

Authority: MM39.30, by Councillor Mike Layton,
seconded by Councillor Gary Crawford, as adopted by City
of Toronto Council on February 2 and 3, 2022

CITY OF TORONTO

BY-LAW 99-2022

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 161 Spadina Road.

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 72-2022; and

Whereas Thunder Woman Healing Lodge Society, has agreed to provide affordable housing at the property currently known as 161 Spadina Road, 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 Thunder Woman Healing Lodge 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 72-2022, from the date of execution of the municipal housing facility agreement, the date this by-law is enacted, or the commencement date of the sublease between the City and Thunder Woman Healing Lodge Society, whichever is later, and shall continue for a period of 20 years thereafter.
3. This by-law shall be deemed repealed:
 - (a) if Thunder Woman Healing Lodge 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 Thunder Woman Healing Lodge 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 72-2022 and the Agreement;
- (c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on February 3, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A
Description of Eligible Premises

The Eligible Premises

Address: 161 Spadina Road

Approximately 4,020 square feet of space and ancillary parking at 161 Spadina Road in the City of Toronto

Assessment Roll No.: 1904-05-1-410-04400