

Authority: Planning and Housing Committee Items PH13.8, adopted as amended by City of Toronto Council on June 26 and 27 2024, and PH25.4, adopted as amended by City of Toronto Council on November 12 and 13, 2025

CITY OF TORONTO

Bill 512

BY-LAW -2026

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 209 Carlton Street, Toronto.

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, that all the housing units fall within the definition of "affordable housing" as that term is defined in the Municipal Code Chapter 513;

Whereas Thunder Woman Healing Lodge Society has agreed to provide affordable housing at the property currently known as 209 Carlton Street, Toronto;

Whereas the portions of the Premises identified in Schedule A hereto are to be 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 Chapter 513, from the date of execution of the municipal housing facility agreement or the date this by-law is enacted, whichever is later, and shall continue for a period of 40 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 This by-law shall be deemed repealed: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 Chapter 513 and the Agreement; and/or
- (c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN: 21088-0144 (LT)

PT LT 24 BLK C PL D138 TORONTO PT 6, 63R2842; T/W CT879431; CITY OF TORONTO

The Eligible Premises

Renovation and operation of a building containing 4 newly constructed units of which 4 units will be affordable housing units or such other number of units as approved by the City at 209 Carlton Street, Toronto.