

Authority: Toronto and East York Community Council  
Item TE34.30, as adopted by City of Toronto Council on  
July 19, 20, 21 and 22, 2022

## CITY OF TORONTO

### BY-LAW 947-2022

**To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 1978-2002 Lake Shore Boulevard 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 183-2022; and

Whereas Winlake Developments Limited (or a related corporation) and/or Community Affordable Housing Solutions (or a related corporation) has agreed to provide affordable housing at the property currently known as 1978 - 2002 Lake Shore Boulevard 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 Winlake Developments Limited (or a related corporation) and/or Community Affordable Housing Solutions (or a related 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 Winlake Developments Limited (or a related corporation) and/or Community Affordable Housing Solutions (or a related corporation) for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. Winlake Developments Limited (or a related corporation) and/or Community Affordable Housing Solutions (or a related 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 July 22, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**SCHEDULE A**

**Description of Premises**

**Legal Description**

PIN: 21416-0159 (LT)

PART OF BLOCK 3 PLAN D1409 TORONTO DESIGNATED PART 2 ON PLAN 66R29655;  
CITY OF TORONTO

PIN: 21416-0162 (LT)

PART OF BLOCKS 1, 2, 3 PLAN D1409 TORONTO DESIGNATED PARTS 4 AND 5 ON  
PLAN 66R29655; CITY OF TORONTO

**The Eligible Premises**

Construction of a building containing 616 units of which 61 units will be affordable housing units or such other number of units as approved by the City at 1978-2002 Lake Shore Boulevard West, Toronto.