

## Affordable Housing Committee

<b>Meeting No.</b>	4	<b>Contact</b>	Merle MacDonald, Committee Administrator
<b>Meeting Date</b>	Monday, May 28, 2012	<b>Phone</b>	416-392-7340
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	ah@toronto.ca
<b>Location</b>	Committee Room 2, City Hall	<b>Chair</b>	Councillor Ana Bailão

AH4.7	ACTION	Adopted		Ward:20
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### Private Sector/Non-Profit Affordable Housing Opportunity at 430 King Street West

#### Committee Decision

The Affordable Housing Committee recommends to the Executive Committee that:

1. City Council enact a site specific by-law amending the criteria for a "housing project" in the Municipal Housing Facility By-law No. 282-2002, in the form of the draft by-law attached as Attachment No. 1 to the report (May 11, 2012) from the Director, Affordable Housing Office to exempt the four (4) affordable rental housing units at 430 King Street West from the restriction that such units not be registered condominiums and to delete the provision that a housing project consist of a minimum of seven (7) units if the required Official Plan Amendment, is adopted by City Council.
2. City Council enact a by-law, pursuant to section 252 of the City of Toronto Act, 2006, and Municipal Capital Facility By-Law (No. 282-2002) authorizing an exemption from taxation for municipal and school purposes for a period of twenty-five (25) years for the four (4) affordable rental housing units at 430 King Street West to be operated by Kehilla Residential Programme, if the required Official Plan Amendment is adopted by City Council.
3. City Council enact a by-law, pursuant to section 252 of the City of Toronto Act, 2006, and Municipal Capital Facility By-Law No. 282-2002 authorizing the entering into of a municipal capital facility agreement with Kehilla Residential Programme, or such other corporation controlled by it, for the four (4) rental housing units at 430 King Street West, if the required Official Plan Amendment is adopted by City Council.

4. City Council authorize the Director, Affordable Housing Office, to negotiate and enter into the municipal housing project facility agreement set out in Recommendation 3 with Kehilla Residential Programme, on such terms and conditions as the Director considers appropriate and in a form satisfactory to the City Solicitor, if the required Official Plan Amendment is adopted by City Council.
5. City Council authorize the City Solicitor to make such stylistic and technical changes to the by-law referred to in Recommendation 1, 2 and 3 above, as may be required.

## **Origin**

(May 11, 2012) Report from the Director, Affordable Housing Office

## **Summary**

As a result of an innovative private/non-profit partnership between the developer Great Gulf Homes and the non-profit Kehilla Residential Programme, four units of affordable rental housing are being created in a new condominium under construction at 430 King Street West.

At its meeting on March 20, 2012, Toronto and East York Community Council directed staff to commence a City-initiated Official Plan Amendment (OPA) to allow four (4) homes at 430 King Street West to be owned by the Kehilla Residential Programme (Kehilla) and rented to tenants as affordable housing. Following a Preliminary Report on the OPA at April 17, 2012 Community Council, staff held a community consultation meeting on the evening of May 1, 2012. The final OPA report is anticipated to be before Community Council on June 13, 2012, and City Council at the July 11 and 12, 2012 meeting, the same meeting at which this Report is proposed to be considered.

Consistent with the OPA process, this report recommends Council take several actions, including enacting a site specific by-law to exempt the four (4) units at 430 King Street West from the existing provisions of the Municipal Housing Facility by-law and a by-law to provide an exemption for the four (4) units from property taxation for municipal and school purposes with the intent of providing affordable housing.

## **Background Information**

(May 11, 2012) Report from the Director, Affordable Housing Office on Private Sector/Non-Profit Affordable Housing Opportunity at 430 King Street West  
(<http://www.toronto.ca/legdocs/mmis/2012/ah/bgrd/backgroundfile-47177.pdf>)

## **Communications**

(May 28, 2012) Submission from Nancy Singer, Executive Director, Kehilla Residential Programme (AH.New.AH4.7.1)

## **Speakers**

Geoff Matthews, Director, Acquisitions and Development, Great Gulf Homes  
Nancy Singer, Executive Director, Kehilla Residential Programme

Councillor Adam Vaughan, Ward 20 Trinity-Spadina