

City Council

Motion without Notice

MM29.23	ACTION			Ward: 17
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Supporting the Construction of the Armenian Youth Centre - by Councillor Shelley Carroll, seconded by Mayor Olivia Chow

** This Motion has been deemed urgent by the Chair.*

** This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Shelley Carroll, seconded by Mayor Olivia Chow, recommends that:

1. City Council pass a By-law pursuant to Section 252 of the City of Toronto Act, 2006, providing authority to:

a. enter into a Municipal Capital Facility Agreement and any other agreement that may be required, with Armenian Community Centre of Toronto (doing business as “Armenian Youth Centre”; the “Operator”) for part of the property municipally known as 50 Hallcrown Place (the “Premises”) with the City, on terms satisfactory to the General Manager, Economic Development and Culture including that the premises are primarily used for local cultural activities and that the City has the right to recover the benefits provided to the Operator should the use of the Premises change;

b. exempt the Premises from development charges otherwise owing pursuant to Chapter 415 Article I of the Municipal Code; and

c. giving money to the Operator in the form of a credit towards the amount of the parkland levies owing pursuant to Chapter 415 Article III of the Municipal Code;

with the exemptions being effective for the purpose of obtaining a building permit from the latest of the by-law is enacted or the date of execution of the Municipal Capital Facility Agreement.

2. City Council pass a resolution that the above Municipal Capital Facility is for the purposes of the City and is for public use.

3. City Council direct the City Clerk to give written notice of the By-law to the Minister of Finance, the Municipal Property Assessment Corporation, the Toronto District School Board, the Toronto Catholic District School Board, le Conseil scolaire Viamonde, and le Conseil scolaire catholique MonAvenir.

4. City Council direct the General Manager, Economic Development and Culture, the Chief Financial Officer and Treasurer and the City Solicitor to take any necessary steps to implement City Council's decision.

Summary

The Armenian Community Centre of Toronto has long stood as a vital hub for the Armenian-Canadian community across the Greater Toronto Area - supporting cultural, religious, educational, and advocacy organizations that serve thousands. Since 2021, the Centre has been working diligently on a much-needed expansion of its Armenian Youth Centre, with the support of both federal and provincial partners.

Today, the project is at a pivotal moment. The City is prepared to issue the building permits, with only a few outstanding items remaining: development charges, education levies, and cash-in-lieu of parkland - totaling \$626,507.00. As a registered charity, the Centre is exempt from municipal property taxes under provincial legislation, but these charges remain a barrier.

The financial viability of the Armenian Youth Centre's expansion project is under significant strain due to escalating development charges, ongoing inflation in the construction industry, and the recent introduction of U.S. tariffs on building materials.

Through the execution of a Municipal Capital Facility Agreement, the City of Toronto can grant relief in support of the Centre's expansion and expand the delivery of public local cultural activities and programming.

This motion is urgent to avoid further cost escalation and to ensure this long-planned, community-driven project can proceed this summer without additional delays.

Background Information (City Council)

Member Motion MM29.23