

Authority: MM19.37, by Councillor Gord Perks, seconded by Deputy Mayor Ausma Malik, as adopted by City of Toronto Council on June 26 and 27, 2024
City Council voted in favour of this by-law on July 25, 2024
Written approval of this by-law was given by Mayoral Decision 17-2024 dated July 25, 2024

CITY OF TORONTO

BY-LAW 837-2024

To amend By-Law 713-2024 "To enact a new Municipal Housing Facility By-law and to repeal By-law 183-2022" to exempt rental housing units at 26 Maynard Avenue from the restriction that affordable rental housing projects be new units, and to authorize the entering into of an agreement for the provision of a Municipal Housing Facility at 26 Maynard Avenue.

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 713-2024 (formerly By-law 183-2022); and

Whereas the definition of "Affordable Housing" for rental housing includes the requirement that the housing is new; and

Whereas The Neighbourhood Land Trust has agreed to provide affordable housing at the property currently known as 26 Maynard 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 at its meeting held on June 26 and 27, 2024, City Council authorized an amendment to By-Law 183-2022 or its successor by-law to exempt fifteen (15) affordable rental housing units at 26 Maynard Avenue, which are not new units, to meet the definition of "affordable housing" for the purposes of that By-Law; and

Whereas Council wishes to enter into an agreement with The Neighbourhood Land Trust 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 definition of "Affordable Housing" in By-Law No. 713-2024 "To enact a new Municipal Housing Facility By-law and to repeal By-law 183-2022" shall be amended to read:

"Affordable Housing", for the purpose of this by-law and all municipal housing facility agreements:

- (i) For new affordable rental housing, means housing units with monthly occupancy costs at or below Average Market Rents save and except for the fifteen (15) rental housing units located within the building at 26 Maynard Avenue, which are not new units;
 - (ii) For new rent-controlled housing, means housing units owned or operated by not-for-profit corporations, non-profit housing co-operatives, the Toronto Community Housing Corporation, or the Toronto Seniors Housing Corporation, with monthly occupancy costs that are at or below 150 percent of Average Market Rents when first charged to a new tenant and that are increased in respect of a tenancy not more than annually and by no more than the Rent Increase Guideline plus two percent;
 - (iii) For existing affordable rental housing, means housing units:
 - (A) in Former Federal Projects providing low-rent units or rent-geared-to-income units; or
 - (B) forming part of the Tenants First Scattered Housing Portfolio, with monthly occupancy costs at or below Average Market Rents;
 - (iv) For existing rental housing and affordable rental housing, means housing units acquired pursuant to the Multi-Unit Residential Acquisition Program, with monthly occupancy costs at or below Average Market Rents; and
 - (v) For assisted ownership housing, means housing units with a sale price at or below the Average Resale Price of a home;
2. The City of Toronto is authorized to enter into an agreement under section 252 of the City of Toronto Act, 2006 with The Neighbourhood Land Trust for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on July 25, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A
Description of Premises

Legal Description

PIN: 21340-0057 (LT)

PT LT 6, 8 PL 454 PARKDALE AS IN CA634699; S/T CT525095; CITY OF TORONTO

The Eligible Premises

Operation of a building containing 15 units of which 15 units will be affordable housing units or such other number of units as approved by the City at 26 Maynard Avenue, Toronto.