

City Council

Motion without Notice

MM23.19	ACTION			Ward: 12
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Re-Opening and Amending Item 2024.PH13.6 - Strategic Opportunity at 267 and 275 Merton Street - by Councillor Josh Matlow, seconded by Councillor Gord Perks

**Notice of this Motion has not been given. A two-thirds vote is required to waive notice.*
**This Motion is subject to a re-opening of Item 2024.PH13.6 only as it pertains to Key Terms for Proposed Transaction.*
**A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.*
** This Motion has been deemed urgent by the Chair.*

Confidential Attachment - A proposed or pending acquisition or disposition of land by the City of Toronto.

Recommendations

Councillor Josh Matlow, seconded by Councillor Gord Perks, recommends that:

1. City Council amend its previous decision on Item 2024.PH13.6 by:
 - a. amending Part 2 by adding the words "as amended by Confidential Attachment 1 to this Member Motion" after the words "Confidential Attachment 2 to the report (May 30, 2024) from the Executive Director, Housing Secretariat and the Executive Director, Corporate Real Estate Management", so that Part 2 now reads as follows:
 2. City Council authorize the public release of Confidential Attachments 1 and 2 to the report (May 30, 2024) from the Executive Director, Housing Secretariat and the Executive Director, Corporate Real Estate Management, following the completion of the developments contemplated in Confidential Attachment 2 to the report (May 30, 2024) from the Executive Director, Housing Secretariat and the Executive Director, Corporate Real Estate Management, as amended by Confidential Attachment 1 to this Member Motion, at the discretion of the Executive Director, Corporate Real Estate Management.
 - b. amending Parts 3 and 4 by adding the words "as amended by Confidential Attachment 1 to this Member Motion" after the words "Confidential Attachments 1 and 2 to the report (May 30, 2024) from the Executive Director, Housing Secretariat and the Executive Director, Corporate Real Estate Management", so that Parts 3 and 4 now read as follows:
 3. City Council authorize the affordable rental housing units described in Confidential Attachments 1 and 2 to the report (May 30, 2024) from the Executive Director,

Housing Secretariat and the Executive Director, Corporate Real Estate Management, as amended by Confidential Attachment 1 to this Member Motion, to be constructed on the lands known as 267 and 275 Merton Street, to be eligible for waivers of fees for planning applications, building permits, parkland dedication and development charges exemptions, unless already paid or exempted by provincial legislation.

4. City Council authorize an exemption from taxation for municipal and school purposes for 99 years for the affordable rental housing units described in Confidential Attachments 1 and 2 to the report (May 30, 2024) from the Executive Director, Housing Secretariat and the Executive Director, Corporate Real Estate Management, as amended by Confidential Attachment 1 to this Member Motion, to be located on 267 and 275 Merton Street.

2. City Council direct that Confidential Attachment 1 to this motion remain confidential as it pertains to a proposed or pending acquisition or disposition of land by the City of Toronto.

3. City Council authorize the public release of Confidential Attachment 1 to this motion following the completion of the developments contemplated in Item 2024.PH13.6, at the discretion of the Executive Director, Corporate Real Estate Management.

Summary

Through [2024.PH13.6](#) City Council authorized the Executive Director, Housing Secretariat, to negotiate and enter into, on behalf of the City, a municipal housing facility agreement with the Tenant for the development of affordable housing to be constructed on 267 and 275 Merton Street and to set out the terms of the operation of the new affordable rental housing.

The key terms of this Contribution Agreement were included in Confidential Attachment 2 to the 2024.PH13.6 report. It was recently brought to staff's attention that there was an error in the key terms that requires correction.

Details of the inconsistency and the proposed amendment are included in Confidential Attachment 1 to this motion. Through authorizing this motion, City Council will enable Staff to revise, finalize and execute the Contribution Agreement for 267-275 Merton Street with the Developer in alignment with the terms approved by City Council, enabling this important purpose-built rental project to advance.

This motion requires urgency as this issue is preventing the execution of the project's contribution agreement and ground lease which are required by the Canada Mortgage and Housing Corporation as a part of their loan applications for the project.

Requires Re-opening

Item 2024.PH13.6 (June 26 and 27, 2024 City Council Meeting) only as it pertains to Key Terms for Proposed Transaction.

Background Information (City Council)

Member Motion MM23.19

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-250284.pdf>)

Confidential Attachment 1 - Confidential information