

Authority: Planning and Housing Committee Item PH26.4,  
adopted as amended by City of Toronto Council on  
October 1 and 4, 2021

## CITY OF TORONTO

**Bill 781**

### BY-LAW XXX-2022

**To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 1080 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 Housing Facility By-law 183-2022; and

Whereas WoodGreen Community Housing Inc. has agreed to provide affordable housing at the property currently known as 1080 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 WoodGreen Community Housing 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 City of Toronto is authorized to enter into an agreement under Section 252 of the City of Toronto Act, 2006 with WoodGreen Community Housing Inc. for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. WoodGreen Community Housing Inc. 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 XX, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**SCHEDULE A**

**Description of Premises**

**Legal Description**

PIN: 21057-0320(R)

Lots C, D, E, F, G, and H and the Lane, Plan 638E and Part of Lot 3, Plan 96 designated as Parts 4 and 5 on Plan 63R-5017

PIN: 21057-0066(LT)

Parcel 106-5 Leasehold Section M8; Lt 106 Plan M8 Toronto; Lot 107 Plan M8 Toronto; Part of Lot 108 Plan M8 Toronto; Part of Lot 109 Pl M8 Toronto; Part of Lot 110 Plan M8 Toronto Part 2 on Plan 66R-16256; Toronto , City Of Toronto

**The Eligible Premises**

Renovation of a building containing 175 units of which 9 units will be affordable housing units or such other number of units as approved by the City at 1080 Queen Street East, Toronto.