

City Council

Motion without Notice

MM32.49	ACTION			Ward: 3
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Assistance to the Society of Saint Vincent de Paul's Project at 21-31 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street - by Councillor Amber Morley, seconded by Councillor Alejandra Bravo

** 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 Amber Morley, seconded by Councillor Alejandra Bravo, recommends that:

1. City Council waive site plan application fees under section 114 of the City of Toronto Act, 2006 that would otherwise be payable to the City in connection with an application by Dia Dez Inc. on behalf of the Society of St. Vincent de Paul for development of the portion of 21-31 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street as a purchase of service operated municipal shelter.
2. City Council authorize Dia Dez Inc., as the Society of Saint Vincent de Paul Toronto Central Council's agent, to be eligible for waivers of fees for planning application, building permit, parkland dedication and development charges exemptions, unless already paid or exempted by provincial legislation, for the 36 affordable rental homes located at 21-31 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street.
3. City Council authorize the Executive Director, Housing Secretariat, to negotiate and execute, on behalf of the City, a municipal housing facility agreement (the City's "Contribution Agreement") with Dia Dez Inc. (and/or any related entity/entities) to secure the financial assistance and to set out the terms of the development and operation of the new affordable rental housing, on terms and conditions satisfactory to the Executive Director, Housing Secretariat, in consultation with the Chief Financial Officer and Treasurer, and in a form approved by the City Solicitor.
4. City Council authorize the Executive Director, Housing Secretariat, on behalf of the City, to execute any security or financing documents, or any other documents required to facilitate the development, including any documents required by Dia Dez Inc. (and/or any related entity/entities), to complete pre-development activities, construction and secure conventional financing, where required, including any postponement, confirmation of status, discharge or consent documents where and when required during the term of the municipal housing facility agreement, as required by normal business practices, and provided that such documents do not

give rise to financial obligations on the part of the City that have not been previously approved by City Council.

5. City Council direct the Executive Director, Development Review, in collaboration with any appropriate City officials, to report back to the September 25th meeting of the Planning & Housing Committee on waiving or refunding building permit fees and development charges exemptions for the shelter component of the Society of Saint Vincent de Paul development located at 21-31 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street.

Summary

[The City Council approved Zoning By-law Amendment for 21-31 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street](#), includes a seven-storey women's shelter, containing 36 supportive dwelling units, 16 emergency shelter beds, and 72 shelter beds (Building C). Building C will replace the existing Elisa House women's shelter along Newcastle Street, operated by the Society of Saint Vincent de Paul. City Council previously approved waiving fees for planning application, building permit, parkland dedication and development charges exemptions, for the Society of Saint Vincent de Paul building through [2023.PH8.10 - Open Door Incentives to Support 856 Affordable Rental Homes](#); however, due to technicalities with City policies, only the 36 supportive dwelling units are eligible for the waived fees and exemptions.

These recommendations extend waived fees for the site plan application and request a report back from City staff on waiving or refunding building permit fees and development charges exemptions, to cover the shelter portion of this development.

Additionally, the Society of Saint Vincent de Paul intends for Dia Dez Inc., the applicant for the 21-31 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street, to operate on their behalf through the remainder of the development process. These recommendations provide the necessary permissions for Dia Dez Inc. to operate as the Society of Saint Vincent de Paul's agent, while still permitting the waived fees and exemptions.

Reason for Urgency:

This matter is urgent because of the Society of Saint Vincent de Paul's development timelines. They will be filing a Site Plan Application imminently and plan to be at the Building Permit stage for September or October 2025, prior to the next session of City Council.

Background Information (City Council)

Member Motion MM32.49