

Authority: Planning and Housing Committee Item PH20.6,
adopted as amended by City of Toronto Council on April
23 and 24, 2025

CITY OF TORONTO

Bill 438

BY-LAW -2025

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 125 Stafford Road, 4701 Bathurst Street, 4711 Bathurst Street, 4713 Bathurst Street, 4715 Bathurst Street, 4717 Bathurst Street, 4719 Bathurst Street and 191 Yorkview Drive.

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 Code Chapter 513;

Whereas Houselink and Mainstay Community Housing has agreed to provide affordable housing at the property currently known as 125 Stafford Road, 4701 Bathurst Street, 4711 Bathurst Street, 4713 Bathurst Street, 4715 Bathurst Street, 4717 Bathurst Street, 4719 Bathurst Street and 191 Yorkview Drive, 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 Houselink and Mainstay Community Housing 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 Municipal Code Chapter 513, from the date of execution of the municipal housing facility agreement, the date this by-law is enacted, whichever is later, and shall continue for a period of 20 years thereafter.
3. This by-law shall be deemed repealed:

- (a) if Houselink and Mainstay Community Housing 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 Houselink and Mainstay Community Housing or its successor in law ceases to use the Eligible Premises for the purposes of affordable housing in accordance with City of Toronto Municipal Code Chapter 513 and the Agreement; and/or
- (c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on May , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Eligible Premises

Legal Description

PIN: 10160-0087 (LT)

PT BLK C PL 5095 NORTH YORK AS IN NY378882; TORONTO (N YORK), CITY OF TORONTO. S/T EASEMENT AS IN AT1630982.

PIN: 10160-0122 (LT)

PT BLK B PL 5095 NORTH YORK AS IN NY265204 AND NY378882 EXCEPT NY364830 AND NY555462; TORONTO (N YORK) , CITY OF TORONTO. S/T EASEMENT AS IN AT1630982.

The Eligible Premises

Renovation of buildings containing 142 units of which 142 units will be affordable housing units or such other number of units as approved by the City at 125 Stafford Road, 4701 Bathurst Street, 4711 Bathurst Street, 4713 Bathurst Street, 4715 Bathurst Street, 4717 Bathurst Street, 4719 Bathurst Street and 191 Yorkview Drive, Toronto.