

Authority: MM25.32 by Mayor John Tory, seconded by Councillor Ana Bailão, as adopted by City of Toronto Council on October 27, 28 and 30, 2020, Planning and Housing Committee Item PH26.4, adopted as amended by City of Toronto Council on October 1 and 4, 2021 and Planning and Housing Committee Item PH8.11, as adopted by City of Toronto Council on December 13, 14, and 15, 2023

CITY OF TORONTO

Bill 496

BY-LAW -2024

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 65 Dundas Street East.

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;

Whereas paragraph 18 of subsection 2(1) 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;

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;

Whereas Dixon Hall has agreed to provide affordable housing at the property currently known as 65 Dundas Street East, Toronto;

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 Dixon Hall 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 commencement date of the lease between Dixon Hall and the City of Toronto, whichever is later, and shall continue for a period of 50 years less a day thereafter.

3. This by-law shall be deemed repealed:
- (a) if Dixon Hall 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 Dixon Hall 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 183-2022 and the Agreement; and/or
 - (c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on May , 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A
Description of Eligible Premises

Legal Description

PIN: 21098-0107 (LT)

PT LT 21 W/S BOND ST, 22 W/S BOND ST PL 22A TORONTO AS IN CT17982; S/T
CT17982; CITY OF TORONTO

The Eligible Premises

Operation of a building containing 280 units of which 280 units will be affordable housing units
or such other number of units as approved by the City at 65 Dundas Street East, Toronto.