

Authority: Executive Committee Item 44.3, adopted as amended,  
by City of Toronto Council on August 25, 26, 27 and 28, 2014

## **CITY OF TORONTO**

### **BY-LAW No. 966-2014**

#### **To authorize the entering into of an agreement for the provision of a municipal capital facility at Exhibition Place, 2 Strachan Avenue, for a basketball training facility.**

Whereas section 252 of the *City of Toronto Act, 2006* (the "Act") 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 paragraph 2 of section 2 of Ontario Regulation 598/06 prescribes municipal facilities used for cultural, recreational or tourist purposes as eligible municipal capital facilities; and

Whereas subsection 6(1) of Ontario Regulation 598/06 requires that in respect of municipal facilities used for cultural, recreational or tourist purposes, the facility must be owned by the City (or one of a list of eligible public sector entities, or will be owned on reversion), and Council must declare the facility to be for the purposes of the City and to be for public use; and

Whereas the City of Toronto (the "City") and the Board of Governors of Exhibition Place as landlords will enter into a lease (the "Lease") with Maple Leaf Sports & Entertainment Ltd. (the "Tenant") for the use of a portion of the premises known as the Exhibition Place and as described in Schedule "A" hereto (the "Premises"); and

Whereas the portions of the Premises identified in Schedule "B" hereto will be used for recreational purposes (the "Eligible Premises"), and Council has declared the Eligible Premises to be for the purposes of the City and to be for public use; and

Whereas Council is desirous of entering into an agreement with the Tenant for the provision of municipal facilities for recreational use at the Eligible Premises, and of providing an exemption from taxation for municipal and school purposes and an exemption from development charges to the Eligible Premises;

The Council of the City of Toronto enacts:

1. The City of Toronto is authorized to enter into an agreement under section 252 of the Act with the Tenant for the provision of City facilities for cultural, recreational or tourist purposes at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. The Eligible Premises are exempt from:
  - (1) Taxation for municipal and school purposes; and
  - (2) Development charges.

- 3.** This by-law shall be deemed repealed:
- (1) If the Tenant ceases to lease the Eligible Premises without having assigned the Agreement to the new tenant of the Eligible Premises;
  - (2) If the Eligible Premises cease to be used for recreational purposes for public use;
  - (3) When the Lease, or any renewal or extension of the Lease, expires;
  - (4) If the Lease, or any renewal or extension of the Lease, is terminated, for any reason whatsoever; or
  - (5) If the Agreement is terminated for any reason whatsoever.
- 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 day this by-law is enacted; and
    - (b) the day that the Agreement is entered into by the City and the Tenant; and
    - (c) the day that the Lease is entered into by the City and the Tenant.

Enacted and passed on August 28, 2014.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**Schedule "A"**  
**The Premises**

A new approximately 68,458 square foot basketball training facility located on part of the property municipally known Exhibition Place, 2 Strachan Avenue, Toronto, Ontario, as shown on the attached drawings.

**Assessment Roll No:** 190404104000100

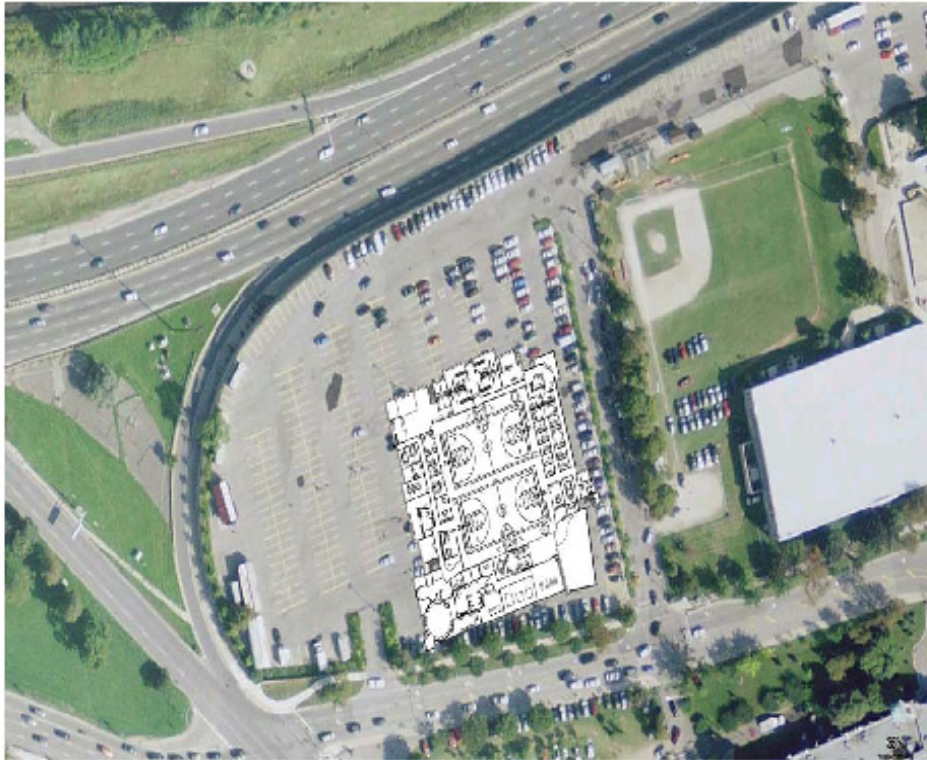
**Legal Description:**

Property Identifier No. 21383-0038 (LT)

CONSOLIDATION OF PROPERTIES : LT 3-16, 22-23, 41-49, 64-96, 101-102, A, B PL 613 PARKDALE ; PT LT 2, 17, 20-21, 34, 39-40, 50-51, 60-63, 99-100, PL 613 PARKDALE ; PT FORT ROUILLE ST, SPENCER AV, TYNDALL AV, IROQUOIS ST PL 613 PARKDALE (AKA DOMINION ST) (CLOSED BY WF22031) ; PT DOMINION ST, SPENCER AV PL D1478 TORONTO; PT ROSE AV PL 443 PARKDALE (AKA DOMINION ST) (CLOSED BY WF43032) ; PT LT A, B PL D1478 TORONTO ; PT LT 31 CON BROKEN FRONT TWP OF YORK ; PT RDAL BTN LTS 30 & 31 CON BROKEN FRONT TWP OF YORK ; PT WATER LT IN FRONT OF LT 31 CON BROKEN FRONT TORONTO, IN FRONT OF GARRISON COMMONS & EXHIBITION GROUNDS TORONTO, IN FRONT OF PL ORDNANCE RESERVE TORONTO ; PT BLK 14 PL ORDNANCE RESERVE TORONTO - ALL AS IN WF54381 EXCEPT THE LEASEHOLD INTE REST IN PT BLK 14 PL ORDNANCE RESERVE, PT 1 66R20566 ; CITY OF TORONTO ; S/T CA208787, CT264775, WF55751.

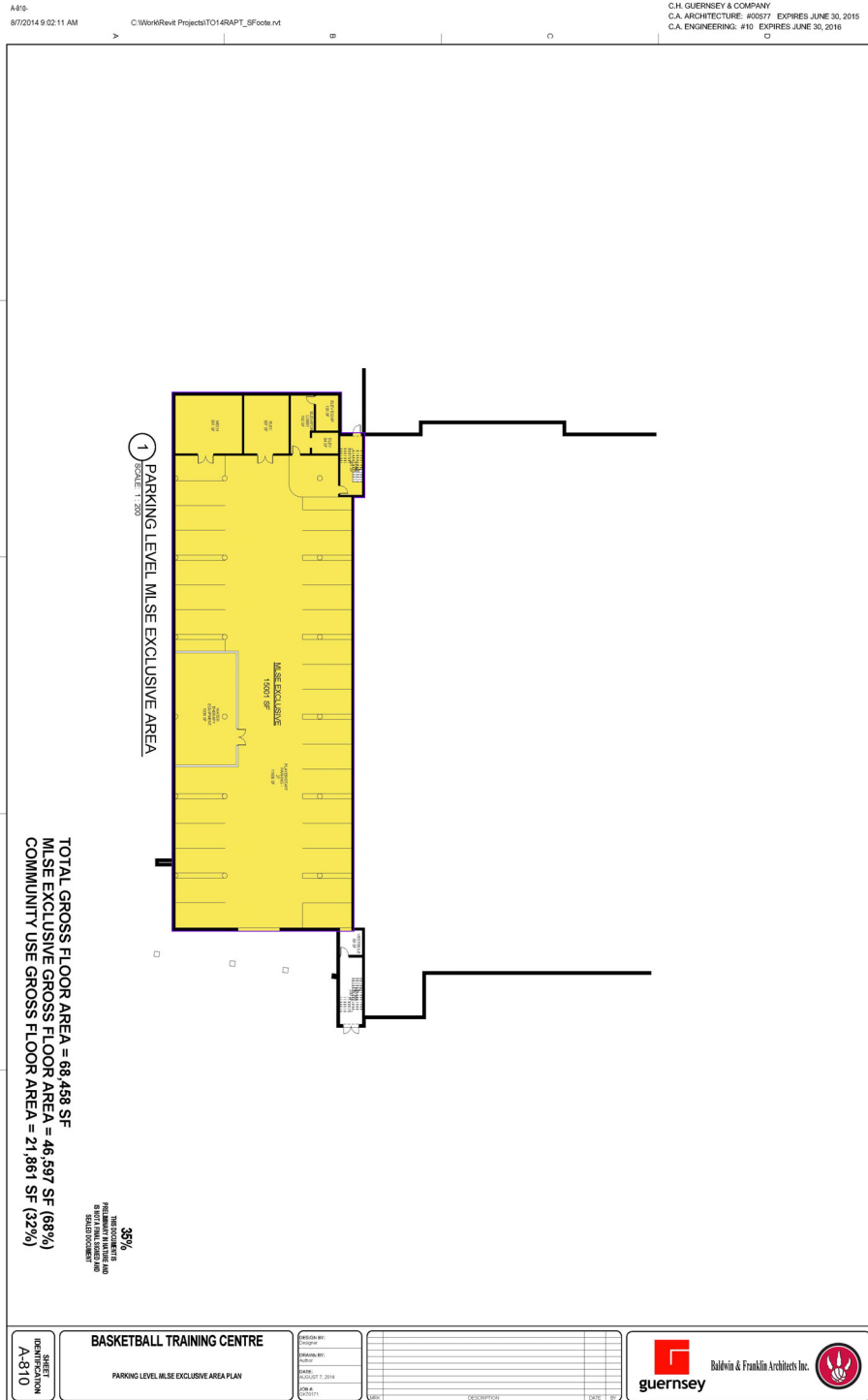
Drawing of the Premises:

**Toronto Raptors New Training Centre  
Site Plan**



### Schedule "B" The Eligible Premises

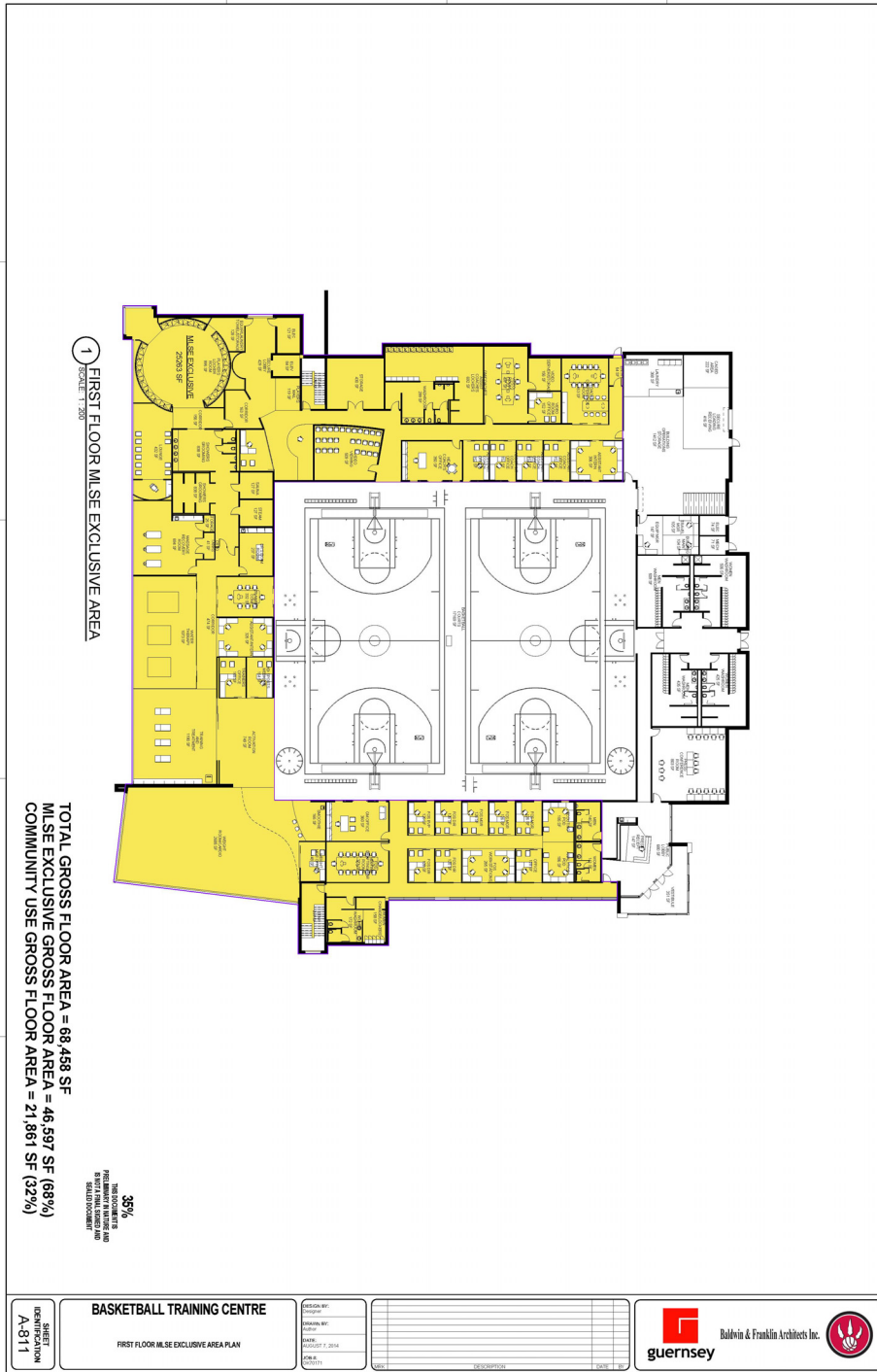
The portions of the Premises comprised of 21,861 square feet of space on all the main level, as shown as "Community Use Gross Floor Area" in the following drawings:



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C.H. GUERNSEY & COMPANY  
C.A. ARCHITECTURE: #00577 EXPIRES JUNE 30, 2015  
C.A. ENGINEERING: #10 EXPIRES JUNE 30, 2016



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C.H. GUERNSEY & COMPANY  
C.A. ARCHITECTURE: #00577 EXPIRES JUNE 30, 2015  
C.A. ENGINEERING: #19 EXPIRES JUNE 30, 2014

