

Authority: General Government and Licensing
Committee Item GL21.2, adopted by City of Toronto
Council on April 7 and 8, 2021

CITY OF TORONTO

BY-LAW 254-2021

To cancel property taxes and exempt from taxation land owned and occupied by Hot Docs International Documentary Festival and Hot Docs Ted Rogers Cinema at 504 Bloor Street West.

Whereas the Hot Docs Act (Tax Relief), 2019 (the "Act") received Royal Assent on December 9, 2020; and

Whereas section 2 of the Act provides that Council may pass by-laws exempting the property municipally known as 504 Bloor Street West and further described in Schedule A to this By-law (the "Specified Property") from taxes for municipal purposes, other than local improvement rates, beginning January 1, 2020, if certain conditions continue to be met; and

Whereas section 3 of the Act provides that Council may pass by-laws cancelling the taxes for municipal purposes, other than local improvement rates, on the Specified Property for any year or part of a year to which the exemption applies and for which taxes have been levied; and

Whereas subsections 4(1) and (2) of the Act provide that if Council passes such tax exemption and tax cancellation by-laws, the taxes for school purposes are similarly cancelled and the Specified Property is similarly exempt from taxation for school purposes; and

Whereas Council wishes to pass a by-law exempting the Specified Property from taxes beginning in 2020 and cancelling taxes on the Specified Property for the 2020 year, in accordance with its authority under the Act;

The Council of the City of Toronto enacts:

1. As of January 1, 2020, the Specified Property is exempt from taxation for municipal purposes, with the exception of local improvement rates, and pursuant to subsection 4(1) of the Act, is exempt from taxation for school purposes, so long as the following conditions continue to be met:
 - (1) The Specified Property is occupied and used solely by Hot Docs;
 - (2) Hot Docs is the registered owner of the Specified Property; and
 - (3) Hot Docs is a registered charity within the meaning of the Income Tax Act (Canada).

2. All taxes, other than local improvement rates, levied for municipal purposes on the Specified Property for the 2020 year, are cancelled.
3. For the purposes of this By-law, the Specified Property does not include any portion occupied and used by an entity other than Hot Docs.
4.
 - (1) Sections 1 and 2 of this By-law shall not come into force until Hot Docs enters into an agreement with the City pursuant to sections 5 and 6 of the Act, providing that, if Hot Docs sells, leases or otherwise disposes of the Specified Property, the applicable amount described in either subsection 5(2) or subsection 6(3) of the Act becomes payable to the City.
 - (2) The City may register an agreement described in subsection (1) against the title of the Specified Property, and any amounts payable under such an agreement shall, until paid, be a lien or charge on that land and may be added by the City Clerk to the collector's roll and collected in the same manner as property taxes.

Enacted and passed on April 8, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)

SCHEDULE A

Specified Property

The land, as defined in the Assessment Act, municipally known as 504 Bloor Street West in the City of Toronto, more specifically described as:
Plan 608 Lot 5

Assessment Roll No.: 1904-05-1-060-06200