

CITY OF TORONTO

Bill 773

BY-LAW -2020

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 150 Harrison Street.

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;

Whereas subsection 2(18) of Ontario Regulation 598/06 prescribes municipal facilities used for affordable housing for the purpose of section 252 of the City of Toronto Act, 2006;

Whereas subsection 7(1) of Ontario Regulation 598/06 requires that in respect of municipal facilities used for housing, the housing units fall within the definition of "affordable housing" as the term is defined in the Municipal Housing Facility By-law 1756-2019;

Whereas The Neighbourhood Group Community Services, has agreed to provide affordable housing at the property currently known as 150 Harrison Street, Toronto;

Whereas the portions of the Premises identified in Schedule A hereto are primarily used for affordable housing (the "Eligible Premises"); and

Whereas Council has entered into an agreement with The Neighbourhood Group Community Services for the provision of municipal capital facilities for use as affordable housing at the Eligible Premises, and for the provision of an exemption from taxation for municipal and school purposes to the Eligible Premises (the "Agreement");

The Council of the City of Toronto enacts:

1. The Eligible Premises are exempt from taxation for municipal and school purposes.
2. The tax exemptions referred to herein shall be effective, in accordance with City of Toronto By-law 1756-2019, from the date of execution of the municipal housing facility agreement, the date this bylaw is enacted, or December 1, 2020, whichever is later, and shall continue for a period of 35 years thereafter.
3. This by-law shall be deemed repealed:
 - (a) if The Neighbourhood Group Community Services ceases to occupy the Eligible Premises without having assigned the Agreement to a person approved by the City in accordance with the Agreement;

- (b) if The Neighbourhood Group Community Services or its successor in law ceases to use the Eligible Premises for the purposes of affordable housing in accordance with City of Toronto By-law 1756-2019 and the Agreement; and/or
- (c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on October , 2020.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule A
Description of Eligible Premises

Legal Description

PIN: 21279-0415 (LT)

LT 17 PL D182 TORONTO; CITY OF TORONTO

PIN: 21279-0426 (LT)

PT LT 19-22 PL D182 TORONTO AS IN CA116995; S/T CA116995; S/T INTEREST IN CA116995, CA68584, CT383883; CITY OF TORONTO

PIN: 21279-0427 (LT)

LT 23-24 PL D182 TORONTO; PT LT 18-19, 22 PL D182 TORONTO AS IN WB172232, WB177297 & WB195935 EXCEPT PT 1 TO 4 64R13438; T/W WB185759; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 44 units of which 44 units will be affordable housing units or such other number of units as approved by the City at 150 Harrison Street, Toronto.