

Authority: Planning and Housing Committee Item PH34.8,
adopted as amended, by City of Toronto Council on June
15 and 16, 2022

CITY OF TORONTO

Bill 833

BY-LAW -2022

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 299 Campbell Avenue, Toronto and exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing.

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, that all the housing units fall within the definition of "affordable housing" as that term is defined in the Municipal Housing Facility By-law 183-2022; and

Whereas Sun Life Assurance Company of Canada and 299 CA TAS LP, by its general partner TAS 299CA Corp., have agreed to provide affordable housing at the property currently known as 299 Campbell Avenue, Toronto; and

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

Whereas Council has entered into an agreement with Sun Life Assurance Company of Canada and 299 CA TAS LP, by its general partner TAS 299CA Corp., 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 and shall continue for a period of 40 years thereafter.
3. This by-law shall be deemed repealed:

- (a) if Sun Life Assurance Company of Canada and 299 CA TAS LP, or one or more related entities, 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 Sun Life Assurance Company of Canada and 299 CA TAS LP, or one or more related entities, 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 July , 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A
Description of Premises

Legal Description

PIN: 21329-0144 (LT)

PCL 5006 SEC F. TORONTO; PT LT 149 PL M13 TORONTO; PT LT 155 PL M13 TORONTO; PT LT 156 PL M13 TORONTO COMM AT A POINT IN THE S LIMIT OF DUPONT ST FORMERLY ROYCE AV DISTANT 19 FT WLY THEREON FROM THE NE ANGLE OF LT 156. THENCE S 16 DEGREES 4 MINUTES E BEING TO AND ALONG THE CENTRE LINE OF A CERTAIN 17 FT SIDING ROW OF THE CANADIAN NATIONAL RAILWAY A DISTANCE OF 21 FT 6 INCHES. THENCE WLY PARALLEL TO THE SLY LIMIT OF DUPONT ST 200 FT MORE OR LESS TO THE E LIMIT OF CAMPBELL AV. THENCE NLY ALONG SAID E LIMIT OF CAMPBELL AV. 21 FT 6 INCHES MORE OR LESS TO THE NW ANGLE OF LT 149. THENCE ELY ALONG SAID S LIMIT OF DUPONT ST 200 FT MORE OR LESS TO THE POB, SAVE AND EXCEPT PART 1, PLAN R-1115;(STOPPED UP AND CLOSED BY BYLAW 724-2017 AS IN AT5590383); TORONTO; CITY OF TORONTO

PIN: 21329-0406 (LT)

LT 150 PL M13 TORONTO; PART LOT 151 PL M13 TORONTO; PT LT 149 PL M13 TORONTO; PT LT 155 PL M13 TORONTO; PT LT 156 PL M13 TORONTO, PARTS 2,3,4,5,6,11,12,13 & 14 66R30931 T/W A ROW IN, OVER, ALONG AND UPON SO MUCH OF A STRIP OF LAND 17 FT WIDE NOT INCLUDED WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND AND COMPRISING PARTS OF LOTS 156, 160, 161, 170, 171 AND PT OF LONGFELLOW AV ON THE SAID PL FOR THE OWNER OR OWNERS OF THE LANDS ABOVE DESCRIBED, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, IN COMMON WITH ALL OTHERS ENTITLED THERETO FOR THE PURPOSES OF A RAILWAY SIDING AS APPURTENANT TO THE ABOVE LANDS OR ANY PT THEREOF, THE CENTRE LINE OF WHICH SAID STRIP MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMM AT A POINT IN THE INTERIOR OF THE SAID LT 156 LOCATED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY ANGLE OF PT 1 AS DESIGNATED ON A PL OF SURVEY OF RECORD IN THE SAID OFFICE AS R-1115; THENCE S 16 DEGREES 4 MINUTES E ALONG THE ELY LIMIT OF THE SAID PT 1 THE ELY LIMIT OF THE AFORESAID PUBLIC LANE AS DEFINED BY BY-LAW 18342 AND ITS SLY PRODUCTION A DISTANCE OF 40 FT TO A POINT THEREIN, THE LAST MENTIONED POINT BEING THE POC. AND THENCE S 16 DEGREES 4 MINUTES E ALONG THE CENTRE LINE OF THE AFORESAID 17 FT SIDING ROW OF CANADIAN NATIONAL RAILWAY (GRAND TRUNK DIVISION) A DISTANCE OF 118 FT TO THE ELY PRODUCTION OF THE NLY LIMIT OF THE S 42 FT OF SAID LT 152; THENCE S 18 DEGREES 52 MINUTES E ALONG SAID CENTRE LINE, A DISTANCE OF 50 FT 1 INCH; THENCE S 26 DEGREES 36 MINUTES E, STILL ALONG SAID CENTRE LINE A DISTANCE OF 47 FT 10 1/2 INCHES; THENCE S 35 DEGREES 24 MINUTES E, STILL ALONG THE SAID CENTRE LINE, A DISTANCE OF 51 FT 3 1/2 INCHES; THENCE S 44 DEGREES 4 MINUTES E STILL ALONG THE SAID CENTRE LINE, A DISTANCE OF 68 FT 10 1/2 INCHES; THENCE S 47 DEGREES 36 MINUTES E, STILL ALONG SAID CENTRE LINE A DISTANCE OF 50 FT 8 INCHES; THENCE S 43 DEGREES 14 MINUTES E STILL ALONG

SAID CENTRE LINE, A DISTANCE OF 50 FT; THENCE SOUTHEASTERLY STILL ALONG SAID CENTRE LINE, A DISTANCE OF 17 FT 3 INCHES MORE OR LESS TO A POINT IN THE ELY LIMIT OF SAID LT 171 BEING ALSO THE WLY LIMIT OF THE SAID ROW OF THE CANADIAN NATIONAL RAILWAYS, WHICH POINT IS DISTANT 23 FT MEASURED NLY ALONG SAID ELY LIMIT FROM THE SOUTHEASTERLY ANGLE OF SAID LT 171 AS IN B120349, PARTIALLY RELEASED AS TO PARTS 2, 11, 12 PLAN 66R-10717 AS IN AT5428440 AND S/T A ROW OVER SO MUCH OF THE SAID STRIP OF LAND WHICH IS INCLUDED WITHIN THE LIMITS OF THE ABOVE DESCRIBED LANDS AS IN B120349, PARTIALLY RELEASED AS TO PARTS 9, 10, 15 PLAN 66R-30931 AND A COMPLETE RELEASE AS TO PARTS 3, 6, 8, 14 PLAN 66R-30931 AS IN AT5428441. T/W THE RIGHT TO MAINTAIN, REPAIR, USE AND OPERATE IN COMMON WITH OTHERS ENTITLED THERETO, THAT PT OF THE RAILWAY SIDING NOW (5TH JANUARY 1917) CONSTRUCTED UPON THAT PT OF THE LANDS DESCRIBED AS A SIDING ROW WHICH LIES S OF THE MOST SLY BOUNDARY OF THE LANDS ABOVE DESCRIBED, OR ANY OTHER RAILWAY SIDING WHICH MAY HEREAFTER BE CONSTRUCTED UPON THAT PT OF THE SIDING ROW HEREIN REFERRED TO, IT BEING THE INTENTION THAT THE SAID LANDS SHALL BE HELD AND USED AS A ROW FOR A RAILWAY SIDING FOR THE JOINT USE OF THE OWNER OR OWNERS THEREOF, THE OWNER OF THE ABOVE LANDS, AND ANY OTHER PERSON, FIRM, OR CORPORATION WHICH HAS NOW OR MAY ACQUIRE THE RIGHT TO USE THE SAID RAILWAY SIDING UPON THE SAID LANDS, OR ANY OTHER SIDING THEREON AS IN B120349, PARTIALLY RELEASED AS TO PARTS 2, 11, 12 PLAN 66R-10717 AS IN AT5428440; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 5,6,11,12,13,14 66R30931 AS IN AT5591164; CITY OF TORONTO

PIN: 21329-0407 (LT)

PT LT 161 PL M13 TORONTO; PARTS 9,10 & 15 66R30931 T/W A ROW IN, OVER, ALONG AND UPON SO MUCH OF A STRIP OF LAND 17 FT WIDE NOT INCLUDED WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND AND COMPRISING PARTS OF LOTS 156, 160, 161, 170, 171 AND PT OF LONGFELLOW AV ON THE SAID PL FOR THE OWNER OR OWNERS OF THE LANDS ABOVE DESCRIBED, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, IN COMMON WITH ALL OTHERS ENTITLED THERETO FOR THE PURPOSES OF A RAILWAY SIDING AS APPURTENANT TO THE ABOVE LANDS OR ANY PT THEREOF, THE CENTRE LINE OF WHICH SAID STRIP MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMM AT A POINT IN THE INTERIOR OF THE SAID LT 156 LOCATED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY ANGLE OF PT 1 AS DESIGNATED ON A PL OF SURVEY OF RECORD IN THE SAID OFFICE AS R-1115; THENCE S 16 DEGREES 4 MINUTES E ALONG THE ELY LIMIT OF THE SAID PT 1 THE ELY LIMIT OF THE AFORESAID PUBLIC LANE AS DEFINED BY BY-LAW 18342 AND ITS SLY PRODUCTION A DISTANCE OF 40 FT TO A POINT THEREIN, THE LAST MENTIONED POINT BEING THE POC. AND THENCE S 16 DEGREES 4 MINUTES E ALONG THE CENTRE LINE OF THE AFORESAID 17 FT SIDING ROW OF CANADIAN NATIONAL RAILWAY (GRAND TRUNK DIVISION) A DISTANCE OF 118 FT TO THE ELY PRODUCTION OF THE NLY LIMIT OF THE S 42 FT OF SAID LT 152; THENCE S 18 DEGREES 52 MINUTES E ALONG SAID CENTRE LINE, A DISTANCE OF 50 FT 1 INCH; THENCE S 26 DEGREES 36 MINUTES E, STILL ALONG SAID CENTRE LINE A DISTANCE OF 47 FT 10 1/2 INCHES; THENCE S 35 DEGREES 24 MINUTES E, STILL

ALONG THE SAID CENTRE LINE, A DISTANCE OF 51 FT 3 1/2 INCHES; THENCE S 44 DEGREES 4 MINUTES E STILL ALONG THE SAID CENTRE LINE, A DISTANCE OF 68 FT 10 1/2 INCHES; THENCE S 47 DEGREES 36 MINUTES E, STILL ALONG SAID CENTRE LINE A DISTANCE OF 50 FT 8 INCHES; THENCE S 43 DEGREES 14 MINUTES E STILL ALONG SAID CENTRE LINE, A DISTANCE OF 50 FT; THENCE SOUTHEASTERLY STILL ALONG SAID CENTRE LINE, A DISTANCE OF 17 FT 3 INCHES MORE OR LESS TO A POINT IN THE ELY LIMIT OF SAID LT 171 BEING ALSO THE WLY LIMIT OF THE SAID ROW OF THE CANADIAN NATIONAL RAILWAYS, WHICH POINT IS DISTANT 23 FT MEASURED NLY ALONG SAID ELY LIMIT FROM THE SOUTHEASTERLY ANGLE OF SAID LT 171 AS IN B120349, PARTIALLY RELEASED AS TO T/W THE RIGHT TO MAINTAIN, REPAIR, USE AND OPERATE IN COMMON WITH OTHERS ENTITLED THERETO, THAT PT OF THE RAILWAY SIDING NOW (5TH JANUARY 1917) CONSTRUCTED UPON THAT PT OF THE LANDS DESCRIBED AS A SIDING ROW WHICH LIES S OF THE MOST SLY BOUNDARY OF THE LANDS ABOVE DESCRIBED, OR ANY OTHER RAILWAY SIDING WHICH MAY HEREAFTER BE CONSTRUCTED UPON THAT PT OF THE SIDING ROW HEREIN REFERRED TO, IT BEING THE INTENTION THAT THE SAID LANDS SHALL BE HELD AND USED AS A ROW FOR A RAILWAY SIDING FOR THE JOINT USE OF THE OWNER OR OWNERS THEREOF, THE OWNER OF THE ABOVE LANDS, AND ANY OTHER PERSON, FIRM, OR CORPORATION WHICH HAS NOW OR MAY ACQUIRE THE RIGHT TO USE THE SAID RAILWAY SIDING UPON THE SAID LANDS, OR ANY OTHER SIDING THEREON AS IN B120349, PARTIALLY RELEASED AS TO PARTS 2, 11, 12 PLAN 66R-10717 AS IN AT5428440; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 9 & 15 66R30931 AS IN AT5591164; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 236 units of which 10 units will be affordable housing unit within a multi-service building or such other number of units as approved by the City at 299 Campbell Avenue, Toronto.