

Authority: MM25.32, as adopted by City of Toronto Council on October 27, 28 and 30, 2020, by Mayor John Tory, seconded by Councillor Ana Bailão, and Planning and Housing Committee Item PH23.7, as adopted by City of Toronto Council on June 8 and 9, 2021

CITY OF TORONTO

BY-LAW 494-2021

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 877 Yonge 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 1756-2019; and

Whereas St. Clare's Multifaith Housing Society has agreed to provide affordable housing at the property currently known as 877 Yonge 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 St. Clare's Multifaith Housing Society 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 St. Clare's Multifaith Housing Society for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
- 2.** St. Clare's Multifaith Housing Society 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 June 9, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A
Description of Premises

Legal Description

Part of PIN 21110-0157 (LT)

Part of LT 4-5 PL 235E TORONTO; PT LT 1, B, C, D, E PL 241 TORONTO; PT YORKVILLE PARK DR PL 241 TORONTO (FORMERLY LANE PL 104) (AKA GIBSON'S LANE, 20 FT PUBLIC HWY RUNNING ELY FROM YONGE ST) CLOSED BY EM38683 AS IN CA693267; S/T CA576802; CITY OF TORONTO

The Eligible Premises

Renovation of a building containing 252 units of which 252 units will be affordable housing units or such other number of units as approved by the City at 877 Yonge Street, Toronto.