

Authority: Toronto and East York Item TE11.5, as adopted
by City of Toronto Council on December 17 and 18, 2019

CITY OF TORONTO

BY-LAW 1098-2021

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing for a portion of the property municipally known in 2019 as 1141 Bloor Street West, 980 Dufferin Street and 90 Croatia Street and its exemption from the payment of development charges.

Whereas section 252(7) of the City of Toronto Act, 2006 provides that the City may exempt from the payment of development charges imposed under the Development Charges Act, 1997 land or a portion of it on which municipal capital facilities are or will be located; 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 Ontari Holdings Ltd. and Bloor Dufferin Development Holding Corp. has agreed to construct an affordable housing building on a portion of the property known in 2019 as 1141 Bloor Street West, 980 Dufferin Street and 90 Croatia Street; 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 Ontari Holdings Ltd. and Bloor Dufferin Development Holding Corp. for the provision of municipal capital facilities for use as affordable housing at the Eligible Premises and to exempt Ontari Holdings Ltd. and Bloor Dufferin Development Holding Corp. from the payment of development charges in respect of 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 Ontari Holdings Ltd. and Bloor Dufferin Development Holding Corp. for the construction of an affordable housing building at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. Ontari Holdings Ltd. and Bloor Dufferin Development Holding Corp. 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 December 17, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A
Description of Premises

Legal Description

PIN 21309-0728

PART BLOCK B, PLAN D1343, PART LOTS 1, 2 & 3 AND PART O'CONNELL AV (CLOSED BY WG126118) PLAN D1373, BLOCK A PLAN 1085, PART BLOCK A PLAN 1089 AND PART OF PARK LOT 29 CON 1 FROM THE BAY, PARTS 1, 2, 3, 4, 6, 14, 15, 17, 18, 19, 20, 21 & 27, 66R31724; SUBJECT TO AN EASEMENT IN GROSS OVER PART BLOCK B PLAN D1343, PART LOTS 2 AND 3 PLAN D1373, PART BLOCK A PLAN 1089, PARTS 2, 6, 19, 20, 21, 22 AND 27, 66R31724 AS IN AT5652319; CITY OF TORONTO

PIN 21309-0729

PART LOTS 2 & 3 PLAN D1373, PART O'CONNELL AVENUE PLAN D1373 (CLOSED BY WG126118) PARTS 5, 7, 16, 22 AND 26, 66R31724; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 7, 22 AND 26, 66R31724 AS IN AT5652319; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 56 units of which all units will be affordable housing units, or such other number of units as may be approved by the City on a portion of the lands known in 2019 as 1141 Bloor Street West, 980 Dufferin Street and 90 Croatia Street.