

Authority: Executive Committee Item EX24.6, as adopted by City of Toronto Council on April 26, 27 and 28, 2017

## CITY OF TORONTO

### BY-LAW 563-2017

#### **To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 33 Hahn Place.**

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 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 124-2016; and

Whereas the Les Centres d'Accueil Héritage, has agreed to provide affordable housing at the property currently known as 33 Hahn Place; and

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

Whereas Council wishes to enter into an agreement with Les Centres d'Accueil Héritage 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 Les Centres d'Accueil Héritage 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 City of Toronto By-law 124-2016, from the date of execution of the municipal housing facility agreement, or the date this by-law is enacted, 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 This by-law shall be deemed to be repealed: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 Les Centres d'Accueil Héritage fails to enter into an municipal housing project facility agreement with the City which meets the requirements set out in City of Toronto By-law 124-2016 (the "Agreement");
  - (b) if the Les Centres d'Accueil Héritage 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 Les Centres d'Accueil Héritage 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 124-2016 and its municipal housing project facility agreement with the City of Toronto; and/or
  - (d) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on May 26, 2017.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**Schedule A**  
**Description of Eligible Premises**

**Legal Description**

PIN: 21092-0015 (LT)

Parcel Berkeley Street-1 Section A5A; Part 66 Foot Reserved for Lake Street Plan 153E Toronto; Part Water Lot in Front of the Old County Gaol Lot Plan 153E Toronto. Parcel 1 Plan 153E Toronto Part 56 – 61, 86-88, 66R-10820; Toronto, City of Toronto.

**The Eligible Premises**

A building containing one hundred and thirty-five (135) units of affordable housing units or such other number of units as approved by the City at 33 Hahn Place, Toronto.