

Authority: Planning and Housing Committee  
Item PH33.8, as adopted by City of Toronto  
Council on May 11 and 12, 2022

## CITY OF TORONTO

### BY-LAW 864-2022

**To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 90 and 100 Simcoe Street, 130 Pearl Street, and 203, 207, and 211 Adelaide Street West.**

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 Sun Life Assurance Company of Canada has agreed to provide affordable housing at the property currently known as 90 and 100 Simcoe Street, 130 Pearl Street, and 203,207, and 211 Adelaide 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 Sun Life Assurance Company of Canada 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 Sun Life Assurance Company of Canada for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. Sun Life Assurance Company of Canada 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 22, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**SCHEDULE A**

**Description of Premises**

**Legal Description**

PIN: 21411-0150 (LTCQ)

PT BLK C PL 223E TORONTO AS IN CT760168; CITY OF TORONTO

**The Eligible Premises**

Construction of a building containing 526 units of which 28 units will be affordable housing within a multi service building units or such other number of units as approved by the City at 90 and 100 Simcoe Street, 130 Pearl Street, and 203,207, and 211 Adelaide Street West, Toronto, Toronto.