

Authority: Toronto and East York Community Council
Item TE34.17, as adopted by City of Toronto Council on
July 19 and 20, 2022

CITY OF TORONTO

Bill 918

BY-LAW -2022

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 316 - 336 Campbell 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;

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;

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;

Whereas Campont Developments Limited (or a related corporation) and/or Community Affordable Housing Solutions (or a related corporation) has agreed to provide affordable housing at the property currently known as 316 - 336 Campbell Avenue, Toronto;

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 Campont Developments Limited (or a related corporation) and/or Community Affordable Housing Solutions (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 Campont Developments Limited (or a related corporation) and/or Community Affordable Housing Solutions (or a related corporation) for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. Campont Developments Limited (or a related corporation) and/or Community Affordable Housing Solutions (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 , 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A
Description of Premises

Legal Description

PIN: 21325-0142 (LT)

PCL 54-1 SEC M13; PT LT 54 W/S CAMPBELL AV PL M13 TORONTO; PT LT 55 W/S CAMPBELL AV PL M13 TORONTO COMM AT A POINT IN THE FRONT OF SAID LT 55, AT THE INTERSECTION OF THE PRODUCTION ELY OF THE CENTRE LINE OF WALL BTN THE HOUSE ON THIS LAND AND THAT TO THE N, SAID POINT BEING DISTANT 2 FT, MORE OR LESS, NLY FROM THE SE ANGLE THEREOF; THENCE WLY ALONG SAID PRODUCTION SAID CENTRE LINE OF WALL AND CONTINUING PARALLEL TO THE S LIMIT OF SAID LT 55, IN ALL 90 FT, MORE OR LESS TO A POINT DISTANT 35 FT E OF THE W LIMIT OF SAID LT 55, AND 2 FT, MORE OR LESS NLY FROM THE S LIMIT OF SAID LT 55. THENCE SLY PARALLEL TO THE W LIMIT OF LOTS 55 AND 54, 22 FT TO A POINT DISTANT 30 FT N OF THE S LIMIT OF SAID LT 54; THENCE ELY PARALLEL TO THE SAID S LIMIT OF LT 54, 90 FT TO THE FRONT THEREOF; THENCE NLY ALONG THE FRONT OF SAID LOTS 54 AND 55, 22 FT TO THE POB; TORONTO, CITY OF TORONTO

PIN: 21325-0143 (LT)

PCL 55-1 SEC M13; PT LT 55 PL M13 TORONTO COMM AT A POINT IN THE EASTERN LIMIT OF SAID LT AT THE INTERSECTION OF THE PRODUCTION ELY OF THE CENTRE LINE OF WALL BTN THE HOUSE ON THIS LAND AND THAT TO THE S SAID POINT BEING DISTANT 2 FT MORE OR LESS NLY FROM THE SE ANGLE THEREOF; THENCE WLY ALONG SAID PRODUCTION OF SAID CENTRE LINE OF WALL AND CONTINUING PARALLEL TO THE SOUTHERN LIMIT OF SAID LT 125 FT MORE OR LESS TO A POINT IN THE WESTERN LIMIT OF SAID LT, BEING DISTANT 2 FT MORE OR LESS NLY FROM THE S WESTERN ANGLE THEREOF; THENCE NLY 23 FT MORE OR LESS ALONG THE WESTERN LIMIT OF SAID LT TO A POINT DISTANT 25 FT NLY FROM THE S WESTERN ANGLE OF SAID LT; THENCE ELY PARALLEL TO THE SAID SOUTHERN LIMIT 125 FT MORE OR LESS TO THE EASTERN LIMIT OF SAID LT; THENCE SLY ALONG SAID EASTERN LIMIT 23 FT MORE OR LESS TO THE POC; TORONTO, CITY OF TORONTO

PIN: 21325-0144 (LT)

PCL 55-3 SEC M13; PT LT 55 W/S CAMPBELL AV PL M13 TORONTO COMM AT A POINT IN THE ELY LIMIT OF THE SAID LT 55, DISTANT 6 FT 11 1/2 INCHES SLY FROM THE NE ANGLE OF THE SAID LT, SAID POINT BEING WHERE THE CENTRE LINE OF THE PARTITION WALL BTN THE HOUSE ON THIS LAND AND THAT ON THE LAND IMMEDIATELY TO THE N THEREOF WOULD IF PRODUCED ELY INTERSECT THE SAID W LIMIT OF CAMPBELL AV; THENCE WLY ALONG THE PRODUCTION ELY OF THE SAID CENTRE LINE, THE SAID CENTRE LINE AND CONTINUING; THENCE WLY PARALLEL WITH THE N LIMIT OF THE SAID LT 55 IN ALL A DISTANCE OF 125 FT TO A POINT IN THE W LIMIT OF THE SAID LT, SAID POINT BEING DISTANT 7 FT 2 INCHES MORE OR LESS SLY FROM THE NW ANGLE OF THE SAID LT; THENCE SLY ALONG THE WLY LIMIT OF THE SAID LT, 17 FT 10

INCHES MORE OR LESS TO A POINT DISTANT 25 FT N FROM THE SW ANGLE OF THE SAID LT; THENCE ELY PARALLEL TO THE SLY LIMIT OF THE SAID LT, 125 FT MORE OR LESS TO THE W LIMIT OF CAMPBELL AV; THENCE NLY ALONG THE WLY LIMIT OF CAMPBELL AV, 18 FT 1/2 INCH MORE OR LESS TO THE POB; TORONTO, CITY OF TORONTO

PIN: 21325-0145 (LT)

PCL 55-2 SEC M13; PT LT 55 W/S CAMPBELL AV PL M13 TORONTO; PT LT 56 W/S CAMPBELL AV PL M13 TORONTO COMM AT A POINT IN THE W LIMIT OF CAMPBELL AV BEING IN THE E LIMIT OF SAID LT 55 AT A DISTANCE OF 6 FT 11 1/2 INCHES MEASURED SLY THEREON FROM THE NE ANGLE OF SAID LT 55, THE SAID POINT BEING WHERE THE CENTRE LINE OF THE PARTITION WALL BTN THE HOUSE ON THIS LAND AND THE HOUSE ON THE LAND IMMEDIATELY TO THE S THEREOF WOULD IF PRODUCED ELY INTERSECT THE W LIMIT OF CAMPBELL AV; THENCE WLY ALONG THE PRODUCTION ELY OF THE SAID CENTRE LINE THE SAID CENTRE LINE AND THENCE CONTINUING WLY PARALLEL TO THE NLY LIMIT OF SAID LT 55 IN ALL A DISTANCE OF 125 FT MORE OR LESS TO THE WLY LIMIT OF SAID LT 55, BEING THE ELY LIMIT OF A LANE, AT A POINT IN THE SAID LIMIT DISTANT 7 FT 2 INCHES MORE OR LESS MEASURED SLY THEREON FROM THE NW ANGLE OF SAID LT 55; THENCE NLY ALONG THE SAID ELY LIMIT OF SAID LANE, 17 FT 10 1/2 INCHES MORE OR LESS TO A POINT IN THE W LIMIT OF SAID LT 56 AT A DISTANCE OF 10 FT 8 1/2 INCHES MEASURED NLY THEREON FROM THE SW ANGLE OF SAID LT 56; THENCE ELY PARALLEL TO THE SLY LIMIT OF SAID LT 56, 125 FT MORE OR LESS TO A POINT IN THE E LIMIT OF SAID LT 56; THENCE SLY ALONG THE ELY LIMIT OF SAID LOTS 56 AND 55, 17 FT 8 INCHES MORE OR LESS TO THE POB; TORONTO, CITY OF TORONTO

PIN: 21325-0146 (LT)

PCL 56-1 SEC M13; PT LT 56 PL M13 TORONTO COMM ON THE W LIMIT OF CAMPBELL AV BEING THE E LIMIT OF SAID LT 56 AT A POINT DISTANT 10 FT 8 1/2 INCHES MEASURED NLY THEREON FROM THE SE ANGLE OF SAID LT SAID POINT BEING WHERE THE CENTRE LINE OF PASSAGEWAY BTN THE HOUSE ON THIS LAND AND THAT TO THE S THEREOF WOULD IF PRODUCED ELY INTERSECT THE SAID W LIMIT OF CAMPBELL AV. THENCE WLY PARALLEL TO THE S LIMIT OF SAID LT 56 AND ALONG THE CENTRE LINE OF SAID PASSAGEWAY AND ITS PRODUCTION IN ALL 125 FT MORE OR LESS TO THE WLY LIMIT OF SAID LT, BEING THE ELY LIMIT OF A LANE, AT A POINT DISTANT 10 FT 8 1/2 INCHES MEASURED NLY FROM THE SW ANGLE OF SAID LT 56. THENCE NLY ALONG THE ELY LIMIT OF SAID LANE 18 FT 1/2 INCH TO A POINT DISTANT 28 FT 9 INCHES NLY FROM THE SW ANGLE OF SAID LT. THENCE ELY TO AND ALONG THE CENTRE LINE OF THE PARTITION WALL BTN THE HOUSE ON THIS LAND AND THAT TO THE N THEREOF AND ITS PRODUCTION ELY IN ALL 125 FT MORE OR LESS TO THE WLY LIMIT OF CAMPBELL AV. THENCE SLY ALONG SAID WLY LIMIT 17 FT 11 1/2 INCHES MORE OR LESS TO THE POB: CITY OF TORONTO

PIN: 21325-0147 (LT)

PCL 56-3 SEC M13; PT LT 56 PL M13 TORONTO COMM AT A POINT IN THE W LIMIT OF CAMPBELL AV WHERE THE SAME WOULD BE INTERSECTED BY THE PRODUCTION ELY OF THE CENTRE LINE OF THE PARTITION WALL BTN THE

HOUSE ON THIS LAND AND THAT TO THE S SAID POINT BEING DISTANT 28 FT 8 INCHES MORE OR LESS MEASURED NLY THEREON FROM THE SE ANGLE OF SAID LT. THENCE WLY ALONG SAID ELY PRODUCTION OF THE CENTRE WALL AND THROUGH THE SAID CENTRE LINE OF PARTITION WALL ALONG THE WLY PRODUCTION THEREOF ABOUT PARALLEL TO THE S LIMIT OF SAID LT, 125 FT MORE OR LESS TO A POINT IN THE E LIMIT OF A LANE, DISTANT 28 FT 9 INCHES MEASURED NLY THEREON FROM THE SW CORNER OF SAID LT. THENCE NLY ALONG THE E LIMIT OF LANE 18 FT 3 INCHES MORE OR LESS TO A POINT DISTANT 3 FT S OF THE NW ANGLE OF SAID LT. THENCE ELY PARALLEL TO THE N LIMIT OF SAID LT, 125 FT MORE OR LESS TO THE WLY LIMIT OF CAMPBELL AV; THENCE SLY ALONG THE LAST MENTIONED LIMIT 18 FT 4 INCHES MORE OR LESS TO THE POB; TORONTO, CITY OF TORONTO

PIN: 21325-0148 (LT)

PCL 56-2 SEC M13; PT LT 56 W/S CAMPBELL AV PL M13 TORONTO; PT LT 57 W/S CAMPBELL AV PL M13 TORONTO COMM AT A POINT IN THE W LIMIT OF CAMPBELL AV, 1 FT 11 INCHES, SLY FROM THE DIVISION LINE BTN LOTS 56 AND 57; THENCE NLY ALONG THE W LIMIT OF CAMPBELL AV, 21 FT 5 INCHES MORE OR LESS TO THE INTERSECTION OF THE PRODUCTION ELY OF THE CENTRE LINE OF THE PARTITION WALL PARALLEL TO THE S LIMIT OF LT 57, BTN THE HOUSE ON THIS LAND AND THAT TO THE N; THENCE WLY PARALLEL TO THE S LIMIT OF SAID LT THROUGH THE SAID CENTRE LINE OF WALL TO THE W LIMIT OF LT 57; THENCE SLY ALONG THE W LIMITS OF LOTS 57 AND 56 TO A POINT DISTANT 1 FT 11 INCHES SLY FROM THE DIVISION LINE BTN THE SAID LOTS; THENCE ELY PARALLEL TO THE S LIMIT OF LT 57 TO THE POB; TORONTO, CITY OF TORONTO

PIN: 21325-0149 (LT)

PCL 57-2 SEC M13; PT LT 57 W/S CAMPBELL AV PL M13 TORONTO COMM AT A POINT IN THE W LIMIT OF CAMPBELL AV DISTANT 9 FT 11 INCHES SLY FROM THE NE ANGLE OF SAID LT; THENCE SLY ALONG THE W LIMIT OF CAMPBELL AV 20 FT 7 INCHES MORE OR LESS TO THE INTERSECTION OF THE PRODUCTION ELY PARALLEL TO THE S LIMIT OF SAID LT OF THE CENTRE LINE OF THE PARTITION WALL BTN THE HOUSE ON THIS LAND AND THAT TO THE S; THENCE WLY PARALLEL TO THE S LIMIT OF SAID LT THROUGH THE CENTRE LINE OF SAID PARTITION WALL TO THE W LIMIT OF THE SAID LT; THENCE NLY ALONG THE W LIMIT OF SAID LT 20 FT 7 INCHES MORE OR LESS TO A POINT DISTANT 9 FT 11 INCHES SLY FROM THE NW ANGLE OF SAID LT; THENCE ELY PARALLEL TO THE N LIMIT OF SAID LT TO THE POB; TORONTO, CITY OF TORONTO

PIN: 21325-0150 (LT)

PCL 57-1 SEC M13; PT LT 57 W/S CAMPBELL AV PL M13 TORONTO; PT LT 58 W/S CAMPBELL AV PL M13 TORONTO COMM AT A POINT IN THE W LIMIT OF CAMPBELL AV, DISTANT NINE FT ELEVEN INCHES SLY FROM THE NE ANGLE OF SAID LT 57. THENCE NLY ALONG THE W LIMIT OF CAMPBELL AV, TWENTY ONE FT (21') MORE OR LESS TO THE INTERSECTION OF THE PRODUCTION ELY PARALLEL TO THE S LIMIT OF LT 58, OF THE CENTRE LINE OF PARTITION WALL BTN THE HOUSE OF THIS LAND AND THAT TO THE N; THENCE WLY PARALLEL TO THE S LIMIT OF SAID LT 58 THROUGH SAID CENTRE LINE OF WALL TO THE W LIMIT OF SAID LT 58; THENCE SLY ALONG THE W LIMITS OF THE SAID LOTS TO A

POINT NINE FT ELEVEN INCHES (9'11") SLY FROM THE NW ANGLE OF SAID LT 57;
THENCE ELY PARALLEL TO THE N LIMIT OF SAID LT 57 TO THE POB; TORONTO,
CITY OF TORONTO

PIN: 21325-0151 (LT)

PCL 58-1 SEC M13; PT LT 58 W/S CAMPBELL AV PL M13 TORONTO COMM AT A
POINT IN THE W LIMIT OF CAMPBELL AV DISTANT 32 FT 10 INCHES NLY
THEREALONG FROM THE SE ANGLE OF SAID LT; THENCE SLY ALONG SAID W
LIMIT OF CAMPBELL AV A DISTANCE OF 21 FT 9 INCHES MORE OR LESS TO THE
INTERSECTION OF THE PRODUCTION ELY PARALLEL TO THE S LIMIT OF SAID LT
OF THE CENTRE LINE OF PARTITION WALL BTN THE HOUSE ON THIS LAND AND
THAT TO THE S; THENCE WLY PARALLEL TO THE SLY LIMIT OF SAID LT
THROUGH SAID CENTRE LINE OF WALL TO THE W LIMIT OF SAID LT; THENCE
NLY ALONG THE W LIMIT OF SAID LT, A DISTANCE OF 21 FT 9 INCHES MORE OR
LESS TO A POINT THEREIN DISTANT 32 FT 10 INCHES NLY FROM THE SW ANGLE
OF SAID LT; THENCE ELY PARALLEL TO THE S LIMIT OF SAID LT TO THE POC;
TORONTO, CITY OF TORONTO

The Eligible Premises

Construction of a building containing 313 units of which 21 units will be affordable housing units or such other number of units as approved by the City at 316-336 Campbell Avenue, Toronto.