

Authority: Planning and Housing Committee Item PH17.1,
as adopted by City of Toronto Council on October 27 and
28, 2020

CITY OF TORONTO

Bill 902

BY-LAW -2020

To amend By-law 1756-2019 to exempt rental housing units at 11 Winona Drive from the restriction that Affordable Housing for existing affordable rental housing, means housing units in Former Federal Projects and to authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 11 Winona Drive.

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 Housing Facility By-law 1756-2019; and

Whereas the definition of "affordable housing" for existing affordable rental housing means housing units in Former Federal Projects; and

Whereas Hellenic Home for the Aged Inc. has agreed to provide affordable housing at the property currently known as 11 Winona Drive, 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 Hellenic Home for the Aged Inc. 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 definition of "Affordable Housing" in By-law 1756-2019 shall be amended to read:

"Affordable Housing", for the purpose of this by-law and all municipal housing facility agreements:

- (i) for new affordable rental housing, means housing units with monthly occupancy costs at or below Average Market Rents;

- (ii) for existing affordable rental housing, means housing units in Former Federal Projects providing low-rent units save and except for 111 one-bedroom units, and 19 two-bedroom units located within the building at 11 Winona Drive; and
 - (iii) for assisted ownership housing, means housing units with a sale price at or below the Average Resale Price of a home.
2. The City of Toronto is authorized to enter into an agreement under section 252 of the City of Toronto Act, 2006 with Hellenic Home for the Aged Inc. for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on October , 2020.

Frances Nunziata,
Speaker

John D. Elvidge
Interim City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN: 21263-0001 (LT)

PT LT 71 PL 296 TORONTO; PT BLK C PL 738 WYCHWOOD BRACONDALE
DOVERCOURT AS IN CT704372; CITY OF TORONTO

The Eligible Premises

111 one-bedroom units, and 19 two-bedroom units will be affordable housing units at 11 Winona Drive, Toronto.