

Authority: MM25.32, as adopted by City of Toronto Council on October 27, 28 and 30, 2020, by Mayor John Tory, seconded by Councillor Ana Bailão; and Planning and Housing Committee Item PH23.7, as adopted by City of Toronto Council on June 8 and 9, 2021

## **CITY OF TORONTO**

### **BY-LAW 495-2021**

#### **To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 877 Yonge 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 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, the housing units fall within the definition of "affordable housing" as the term is defined in the Municipal Housing Facility By-law 1756-2019; and

Whereas St. Clare's Multifaith Housing Society has agreed to provide affordable housing at the property currently known as 877 Yonge 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 has entered into an agreement with St. Clare's Multifaith Housing Society 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 1756-2019, from the date of execution of the municipal housing facility agreement, the date this by-law is enacted, or the commencement date the lease between St. Clare's Multifaith Housing Society and the City of Toronto for the Eligible Premises, whichever is later, and shall continue for a period of 50 years thereafter.

- 3.** This by-law shall be deemed repealed:
- (a) if St. Clare's Multifaith Housing Society 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 St. Clare's Multifaith Housing Society 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 1756-2019 and the Agreement; and/or
  - (c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on June 9, 2021.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

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

**Legal Description**

Part of PIN 21110-0157 (LT)

Part of LT 4-5 PL 235E TORONTO; PT LT 1, B, C, D, E PL 241 TORONTO; PT YORKVILLE PARK DR PL 241 TORONTO (FORMERLY LANE PL 104) (AKA GIBSON'S LANE, 20 FT PUBLIC HWY RUNNING ELY FROM YONGE ST) CLOSED BY EM38683 AS IN CA693267; S/T CA576802; CITY OF TORONTO

**The Eligible Premises**

Renovation of a building containing 252 units of which 252 units will be affordable housing units or such other number of units as approved by the City at 877 Yonge Street, Toronto.