

Authority: Executive Committee Item EX4.9, as adopted by City of Toronto Council on March 31, April 1 and 2, 2015

**CITY OF TORONTO**

**BY-LAW No. 269-2016**

**To authorize the entering into of an agreement for the provision of a municipal housing facility at 20 Palace 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 housing facilities may allow for the lease, operation or maintenance of the facilities; and

Whereas paragraph 18 of section 2 of Ontario Regulation 598/06 prescribes municipal capital facilities used for affordable housing as eligible municipal capital facilities; and

Whereas subsection 7(1) of Ontario Regulation 598/06 requires that in respect of municipal facilities used for a housing, the housing units fall within the definition of "affordable housing" as the term is defined in the Municipal Facility Housing By-law No. 124-2016; and

Whereas the Fred Victor Centre, has agreed to provide affordable housing at the property currently known as 20 Palace Street, 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 wishes to enter into an agreement with Fred Victor Centre for the provision of municipal capital facilities for use as affordable housing at the Eligible Premises, and of providing an exemption from taxation for municipal and school purposes 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 *City of Toronto Act, 2006* with Fred Victor Centre for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. The Eligible Premises are exempt from taxation for municipal and school purposes.
3. The tax exemptions referred to herein shall be effective, in accordance with By-law No. 124-2016, from the date of execution of the municipal housing facility agreement, the date this by-law is enacted, or the date Fred Victor Centre takes title to the Eligible Premises, whichever is later, and shall continue for a period of 25 years thereafter.

4. This by-law shall be deemed to be repealed:
- (a) if the Fred Victor Centre fails to enter into an municipal housing project facility agreement with the City which meets the requirements set out in By-law No. 124-2016 (the "Agreement");
  - (b) if the Fred Victor Centre ceases to occupy the Eligible Premises without having assigned the Agreement to a person approved by the City in accordance with the Agreement;
  - (c) if the Fred Victor Centre or its successor in law ceases to use the Eligible Premises for the purposes of affordable housing in accordance with By-law No. 124-2016 and its municipal housing facility project agreement with the City of Toronto; and/or
  - (d) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on April 1, 2016.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**Schedule "A"**

## Description of Eligible Premises

## Legal Description

PIN: 20177-0299 (LT)  
Block 3, Plan 66M2488, City of Toronto

## The Eligible Premises

Construction of a building to contain 108 affordable housing units or such other number of units as approved by the City at 20 Palace Street, Toronto.