

Authority: General Government and Licensing Committee  
Item GL21.3, as adopted by City of Toronto Council on  
April 7 and 8, 2021

## CITY OF TORONTO

### Bill 233

### BY-LAW -2021

**To authorize the entering into an agreement for the provision of a municipal capital facility used by Toronto Employment and Social Services located at 900 Dufferin Street and its exemption from taxation for municipal and school purposes.**

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 used for the general administration of the City; and

Whereas the City has entered into a lease (the "Lease") as the tenant with Dufferin Mall Holdings Inc. (the "Landlord") for the use of the premises particularly described in Schedule A (the "Premises") as a facility used for the general administration of the City; and

Whereas Council wishes to enter 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 the Agreement under section 252 of the City of Toronto Act, 2006 with the Landlord for the provision of the municipal capital facility.
2. The Premises are exempt from taxation for municipal and school purposes.
3. This by-law shall be deemed repealed with respect to the Premises:
  - (a) if the Landlord ceases to be the landlord without assigning the Lease to its successor;

- (b) if the City ceases to be the tenant without assigning the Lease to its successor;
  - (c) if the Premises ceases to be used by for the general administration of the City; or
  - (d) when the Lease, or any renewal or extension of the Lease expires or is terminated.
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;
  - (b) the commencement date of the Lease; and
  - (c) the date the Agreement is entered into.

Enacted and passed on April , 2021.

Frances Nunziata,  
Speaker

John D. Elvidge,  
Interim City Clerk

(Seal of the City)

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

900 Dufferin Street in the City of Toronto  
Approximately 27,894 square feet of space comprising Suite 219.  
Assessment Roll No. 1904-02-4-500-01400