

Authority: Planning and Housing Committee
Item PH21.4, as adopted by City of Toronto
Council on March 10, 2021

CITY OF TORONTO

BY-LAW 180-2021

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 1552 Weston Road 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 873815 Ontario Limited has agreed to provide affordable housing at the property currently known as 1552 Weston Road, 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 873815 Ontario Limited 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 873815 Ontario Limited for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. 873815 Ontario Limited 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 March 10, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)

Schedule A
Description of Premises

Legal Description

PIN: 10508-0023 (LT)

PCL 9594 SEC WEST TOWNSHIP OF YORK; FIRSTLY; LT 24 S W/S WESTON RD PL M393 WESTON; LT 25 S W/S WESTON RD PL M393 WESTON; LT 26 S W/S WESTON RD PL M393 WESTON; LT 27 S W/S WESTON RD PL M393 WESTON; LT 28 S W/S WESTON RD PL M393 WESTON; LT 29 S W/S WESTON RD PL M393 WESTON; LT 30 S W/S WESTON RD PL M393 WESTON; LT 31 S W/S WESTON RD PL M393 WESTON; LT 32 S W/S WESTON RD PL M393 WESTON; LT 33 N/S EDMUND AV PL M393 WESTON; SECONDLY; PT LT 23 S W/S WESTON RD PL M393 WESTON COMM AT A POINT IN THE S WLY LIMIT OF THE WESTON RD DISTANT 42 FT SLY THEREON FROM THE NE ANGLE OF LT 22 ON SAID PL; THENCE SLY ALONG THE SAID LIMIT 5 FT 10 3/4 INCHES MORE OR LESS TO THE SE ANGLE OF SAID LT 23; THENCE WLY ALONG THE SLY LIMIT OF SAID LT 100 FT MORE OR LESS TO THE WLY LIMIT THEREOF; THENCE NLY ALONG THE WLY LIMIT OF THE SAID LT 5 FT, 10 3/4 INCHES MORE OR LESS TO A POINT DISTANT 42 FT SLY FROM THE NW ANGLE OF SAID LT 22; THENCE ELY PARALLEL TO THE NLY LIMIT OF SAID LT 22, 100 FT MORE OR LESS TO THE POB; SUBJECT TO EASEMENT IN FAVOUR OF ROGERS CABLE COMMUNICATIONS INC. AS IN AT430770; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 48 units of which 48 units will be affordable housing units or such other number of units as approved by the City at 1552 Weston Road, Toronto.