

Authority: Item CC43.24, adopted as amended, by City of Toronto Council on May 11 and 12, 2022

CITY OF TORONTO

BY-LAW 541-2022

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 290 Old 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 183-2022; and

Whereas i2 Developments (Old Weston) Inc. has agreed to provide affordable housing at the property currently known as 290 Old 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 i2 Developments (Old Weston) 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 i2 Developments (Old Weston) Inc. for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. i2 Developments (Old Weston) 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 June 16, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

Description of Premises

Legal Description

PIN: 21357-0309 (LT)

LOTS 14, 15, 16, 17, 40 & 41, PART LOT 13, PLAN 1703 TORONTO; BLOCKS B, C, D, E, PART OF BLOCK A, PLAN 1703; PART LOT 13 PLAN 1127 WEST TORONTO JUNCTION; PART LOT 35 CONCESSION 2 FTB TWP OF YORK BEING PARTS 1, 2, 3 & 4 ON PLAN 66R30738; SUBJECT TO AN EASEMENT OVER PART 2 ON 66R30738 IN FAVOUR OF PART OF LOT 18 PLAN 1703 BEING PART 6 ON 66R30738 AS IN CA153711; SUBJECT TO AN EASEMENT OVER PART 3 ON 66R30738 IN FAVOUR OF PART OF LOT 39 PLAN 1703 BEING PART 5 ON PLAN 66R30738 AS IN CA153711; SUBJECT TO AN EASEMENT OVER PART 4 ON 66R30738 IN FAVOUR OF PART OF LOT 42 PLAN 1703 PART 7 66R30738 AS IN CA153711; TOGETHER WITH AN EASEMENT OVER PART OF LOT 39 PLAN 1703 BEING PART 5 ON PLAN 66R30738 AS IN CA153711; TOGETHER WITH AN EASEMENT OVER PART OF LOT 18 PLAN 1703 BEING PART 6 ON 66R30738 AS IN CA153711; TOGETHER WITH AN EASEMENT OVER PART OF LOT 42 PLAN 1703 PART 7 66R30738 AS IN CA153711; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 370 units of which 18 units will be affordable housing units and space ancillary to the affordable housing, or such other number of units as approved by the City at 290 Old Weston Road, Toronto.