

Authority: Planning and Housing Committee Item PH8.3,
as adopted by City of Toronto Council on October 2 and 3,
2019

CITY OF TORONTO

BY-LAW 1354-2019

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 884 Kingston Road 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 Facility Housing By-law 124-2016; and

Whereas 1953083 Ontario Inc. has agreed to provide affordable housing at the property currently known as 884 Kingston Road, 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 1953083 Ontario 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 1953083 Ontario Inc. for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. 1953083 Ontario 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 October 3, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule A
Description of Premises

Legal Description

PIN 21011-0076 (LT)

PCL 20-1-29 SEC M10; PT LT 20 BLK 29 N/S KINGSTON RD PL M10 TORONTO; PT LT 21 BLK 29 N/S KINGSTON RD PL M10 TORONTO COMM AT A POINT IN THE NLY LIMIT OF KINGSTON RD DISTANT 65 FT 1/2 INCH MEASURED WLY FROM THE INTERSECTION OF THE WLY LIMIT OF PICKERING ST WITH THE NLY LIMIT OF KINGSTON RD BEING THE SOUTH-EAST ANGLE THEREOF: THENCE NLY TO AND ALONG THE ELY FACE OF THE BUILDING ERRECTED ON THE LANDS IMMEDIATELY TO THE W OF THE HEREIN DESCRIBED LANDS AND CONTINUING NLY ON THE LINE ALMOST PARALLEL WITH THE WLY LIMIT OF PICKERING ST 100 FT TO A POINT IN THE S LIMIT OF A LANE. THENCE ELY FROM SAID POINT ALONG THE SLY LIMIT OF SAID LANE, 36 FT 1 INCH MORE OR LESS TO A POINT SITUATE IN THE SLY LIMIT, OF THE LANE HEREINAFTER MENTIONED WHERE AN IRON TUBE HAS BEEN PLANTED. THENCE SLY FROM THE SAID POINT ON A LINE PARALLEL WITH THE WLY LIMIT OF PICKERING ST AND PASSING THROUGH THE CENTRE OF WALL BTN THE BUILDING ON THE LAND HEREIN DESCRIBED AND THE ONE TO THE E THEREOF, A DISTANCE OF 100 FT TO A POINT IN THE NLY LIMIT OF KINGSTON RD DISTANT 28 FT 11 1/2 INCHES WLY FROM THE INTERSECTION OF THE N LIMIT OF KINGSTON RD WITH THE W LIMIT OF PICKERING ST. THENCE WLY ALONG THE N LIMIT OF KINGSTON RD 36 FT 1 1/4 INCHES MORE OR LESS TO THE POB; T/W A ROW FOR ALL PURPOSES IN COMMON WITH OTHER ENTITLED, THERETO, IN, OVER AND UPON AND ALONG A LANE IN REAR OF THE SAID DESCRIBED LANDS COMPOSED OF PARTS OF LOTS 17, 18, 19, 20 AND 21 IN BLK 29 ON THE SAID PL M10: COMM AT A POINT IN THE E LIMIT OF HANNAFORD ST DISTANT 100 FT N ALONG SAID LIMIT OF SAID ST FROM ITS INTERSECTION WITH THE N LIMIT OF KINGSTON RD; THENCE S ELY PARALLEL WITH THE N LIMIT OF KINGSTON RD 285 FT 7 3/4 INCHES TO THE W LIMIT OF PICKERING AV (FORMERLY CATHERINE STREET) THENCE N ALONG THE SAID LIMIT OF PICKERING ST 12 FT 3 INCHES. THENCE N WLY PARALLEL TO THE N LIMIT OF KINGSTON RD 285 FT 7 3/4 INCHES MORE OR LESS TO THE E LIMIT OF HANNAFORD ST. THENCE SLY ALONG SAID LIMIT OF HANNAFORD ST 12 FT 3 INCHES MORE OR LESS TO THE POB; S/T A RIGHT IN FAVOUR OF ELLEN M. BIETTE TO CONSTRUCT AND MAINTAIN A SEWER IN, ALONG AND OVER THOSE PARTS OF LOTS 17, 18, 19, 20 AND 21 IN BLK 29 ON PL M10 (CITY OF TORONTO) DESCRIBED IN THE ABOVE ROW AND TO CONSTRUCT AND MAINTAIN CONNECTIONS FROM SAID SEWERS TO ANY BUILDINGS ERRECTED ON THE ABOVE PCL; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 30 units of which 30 units will be affordable housing units or such other number of units as approved by the City at 884 Kingston Road, Toronto.