

Authority: Toronto and East York Community Council
Item TE24.7, as adopted by City of Toronto Council on
May 5 and 6, 2021
City Council voted in favour of this by-law on May 12,
2023

CITY OF TORONTO

BY-LAW 418-2023

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 315-325 Spadina 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 315 Spadina LP by its general partner PRT Developments GP Inc. and 315 Spadina Facility Inc. have agreed to provide affordable housing at the property currently known as 315-325 Spadina 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 315 Spadina LP by its general partner PRT Developments GP Inc. and 315 Spadina Facility 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 315 Spadina LP by its general partner PRT Developments GP Inc. and 315 Spadina Facility Inc. for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. 315 Spadina LP and 315 Spadina Facility 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 May 15, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A
Description of Premises

Legal Description

PIN: 21209-0039 (LT)

LT 7-9 PL D83 Toronto; PT LT 10 PL D83 Toronto Pt 1 & 2, 63R3520; City of Toronto

The Eligible Premises

Construction of a building containing 219 newly constructed units of which 22 units will be affordable housing units or such other number of units as approved by the City at 315-325 Spadina Avenue, Toronto.