

Authority: Toronto and East York Community Council
Item TE27.4, adopted as amended, by City of Toronto
Council on October 1 and 4, 2021

CITY OF TORONTO

BY-LAW 1099-2021

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 109-125 George Street and 231 Richmond 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 1756-2019; and

Whereas Richmond-George Limited, Sun Life Assurance Company of Canada and/or related corporations have agreed to provide affordable housing at the property currently known as 109-125 George Street and 231 Richmond 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 Richmond-George Limited, Sun Life Assurance Company of Canada and/or related corporations 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 Richmond-George Limited, Sun Life Assurance Company of Canada and/or related corporations for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
- 2.** Richmond-George Limited, Sun Life Assurance Company of Canada and/or related corporations 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 December 17, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A
Description of Premises

Legal Description

PIN: 21094-0013 (LT)

PCL 6-22 SEC Y1; PT TOWNLT 6 E/S GEORGE ST PL TOWN OF YORK TORONTO PT 1 & 2, 66R15845 CONFIRMED BY 63BA766 SEE CT157877 & CONFIRMED BY 63BA1750 SEE CT417746; TORONTO, CITY OF TORONTO

PIN: 21094-0232 (LT)

PT TOWN LOT 6 S/S DUCHESS STREET TOWN OF YORK PLAN DESIGNATED AS PART 1 ON PLAN 66R-22787, THE SOUTH LIMIT OF RICHMOND STREET AS CONFIRMED BY BOUNDARIES ACT PLAN BA63BA788 REG'D AS CT157877, CITY OF TORONTO

The Eligible Premises

Construction of a building containing 516 units of which 7 units will be affordable housing units or such other number of units as approved by the City at 109-125 George Street and 231 Richmond Street East, Toronto.