

MOTION WITHOUT NOTICE

Municipal Capital Facility – 877 Yonge St.

Moved by: Councillor Saxe _____

Seconded by: Councillor Cheng _____

SUMMARY:

This motion seeks City Council's authority for the adoption of the necessary By-law to designate portions of the property owned by the City of Toronto and leased to St. Clare's Multifamily Housing Society ("St. Clares") as a Municipal Capital Facility and to provide an exemption for municipal taxes and education taxes.

The property located at 877 Yonge Street (the "Property") was acquired by the City for the development of supportive housing. St. Clares has been operating supportive housing at the Property since 2021 in accordance with a long-term lease with the City.

Through the innovative leadership and partnership of St. Clare's, Nightwood Theatre, and Tapestry Opera, a portion the non-housing area of the Property has been converted into the Nancy and Ed Jackman Performance Centre. This newly opened collaborative community theatre space features two new state-of-the-art venues, a 2,600 square foot performance hall and a 775 square foot rehearsal and recording space.

With construction complete on the theatre space, the existing housing lease with St. Clares has been amended and a new nominal lease for the cultural space will be executed. Economic Development and Culture staff have received and reviewed details relating the cultural services provided at the Property. The proposed cultural use is consistent with the Municipal Capital Facility requirements. The existing municipal housing facility agreement with St. Clare's must also be amended to adjust the total area of the Property being used for housing and related services.

This motion is urgent as the real estate agreements have been finalized and will be executed before the next Committee/Council cycle, resulting in material property tax consequences for the non-profit operators at the Property

RECOMMENDATIONS:

The Executive Director, Corporate Real Estate Management, Executive Director Housing Secretariat and the Executive Director, Finance Shared Services 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 with St. Clare's Multifamily Housing Society with whom the City has a lease at 877 Yonge Street of

approximately 5,202 square feet (the "Leased Premises") to provide City facilities used for cultural, recreational or tourist purposes; and

- b. exempt the Leased Premises from taxation for municipal and school purposes, with the tax exemption being effective from the latest of:
 - (i) the commencement date of the Lease,
 - (ii) the date the Municipal Capital Facility Agreement is entered into, and
 - (iii) the date the Municipal Capital Facility By-law is enacted.
2. City Council declare that the municipal capital facility detailed in Recommendation 1 is for the purposes of the City and is for a public use.
3. City Council pass a By-law pursuant to section 252 of the *City of Toronto Act, 2006*, providing authority to:
 - a. amend the existing municipal housing facility agreement with St. Clare's Multifaith Housing Society with whom the City has a lease, to add the additional approximately 5,954 square feet of vacant City-owned space used for housing project facilities ("the Additional Space"); and
 - b. exempt the Additional Space from taxation for municipal and school purposes, with the tax exemption being effective from the latest of:
 - (i) the date the municipal housing facility agreement is amended into, and
 - (ii) the date the municipal housing facility by-law is amended.
4. 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.