

Authority: Planning and Housing Committee Item PH7.4,  
as adopted by City of Toronto Council on July 16 and 17,  
2019

**CITY OF TORONTO**

**Bill 1132**

**BY-LAW -2019**

**To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 1555-1575 Queen Street East and its exemption from the payment of development charges.**

Whereas section 252 of the City of Toronto Act, 2006 provides that the City may exempt from taxation for municipal and school purposes land or a portion of it on which municipal capital facilities are, or will be, located and an agreement for municipal capital facilities may allow for the lease, operation or maintenance of the facilities; and

Whereas subsection 2(18) of Ontario Regulation 598/06 prescribes municipal facilities used for affordable housing for the purpose of section 252 of the City of Toronto Act, 2006; and

Whereas subsection 7(1) of Ontario Regulation 598/06 requires that in respect of municipal facilities used for housing, that all the housing units fall within the definition of "affordable housing" as that term is defined in the Municipal Facility Housing By-law 124-2016; and

Whereas Context (Summerville) Inc., or a related corporation has agreed to provide affordable housing at the property currently known as 1555-1575 Queen Street East, Toronto; and

Whereas the portions of the Premises identified in Schedule A hereto are to be primarily used for affordable housing (the "Eligible Premises"); and

Whereas Council wishes to enter into an agreement with Context (Summerville) Inc., or a related corporation for the provision of municipal capital facilities for use as affordable housing at the Eligible Premises;

The Council of the City of Toronto enacts:

1. The City of Toronto is authorized to enter into an agreement under section 252 of the City of Toronto Act, 2006 with Context (Summerville) Inc., or a related corporation for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. Context (Summerville) Inc., or a related corporation shall be exempt from the payment of development charges in respect of the Eligible Premises imposed by the City under the Development Charges Act, 1997, S.O. 1997, c.27, while this By-law is in force.

Enacted and passed on July , 2019.

Frances Nunziata,  
Speaker  
(Seal of the City)

Ulli S. Watkiss,  
City Clerk

**Schedule A**  
**Description of Premises**

**Legal Description**

PIN: 21393-0002 (LT)

Parcel 2-1 Section M510; Block A Plan M510 Toronto; Lot 3 Plan M510 Toronto; Lots 4 - 7 Plan M510 Toronto; Part of Lots 2, 9 -14 Plan M510 Toronto; Part of the public lane Plan M510 Toronto closed by City of Toronto By-law 20413, Part of 1, R913; Toronto, City of Toronto

PIN: 21393-0086 (LT)

Block A Plan 652E Toronto; Lots 15-18, 34 Plan 652E Toronto; Part of Lot 33 Plan 652E Toronto; Part of Lane Plan 652E Toronto closed by ES52456; Part of Lot 3 Plan 672E Toronto as in CA755093; subject to CT302797, ES43646; City of Toronto

**The Eligible Premises**

Construction of buildings containing 659 units of which 82 units will be affordable housing units or such other number of units as approved by the City at 1555-1575 Queen Street East, Toronto.