



## Decision Letter

# EX4.9

### Affordable Housing Committee

<b>Meeting No.</b>	1	<b>Contact</b>	Jennifer Forkes, Committee Administrator
<b>Meeting Date</b>	Monday, March 9, 2015	<b>Phone</b>	416-392-4666
<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

AH1.8	ACTION	Adopted		Ward:28
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### Providing Property Tax Exemptions for New Affordable Rental Homes in the West Don Lands

#### Committee Decision

The Affordable Housing Committee recommends that:

1. City Council exempt from taxation for municipal and school purposes, Wigwamen Incorporated for its non-profit development currently municipally known as 745 Front Street East for 25 years.
2. City Council exempt from taxation for municipal and school purposes, Fred Victor Centre for its non-profit development currently municipally known as 20 Palace Street for 25 years.
3. City Council authorize the Director, Affordable Housing Office, to enter into the municipal capital facility agreements with Wigwamen Incorporated and Fred Victor Centre to secure the tax exemption, on terms and conditions acceptable to the City Solicitor with Wigwamen Incorporated and Fred Victor.
4. City Council authorize the Director, Affordable Housing Office, on behalf of the City, to negotiate and enter into any amendments to or discharges or postponements of the municipal capital facility agreements, the City's securities therefore as well as any other documents or agreements required to enact this tax exemption on terms and conditions satisfactory to the Director, Affordable Housing Office, and in a form approved by the City Solicitor.
5. City Council cancel or refund any taxes paid from the by-law exempting the property from taxation.
6. City Council authorize and direct the appropriate City officials to take the necessary action to give effect thereto.

#### Decision Advice and Other Information

The Chair, Affordable Housing Committee congratulated Wigwamen Incorporated, Fred Victor

Centre, and all the parties who came together to create a 253-unit affordable rental housing legacy from the Pan Am/Parapan Am Games.

### **Origin**

(February 19, 2015) Report from the Director, Affordable Housing Office

### **Summary**

The City of Toronto has partnered with the province to host the 2015 Pan Am/Parapan Games. The City and its residents will benefit from a number of legacy initiatives, including affordable housing in the West Don Lands.

Construction is almost complete for two buildings which will house athletes during the games, this summer. After the games, the buildings will then be retrofitted to provide a total of 253 affordable housing units with occupancy scheduled for the spring of 2016.

Two non-profit organizations, Wigwamen Incorporated and Fred Victor Centre, were selected by Infrastructure Ontario in 2012 and received capital funding under a provincial Affordable Housing Program. They also received relief from City development fees and charges.

Consistent with City policy, this report recommends that City Council exempt Wigwamen Incorporated and Fred Victor Centre from property taxes for 25 years for the affordable rental housing developments at 745 Front Street East and 20 Palace Street in the West Don Lands. An exemption from property taxes will allow Wigwamen and Fred Victor to offer more affordable rents. Both buildings will have a range of one- to four-bedroom units and will be home to a mix of residents, including people of aboriginal heritage, persons with disabilities, persons with mental health issues, veterans, newcomers and Sports Canada carded athletes.

### **Background Information**

(February 19, 2015) Report from the Director, Affordable Housing Office on Providing Property Tax Exemptions for New Affordable Rental Homes in the West Don Lands (<http://www.toronto.ca/legdocs/mmis/2015/ah/bgrd/backgroundfile-77603.pdf>)

### **Speakers**

(March 9, 2015) Mark Aston, Fred Victor Centre

(March 9, 2015) Angus D. Palmer, Wigwamen Incorporated