

Authority: Planning and Housing Committee Item PH17.1,  
as adopted by City of Toronto Council on October 27 and  
28, 2020

## CITY OF TORONTO

### Bill 901

### BY-LAW -2020

#### **To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 11 Winona Drive.**

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(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; and

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; and

Whereas Hellenic Home for the Aged Inc., has agreed to provide affordable housing at the property currently known as 11 Winona Drive, Toronto; and

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 Hellenic Home for the Aged Inc. 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, or the date this by-law is enacted, whichever is later, and shall continue for a period of 20 years thereafter.
3. This by-law shall be deemed repealed:
  - (a) if Hellenic Home for the Aged Inc. 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 Hellenic Home for the Aged Inc. 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

John D. Elvidge  
Interim City Clerk

(Seal of the City)

**Schedule A**  
**Description of Eligible Premises**

**Legal Description**

PIN: 21263-0001 (LT)

PT LT 71 PL 296 TORONTO; PT BLK C PL 738 WYCHWOOD BRACONDALE  
DOVERCOURT AS IN CT704372; CITY OF TORONTO

**The Eligible Premises**

111 one-bedroom units, and 19 two-bedroom units will be affordable housing units at 11 Winona Drive, Toronto.