

CITY OF TORONTO

Bill 1044

BY-LAW -2026

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 9 Wardlaw Crescent, 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, 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 Youth Without Shelter Terra House North Toronto Emergency Response Residence and Referral Agency and/or related entities have agreed to provide affordable housing at the property currently known as 9 Wardlaw Crescent, Toronto;

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 Response Residence and Referral Agency and/or related entities 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 upon the commencement date of the lease Youth Without Shelter Terra House North Toronto Emergency Response Residence and Referral Agency enters into in connection with the Eligible Premises, whichever is later, and shall continue for a period of 50 years thereafter.

3. This by-law shall be deemed repealed:
- (a) if Youth Without Shelter Terra House North Toronto Emergency Response Residence and Referral Agency 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 Youth Without Shelter Terra House North Toronto Emergency Response Residence and Referral Agency 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 July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Eligible Premises

Legal Description

PIN: 07321-0174 (LT)

Part Lot 34, Concession B Fronting The Humber as described in EB542742; Etobicoke; City of Toronto;

PIN: 07321-0175 (LT)

Part Lot 34, Concession B Fronting The Humber as described in TB872502; Etobicoke; City of Toronto;

The Eligible Premises

Operation of a building containing 51 units of which 51 units will be affordable housing units or such other number of units as approved by the City at 9 Wardlaw Crescent, Toronto.