

CITY OF TORONTO

BY-LAW 604-2021

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 250 Dundas Street West 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 Dundead Canada (GP) Inc. has agreed to provide affordable housing at the property currently known as 250 Dundas Street West, 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 Dundead Canada (GP) Inc. 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 Dundead Canada (GP) Inc. for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. Dundead Canada (GP) Inc. 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 July 16, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A
Description of Premises

Legal Description

PIN: 21208-0013 (LT)

PCL 24-1 SEC A1; LT 24 W/S SIMCOE ST PL 1, 49 OR 55 TORONTO; LT 25 W/S SIMCOE ST PL 1, 49 OR 55 TORONTO; PT LT 26 W/S SIMCOE ST PL 1, 49 OR 55 TORONTO; PT LT 24 E/S ST. PATRICK ST PL 1, 49 OR 55 TORONTO; PT LT 25 E/S ST. PATRICK ST PL 1, 49 OR 55 TORONTO PARTS 2 AND 5, 66R12724, CONFIRMED BY BA494, SEE CT36674; T/W TEMPORARY ROW OVER PARTS 6, 9, 11 AND 15, 66R12724 AS IN B725194; T/W OVER UNIT 1, LEVEL 1 METROPOLITAN TORONTO CONDOMINIUM PL 559, FOR THE PURPOSE OF MAINTAINING, SERVICING, DELIVERING AND LOADING AS IN B736097 (S/T A856472, A879333, A925896, A935522); T/W OVER UNIT 1, LEVEL 1, METROPOLITAN TORONTO CONDOMINIUM PLAN 569, FOR THE PURPOSE OF MAINTAINING, SERVICING, DELIVERING AND LOADING AS IN B736098 (A856472, A879333, A925896, A935522); TORONTO, CITY OF TORONTO

The Eligible Premises

Construction of a building containing 26 affordable housing units or such other number of units as approved by the City at 250 Dundas Street West, Toronto.