

Authority: MM42.39, by Councillor Mike Layton,
seconded by Mayor John Tory, as adopted by City of
Toronto Council on April 6 and 7, 2022

CITY OF TORONTO

BY-LAW 318-2022

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 556 Bathurst 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 183-2022; and

Whereas Youth Without Shelter Terra House North Toronto Emergency and Referral Agency, the Kensington Market Community Land Trust and/or related corporations have agreed to provide affordable housing at the property currently known as 556 Bathurst 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 will enter into an agreement with Youth Without Shelter Terra House North Toronto Emergency and Referral Agency, the Kensington Market Community Land Trust and/or related corporations 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 183-2022, from the date of execution of the municipal housing facility agreement, the date this by-law is enacted, or the date Youth Without Shelter Terra House North Toronto Emergency and Referral Agency, the Kensington Market Community Land Trust and/or related corporations take title to the Eligible Premises, whichever is later, and shall continue for a period of 99 years thereafter.
3. This by-law shall be deemed repealed:

- (a) if Youth Without Shelter Terra House North Toronto Emergency and Referral Agency, the Kensington Market Community Land Trust and/or related corporations cease to occupy the Eligible Premises without having assigned the Agreement to a person approved by the City in accordance with the Agreement;
- (b) if Youth Without Shelter Terra House North Toronto Emergency and Referral Agency, the Kensington Market Community Land Trust and/or related corporations or their successor in law ceases to use the Eligible Premises for the purposes of affordable housing in accordance with City of Toronto By-law 183-2022 and the Agreement; and/or
- (c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on April 7, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A
Description of Eligible Premises

Legal Description

PIN: 21253-0555 (LT)

Part of Lot 251 Block A Plan 574 City West as in CT700272 except the easement therein firstly described; subject to and together with CT700272; City of Toronto

The Eligible Premises

Acquisition and renovation of a building containing 24 units of which 24 units will be affordable housing units or such other number of units as approved by the City at 556 Bathurst Street, Toronto.