

Authority: Planning and Housing Committee Item PH30.8,
adopted as amended, by City of Toronto Council on
February 2 and 3, 2022

CITY OF TORONTO

BY-LAW 227-2022

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 130 Augusta Avenue 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 183-2022; and

Whereas Toronto Community Housing Corporation has agreed to provide affordable housing at the property currently known as 130 Augusta Avenue, 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 Toronto Community Housing Corporation 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 Toronto Community Housing Corporation for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. Toronto Community Housing Corporation 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 April 7, 2022.

Frances Nunziata,
Speaker
(Seal of the City)

John D. Elvidge,
City Clerk

Schedule A
Description of Premises

Legal Description

PIN: 21238-0213(LT)

2 FT RESERVE PL D280; LT 8, 23-24, 28 PL D280; LT 1-25 PL 333; LT 10-33 PL 88; LT 5 E/S ESTHER ST(ALSO KNOWN AS AUGUSTA AVENUE), 6 E/S ESTHER ST(ALSO KNOWN AS AUGUSTA AVENUE), 9 E/S ESTHER ST(ALSO KNOWN AS AUGUSTA AVENUE), LT 10 E/S ESTHER ST(ALSO KNOWN AS AUGUSTA AVENUE), LT 11 E/S ESTHER ST (ALSO KNOWN AS AUGUSTA AVENUE), PL 65; LT 2 S/S ST PATRICK ST (ALSO KNOWN AS DUNDAS STREET WEST), 5 S/S ST PATRICK ST (ALSO KNOWN AS DUNDAS STREET WEST), 6 S/S ST PATRICK ST (ALSO KNOWN AS DUNDAS STREET WEST), 7 S/S ST PATRICK ST (ALSO KNOWN AS DUNDAS STREET WEST) PL D10; LT 3-13, 16-23 PL D79; BLK A PL D79; LT 33-34 PL D79; LT 1-4 PL D94; LT A, B, C, D, E PL 936; LT 3-25 PL D104; PT LTS 7 & 8 E/S ESTHER ST(ALSO KNOWN AS AUGUSTA AVENUE) PL 65; PT BLK A PL D280; PT LT 4 E/S ESTHER ST(ALSO KNOWN AS AUGUSTA AVENUE) PL 65; PT PARK LT 16 CON 1 FTB, KNOWN AS RICH STREET (LYING EAST OF PLAN D79, ALSO KNOWN AS GRANGE AVENUE AND HIGH STREET , CLOSED BY BYLAW 407-67, AS IN WA91405) TWP OF YORK; PT LT 12 E/S ESTHER ST (ALSO KNOWN AS AUGUSTA AVENUE, 13 E/S ESTHER ST(ALSO KNOWN AS AUGUSTA AVENUE), 14 E/S ESTHER ST(ALSO KNOWN AS AUGUSTA AVENUE PL 65; PT LT 14-15, 24-26, 28-32, 35-38 PL D79; PT LT 1 S/S ST PATRICK ST (ALSO KNOWN AS DUNDAS STREET WEST), 3 S/S ST PATRICK ST (ALSO KNOWN AS DUNDAS STREET WEST) PL D10; PT LT 1-2, 27 PL D79; PT LT 14-15 PL D79; PT LT 7 N/S HIGH ST (ALSO KNOWN AS GRANGE AVENUE), 8 N/S HIGH ST (ALSO KNOWN AS GRANGE AVENUE) PL 65; PT LT 1-2 PL D104; PT LT 9 N/S HIGH ST (ALSO KNOWN AS GRANGE AVENUE), 20 E/S DENISON AVE, 21 E/S DENISON AVE, 7 E/S ESTHER ST (ALSO KNOWN AS AUGUSTA AVENUE) PL 65; LANE PL D104(LYING E OF LTS 1-8 PL D104) CLOSED BY WA86563; LANE PL D104(LYING E OF LTS 17-24 PL D104) CLOSED BY WA86563; ESTHER ST (ALSO KNOWN AS AUGUSTA AVENUE) CLOSED BY WA86563 PL D104; ESTHER ST (ALSO KNOWN AS AUGUSTA AVENUE) CLOSED BY WA86563 PL 65; LANE PL 936; LANE PL D79(LYING N OF LTS 2-13 & BLK A PL D79) CLOSED BY WA86564 & WA86563; VANAULEY ST PL D79 CLOSED BY WA89662 & WA86564; UNNAMED ST PL D280(AKA CAMERON PLACE), CLOSED BY WA89662; LANE PL D280 (LYING N OF LT 21 PL 333) CLOSED BY WA89664 (AMENDED BY WA89834); LANE PL D280(LYING W OF LTS 1- 21 PL 333) CLOSED BY WA89664 (AMENDED BY WA89834); LANE PL D280 (LYING N OF LT 8 PL D280) CLOSED BY WA89664 (AMENDED BY WA89834); PT LANE PL D79 (LYING N OF LT 28 PL D79) CLOSED BY WA89662; LANE PL D79(LYING N OF LT 38 PL D79) CLOSED BY WA89662; PT HIGH ST PL 65 (ALSO KNOWN AS GRANGE AVENUE), CLOSED BY BY-LAW 22626, AS IN WA86564; PT RICH ST PL D79(ALSO KNOWN AS HIGH ST & GRANGE AVENUE), CLOSED BY BY-LAW 22626, AS WA86564 & BY-LAW 407-67, AS WA91405; PT VANAULAY ST PL 88 CLOSED BY WA89662 & WA89664 (AMENDED BY WA89834); DESIGNATED AS PARTS 1, 2, 3, 4, 9, 10 AND 11 PLAN 66R-27906, SAVE AND EXCEPT 66M2524; SUBJECT TO AN EASEMENT OVER PART 1, PLAN 66R-27906 AS IN CT709779; SUBJECT TO ROW OVER PART 3, PLAN 66R-27906 AS IN WA98507; CITY OF TORONTO.

PIN: 21238-0212(LT)

LT 15 E/S ESTHER ST (ALSO KNOWN AS AUGUSTA AVENUE), 16 E/S ESTHER ST (ALSO KNOWN AS AUGUSTA AVENUE), 17 E/S ESTHER ST (ALSO KNOWN AS AUGUSTA AVENUE), 18 E/S ESTHER ST (ALSO KNOWN AS AUGUSTA AVENUE), PL 65; PT LT 12 E/S ESTHER ST (ALSO KNOWN AS AUGUSTA AVENUE), 13 E/S ESTHER ST (ALSO KNOWN AS AUGUSTA AVENUE), 14 E/S ESTHER ST (ALSO KNOWN AS AUGUSTA AVENUE), PL 65; PT HIGH STREET (ALSO KNOWN AS GRANGE AVENUE) PL 65 CLOSED BY WA86564; PT LANE (LYING NORTH OF LOT 38, PLAN D79) CLOSED BY WA89662 D79; PT LT 14-15, 35-38 PL D79; DESIGNATED AS PART 5, PLAN 66R-27906; CITY OF TORONTO.

The Eligible Premises

Construction of a building containing 103 units of which 4 units will be affordable housing units or such other number of units as approved by the City at 130 Augusta Avenue, Toronto.