The estimated completion date for remittance in the table below is based on date of permit issuance plus 587 days. 587 days is the average length of time from issuance to completion for multiple units dwelling/mixed use projects from January 1, 2021 to June 19, 2025. Project timelines will vary considerably and the possible completion estimate does not consider individual project progress at the time of this report.

Permit No	BP Issue date	Possible Completion (BP+587 days)	Civic	Street Name	Type of Structure	Approx contribution @60%	Approx contribution @100%
BPCOM-2024-11306	2024-07-04	Feb 2027	60	MAIN AVE	Mixed Use - Residential & Other Use(s)	\$246,438.04	\$410,730.06
TOTAL Anticipated						\$246,438.04	\$410,730.06
2025 Anticipated						-	-
2026 Anticipated						-	-
2027 Anticipated*						\$246,438.04*	\$410,730.06*

* Note that additional permitted development in 2025 and 2026 may increase the amount anticipated in 2027.

Some development agreements in the Suburban Area collect incentive or bonus zoning at the building permit stage. The Bedford West Sub Area 1 development agreement requires incentive or bonus zoning contributions. To date, permits have been issued for 27 units, and \$30,553.20 of incentive or bonus zoning has been collected. Further bonus zoning contributions may be forthcoming under this development agreement, however the date and amount of remittance is challenging to predict.