Authority: Planning and Housing Committee Item PH21.4, as adopted by City of Toronto Council on March 10, 2021; Planning and Housing Committee Item PH34.8, adopted as amended by City of Toronto Council on June 15 and 16, 2022; and Planning and Housing Committee Item PH8.10, as adopted by City of Toronto Council on December 13, 14 and 15, 2023

**CITY OF TORONTO**

**Bill 1089**

**BY-LAW -2026**

**To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 155 and 165 Elm Ridge 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 City of Toronto Municipal Code Chapter 513, Housing Programs ("Chapter 513");

Whereas Reena has agreed to provide affordable housing at the property currently known as 155 and 165 Elm Ridge 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 Reena 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 September 1, 2026, whichever is later, and shall continue for a period of 99 years thereafter.

**3.** This by-law shall be deemed repealed:

(a) if Reena 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 Reena 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: 10446-0488 (LT)

Part of Lot 318 Plan 1769 Forest Hill as in CA556171; Toronto, City of Toronto

PIN: 10446-0487 (LT)

Lots 316-317 Plan 1769 Forest Hill; Part of Lot 318 Plan 1769 Forest Hill as in CT644999 (Secondly); Toronto, City of Toronto

**The Eligible Premises**

Construction of a building containing 111 units of which 111 units will be affordable housing units or such other number of units as approved by the City at 155 and 165 Elm Ridge Drive, Toronto.