

Authority: Executive Committee Item EX1.1, adopted as amended, by City of Toronto Council on January 30 and 31, 2019 and Planning and Housing Committee Item PH3.6 adopted as amended, by City of Toronto Council on May 10, 11 and 12, 2023
City Council voted in favour of this by-law on December 15, 2023
Written approval of this by-law was given by Mayoral Decision 30-2023 dated December 15, 2023

CITY OF TORONTO

BY-LAW 1322-2023

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 50 Wilson Heights Boulevard and its exemption from the payment of development charges, and to repeal City of Toronto By-law 934-2021.

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 paragraph 18 of subsection 2(1) 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 King Green 50 Wilson Heights Inc. (or a related corporation) has agreed to provide affordable housing at the property currently known as 50 Wilson Heights Boulevard, Toronto; and

Whereas in 2021 the City adopted By-law 934-2021 authorizing the entering into of an agreement under section 252 of the City of Toronto Act, 2006 with 50 Wilson Heights Greenwin Inc. for the provision of a municipal capital facility for affordable housing at 50 Wilson Heights Boulevard and its exemption from the payment of development charges and the City wishes to repeal the aforementioned By-law and enact a new By-law authorizing the entering into of an agreement with King Green 50 Wilson Heights Inc. (or a related corporation) and its exemption from the payment of development charges; 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 King Green 50 Wilson Heights Inc. (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 King Green 50 Wilson Heights Inc. (or a related corporation) for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. King Green 50 Wilson Heights Inc. (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 December 15, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A**Description of Premises****Legal Description**

Part of PIN: 10214-0195(LT)

LT 12, 45-47, 61-68 PL 3471 NORTH YORK; PT LT 8-11, 13-15, 18, 44, 48-50, 59-60, 72-86 PL 3471 NORTH YORK; PT LANE PL 3471 NORTH YORK CLOSED BY NY225369; PT ARTHUR AV PL 3471 NORTH YORK AKA ANSFORD AV, CLOSED BY NY670162; PT LT 140-144 PL 3293 NORTH YORK; PT GOODWILL AV PL 3293 NORTH YORK CLOSED BY NY670162, PT 1, 64RS6321; TORONTO (N YORK), CITY OF TORONTO

The Eligible Premises

Construction of a building containing 767 newly constructed units of which 384 units will be affordable housing units or such other number of units as approved by the City at 50 Wilson Heights Boulevard – Block 2, Toronto.