

CITY OF TORONTO

Bill 1163

BY-LAW -2026

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 109-125 George Street and 231 Richmond Street East, 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 WoodGreen Community Housing Inc. has agreed to provide affordable housing at the property currently known as 109-125 George Street and 231 Richmond Street East, 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 WoodGreen Community Housing Inc. 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 WoodGreen Community Housing Inc. takes title to the Eligible Premises, whichever is later, and shall continue for a period of 49 years thereafter.
3. This by-law shall be deemed repealed:

- (a) if WoodGreen Community Services Inc. 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 WoodGreen Community Services Inc. 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: 21094-0013 (LT)
PCL 6-22 SEC Y1; PT TOWNLT 6 E/S GEORGE ST PL TOWN OF YORK TORONTO PT 1
& 2, 66R15845 CONFIRMED BY 63BA766 SEE CT157877 & CONFIRMED BY 63BA1750
SEE CT417746; TORONTO, CITY OF TORONTO

PIN: 21094-0232 (LT)
PT TOWN LOT 6 S/S DUCHESS STREET TOWN OF YORK PLAN DESIGNATED AS
PART 1 ON PLAN 66R-22787, THE SOUTH LIMIT OF RICHMOND STREET AS
CONFIRMED BY BOUNDARIES ACT PLAN BA63BA788 REG'D AS CT157877, CITY OF
TORONTO

The Eligible Premises

A building containing 520 units of which 7 units will be affordable housing units or such other number of units as approved by the City at 109-125 George Street and 231 Richmond Street East, Toronto.