

Authority: MM25.32, by Mayor John Tory, seconded by Councillor Ana Bailão, as adopted by City of Toronto Council on October 27, 28 and 30, 2020; and MM38.18, by Councillor Ana Bailão, seconded by Councillor Paula Fletcher, as adopted by City of Toronto Council on December 15, 16 and 17, 2021

CITY OF TORONTO

Bill 212

BY-LAW -2022

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 292-296 Parliament 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 183-2022;

Whereas St. Jude Community Homes has agreed to provide affordable housing at the property currently known as 292-296 Parliament 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 St. Jude Community Homes 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 183-2022, from the date of execution of the municipal housing facility agreement, the date this by-law is enacted, or upon the commencement date of the lease St. Jude Community Homes entered into in connection with the Eligible Premises, whichever is later, and shall continue for a period of 5 years thereafter.
3. This by-law shall be deemed repealed:

- (a) if St. Jude Community Homes 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 St. Jude Community Homes 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 183-2022 and the Agreement; and/or
- (c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on April , 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A
Description of Eligible Premises

Legal Description

Part of PIN 21090-0371 (LT)

LT 14-18 PL 160 TORONTO; S/T CA566538, CA569055; CITY OF TORONTO

The Eligible Premises

Renovation of a building containing 24 units of which 24 units will be affordable housing units or such other number of units as approved by the City at 292-296 Parliament Street.