

City Council**Motion without Notice**

MM25.19	ACTION			Ward: 5
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1906 - 1930 Weston Road - Development Charge Early Payment Agreement - by Councillor Frances Nunziata, seconded by Councillor Ana Bailão

** Notice of this Motion has not been given. A two-thirds vote is required to waive notice.
* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.
* This Motion has been deemed urgent by the Chair.*

Recommendations

Councillor Frances Nunziata, seconded by Councillor Ana Bailão, recommends that:

1. City Council authorize the Chief Building Official and Executive Director, Toronto Building, or designate, in consultation with the Chief Financial Officer and Treasurer, to enter into a Development Charges Early Payment Agreement pursuant to Section 27 of the Development Charges Act, 1997, to provide for the early payment of development charges respecting the rental portion of the development at 1906-1930 Weston Road to be calculated based on the date of issuance of the first building permit, being October 9, 2020, and payable and collected on or before November 16, 2020; the agreement to be in a form satisfactory to the Chief Financial Officer and Treasurer and the City Solicitor.
2. City Council authorize the Chief Building Official and Executive Director, Toronto Building, in consultation with the Chief Financial Officer and Treasurer and the City Solicitor, to include any provisions in the agreement, as deemed appropriate, to protect the City's financial interests related to this project.
3. City Council direct and authorize the appropriate City staff to take the necessary action to give effect to City Council's decision.

Summary

On December 16, 2019, the Lieutenant Governor of Ontario posted notice that certain Development Charges Act, 1997 changes would come into effect on January 1, 2020. These changes included the requirement that development charges for rental housing development be paid in installments and collected in six equal annual payments over five years, starting from the date of occupancy.

Permit Number 19-29298 BLD 00 BA for a rental housing proposal at 1906-1930 Weston

Road was reviewed in accordance with the Development Charges Act. This permit application is for interior alterations resulting in the creation of thirteen (13) new rental dwelling units to the existing mixed use building containing retail/commercial uses and residential apartments.

In accordance with the section 26.1 of the Development Charges Act, a development charge in the amount of \$417,806.00 for the creation of the thirteen (13) rental dwelling units were deferred and will be required to be paid in instalments at first occupancy.

The applicant for this project has requested to pay development charges earlier, on or before November 16, 2020, rather than having to pay in installments over six years starting from the date of occupancy.

This Motion seeks Council authority to enter into a Development Charges Early Payment Agreement pursuant to Section 27 of the Development Charges Act for the rental housing portion of the proposal.

Background Information (City Council)

Member Motion MM25.19

Committee of Adjustment Etobicoke York Panel Decision of Application for Minor Variance for 1906-1930 Weston Road

<http://www.toronto.ca/legdocs/mmis/2020/mm/bgrd/backgroundfile-157838.pdf>