

Authority: Executive Committee Item EX24.6, as adopted by City of Toronto Council on April 26, 27 and 28, 2017

CITY OF TORONTO

BY-LAW 562-2017

To amend By-law 124-2016 "To enact a new Municipal Facility Housing By-law and to repeal By-law No. 282-2002" to exempt rental housing units at 33 Hahn Place from the restriction that affordable rental housing projects be new units, and to authorize the entering into of an agreement for the provision of a Municipal Housing Facility at 33 Hahn Place.

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 housing facilities may allow for the lease, operation or maintenance of the facilities; and

Whereas paragraph 18 of section 2 of Ontario Regulation 598/06 prescribes municipal facilities used for affordable housing as eligible municipal capital facilities; 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 Facility Housing By-law 124-2016; and

Whereas the definition of "affordable housing" for rental housing includes the requirement that the housing is new; and

Whereas Les Centres d'Accueil Héritage has agreed to provide affordable rental housing at the property currently known as 33 Hahn Place, Toronto; and

Whereas the portions of the Premises identified in Schedule A attached are to be primarily used for affordable housing (the "Eligible Premises"); and

Whereas at its meeting held April 26, 27 and 28, 2017, the City authorized an amendment to By-law 124-2016 to allow the one hundred and thirty-five (135) rental housing units at 33 Hahn Place, which are not new units, to meet the definition of "affordable housing" for the purposes of that By-law; and

Whereas Council wishes to enter into an agreement with Les Centres d'Accueil Héritage 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 124-2016 "To enact a new Municipal Facility Housing By-law and to repeal By-law No. 282-2002" 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 save and except for the one hundred and thirty-five (135) rental housing units located within the building at 33 Hahn Place, which are not new units; and

- (ii) 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 Les Centres d'Accueil Héritage for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on May 26, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule A
Description of Premises

Legal Description

PIN: 21092-0015 (LT)

Parcel Berkeley Street-1 Section A5A; Part 66 Foot Reserved for Lake Street Plan 153E Toronto; Part Water Lot in Front of the Old County Gaol Lot Plan 153E Toronto. Parcel 1 Plan 153E Toronto Part 56 – 61, 86-88, 66R-10820; Toronto, City of Toronto.

The Eligible Premises

A building containing one hundred and thirty-five (135) units of affordable housing units or such other number of units as approved by the City at 33 Hahn Place, Toronto.