

Authority: Item CC43.17, as adopted by City of Toronto
Council on May 11 and 12, 2022

CITY OF TORONTO

Bill 898

BY-LAW -2022

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 2 Tecumseth Street and 125-133 Niagara Street 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 2TS WT Nominee Inc. has agreed to provide affordable housing at the property currently known as 2 Tecumseth Street and 125-133 Niagara Street, 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 2TS WT Nominee 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 2TS WT Nominee Inc. for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. 2TS WT Nominee 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 , 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A
Description of Premises

Legal Description:

2 Tecumseth Street
PIN: 21241-0250 (LT)
PT BLK A, B PL 536 TORONTO; PT BLK D PL D246 TORONTO; PT BLK 12 PL
ORDNANCE RESERVE TORONTO; PT LT 9 SEC B PL MILITARY RESERVE TORONTO;
PT LANE PL 536 TORONTO; PT CHAMBERLIN AV PL 536 TORONTO CLOSED BY
OF27630 & OF19257 AS IN CT761388; S/T AND T/W CT761388; S/T WF47760E;
TORONTO; CITY OF TORONTO

125-133 Niagara Street
PIN: 21241-0028 (LT)
PCL 16-1 SEC M75; LT 16 PL M75 TORONTO; LT 17 PL M75 TORONTO; LT 18 PL M75
TORONTO; LT 19 PL M75 TORONTO; LT 20 PL M75 TORONTO; TORONTO; CITY OF
TORONTO

The Eligible Premises

Construction of a building or buildings containing a total of twenty six (26) affordable rental housing units or such other number of units as approved by the City at its meeting of May 11 and 12, 2022.