

Authority: Planning and Housing Committee Item PH28.3, as adopted by City of Toronto Council on November 9, 10 and 12, 2021 and Planning and Housing Committee Item PH13.9, as adopted by City of Toronto Council on June 26 and 27, 2024

CITY OF TORONTO

Bill 1304

BY-LAW -2025

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 640 and 644 Kennedy 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;

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 City of Toronto Municipal Code Chapter 513, Housing Programs ("Chapter 513");

Whereas Homes First Society has agreed to provide affordable housing at the property currently known as 640 and 644 Kennedy Road, 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 Homes First 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 Chapter 513, from the date of execution of the municipal housing facility agreement, the date this by-law is enacted, or the date Homes First Society takes 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 This by-law shall be deemed repealed: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 Homes First 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 Homes First Society or its successor in law ceases to use the Eligible Premises for the purposes of affordable housing in accordance with Chapter 513 and the Agreement; and/or
- (c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on November , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Eligible Premises

Legal Description

PIN: 06438-0318 (LT)

PCL D-2, SEC M639 ; PT BLK D, PL M639 , COMM AT A POINT IN THE SLY LIMIT OF SAID BLK D BEING ALSO THE N LIMIT OF FOXRIDGE DR, AT A POINT WHERE THE SAID SLY LIMIT IS INTERSECTED BY A LINE DRAWN PARALLEL TO THE WLY LIMIT OF KENNEDY RD AND DISTANT 190 FT WLY THEREFROM AND AT RIGHT ANGLES THERETO; THENCE NLY ALONG THE SAID LINE DRAWN PARALLEL TO KENNEDY RD 109 FT 4 1/2 IN, MORE OR LESS TO A PT DISTANT 92 FT SLY THEREON FROM THE NLY LIMIT OF SAID BLK D; THENCE ELY PARALLEL WITH THE NLY LIMIT OF SAID BLK D 190 FT MORE OR LESS TO THE E LIMIT OF SAID BLK D BEING ALSO THE WLY LIMIT OF KENNEDY RD; THENCE SLY ALONG THE LAST MENTIONED LIMIT 92 FT 4 IN MORE OR LESS TO THE BEGINNING OF A CURVE; THENCE SLY AND WLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20 FT A DISTANCE OF 31 FT 4 3/4 IN, MORE OR LESS ARC MEASUREMENT TO THE END OF THE SAID CURVE; THENCE WLY ALONG THE SLY LIMIT OF SAID BLK D BEING ALSO THE N LIMIT OF FOXRIDGE DR, 170 FT 1/4 IN, MORE OR LESS TO THE POB; EXCEPT THEREFROM THAT PT OF BLK D PL M639 PT 2, 66R1396; SCARBOROUGH, CITY OF TORONTO

The Eligible Premises

A building containing 36 units of which 27 units will be affordable housing units or such other number of units as approved by the City at 640 and 644 Kennedy Road, Toronto.