

Authority: Planning and Housing Committee  
Item PH34.8, adopted as amended, by City of  
Toronto Council on June 15 and 16, 2022

## CITY OF TORONTO

### BY-LAW 544-2022

**To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 306-310 Gerrard Street East 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 183-2022; and

Whereas The Yonge Street Mission has agreed to provide affordable housing at the property currently known as 306-310 Gerrard Street East, 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 The Yonge Street Mission 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 The Yonge Street Mission for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. The Yonge Street Mission 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 16, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**SCHEDULE A**

**Description of Premises**

**Legal Description**

PIN: 21082-0004 (LT)  
PCL 1-1 SEC A108; PT LT 9 E/S PARLIAMENT ST PL 108 TORONTO; PT LT 10 E/S  
PARLIAMENT ST PL 108 TORONTO; PT LT 1 N/S GERRARD ST E PL 108 TORONTO

PIN: 21082-0281 (LT)  
PT LT 1 N/S GERRARD ST PL 108 TORONTO FORMERLY DON ST AS IN CA549611;  
CITY OF TORONTO

PIN: 21082-0280 (LT)  
PT LT 1 S/S SPRUCE ST, 1 N/S GERRARD ST, 2 N/S GERRARD ST PL 108 TORONTO  
FORMERLY DON ST, PT 1, 2 & 3 64R14386; CITY OF TORONTO

**The Eligible Premises**

Construction of 191 units of which 96 units will be affordable housing units within a multi service building or such other number of units as approved by the City at 306-310 Gerrard Street East, Toronto.