

Authority: Toronto and East York Community Council
Item TE23.12 adopted as amended by City of Toronto
Council on March 10, 2021; and Planning and Housing
Committee Item PH34.8, adopted as amended by City of
Toronto Council on June 15 and 16, 2022

CITY OF TORONTO

Bill 827

BY-LAW -2022

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 938-950 King Street West and 95-99 Strachan Avenue 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 950 King Street West Holdings Inc. (and/or a related entity or entities) has agreed to provide affordable housing at the property currently known as 938-950 King Street West and 95-99 Strachan Avenue, 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 950 King Street West Holdings Inc. (and/or a related entity or entities) 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 950 King Street West Holdings Inc. (and/or a related entity or entities) for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. 950 King Street West Holdings Inc. (and/or a related entity or entities) 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 , 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A
Description of Premises

Legal Description

PIN: 21244-0083 (LT)
PT LT 9 N/S KING ST PL ORDNANCE RESERVE TORONTO AS IN CA646883; CITY OF TORONTO

PIN: 21244-0084 (LT)
PT LT 9 N/S KING ST, 11 N/S KING ST, 38 E/S STRACHAN AV PL ORDNANCE RESERVE TORONTO PT 7 & 8, 63R1208; CITY OF TORONTO

PIN: 21244-0321 (LT)
PART LOTS 9 & 11 NORTH SIDE KING STREET PLAN ORDNANCE RESERVE TORONTO PARTS 1 & 3 66R29364; CITY OF TORONTO

PIN: 21244-0322 (LT)
PART LOTS 9 & 11 NORTH SIDE KING STREET PLAN ORDNANCE RESERVE TORONTO PART 2 66R29364; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 192 units of which 35 units will be affordable housing units or such other number of units as approved by the City at 938-950 King Street West and 95-99 Strachan Avenue, Toronto.