

Authority: Government Management Committee Item GM26.4, as adopted by City of Toronto Council on April 24, 25, 26 and 27, 2018

**CITY OF TORONTO**

**Bill 767**

**BY-LAW -2018**

**To authorize the entering into of an agreement for the provision of a municipal capital facility at 481 University Avenue.**

Whereas Section 252 of the City of Toronto Act, 2006 provides that the City may exempt from taxation for municipal and school purposes land or a portion of it on which municipal capital facilities are, or will be, located and an agreement for municipal capital facilities may allow for the lease, operation or maintenance of the facilities; and

Whereas subsection 2(1) of Ontario Regulation 598/06 prescribes municipal facilities related to the general administration of the City; and

Whereas the landlord at 481 University Avenue (the "Landlord") will be entering into a Lease (the "Lease") with the City for the use of the premises particularly described in Schedule A (the "Premises") for the general administration of the City; and

Whereas Council is desirous of entering into an agreement (the "Agreement") with the Landlord for the provision of a municipal capital facility at the Premises;

The Council of the City of Toronto enacts:

1. The City is authorized to enter into an Agreement under section 252 of the City of Toronto Act, 2006 with the Landlord for the provision of a municipal capital facility.
2. The Premises will be exempt from taxation for municipal and school purposes when the Agreement has been entered into.
3. This by-law shall be deemed repealed:
  - (a) if the Landlord ceases to be the Landlord without assigning the Lease to its successor;
  - (b) if the Premises cease to be used for the general administration of the City;
  - (c) when the Lease, or any renewal or extension of the Lease, expires;
  - (d) if the Lease, or any renewal or extension of the Lease, is terminated, for any reason whatsoever; or
  - (e) if the Agreement is terminated for any reason whatsoever.

4. (1) Sections 1, 3 and 4 of this by-law shall come into force on the day that the by-law is enacted.
- (2) Section 2 of this by-law shall come into force on the later of the following:
- (a) the date this by-law is enacted; and
  - (b) another date as specified in the Agreement.

Enacted and passed on June , 2018.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE A**  
**DESCRIPTION OF THE PREMISES**

**481 University Avenue**

Approximately 14,445 square feet (1,342 square metres) of space at 481 University Avenue comprised of Suite #600.

Assessment Roll No.: 1904-06-6-500-00100

**Legal Description:**

All and singular those certain parcels or tracts of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto (formerly the County of York) and Province of Ontario, and being composed of Lots 16, 17, 18, 19 and 20 on the East side of University Avenue (formerly called University Street) and of Lots 16, 17, 18, 19 and 20 on the West side of Centre Avenue (formerly called Centre Street) according to a Plan registered as No. 147 in the Registry Office for the City of Toronto and now filed in the Registry Office for the Registry Division of Toronto, all of which said lots comprise the whole of the Block of land that is bounded on the West by University Avenue, on the North by Edward Street on the East by Centre Avenue, and on the South by Dundas Street West.

Which lands are subject to the provisions of Plan BA-1267 registered by the Director of Titles under the Boundaries Act by Instrument Number CT297001.