

Authority: General Government Committee Item 2.7,  
as adopted by City of Toronto Council on March 5, 6, 7 and 8, 2007  
Enacted by Council: March 6, 2007

## **CITY OF TORONTO**

### **BY-LAW No. 215-2007**

#### **To authorize the entering into of an agreement for the provision of a municipal capital facility at 775-779 The Queensway.**

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; and

WHEREAS paragraph 2 of subsection 2(1) of Ontario Regulation 598/06, prescribes municipal facilities used for the general administration of the municipality as eligible municipal capital facilities; and

WHEREAS the City of Toronto (the “City”) entering into a lease dated March 30, 1995, and two extension agreements respectively dated February 18, 2004 and November 10, 2006 (together referred to as the “Lease”) with Daybar Industries Limited in trust for Stanley Dodson carrying on business as Dodson-Lesmark Developments and Stanley Dodson carrying on business as Dodson-Lesmark Developments (together referred to as the “Landlord”) for the use of 22,500 square feet of space of the premises described in Schedule “A” hereto (the “Premises”) by Toronto Social Services for use as a welfare office; and

WHEREAS Council is desirous of entering into an agreement with the Landlord for the provision of municipal facilities for the general administration of the municipality at the Premises, and of providing an exemption from taxation for municipal and school purposes to the Premises;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The City of Toronto is authorized to enter into an agreement under section 252 of the *City of Toronto Act, 2006* with the Landlord for the provision of municipal facilities for the general administration of the municipality at the Premises, in accordance with O.Reg. 598/06 (the “Agreement”).
2. The Premises are exempt from taxation for municipal and school purposes.
3. This by-law shall be deemed repealed:
  - (a) If the Landlord ceases to own or manage the Premises without having assigned the Agreement to the new Landlord of the Premises;
  - (b) If the City or its successor in law ceases to use the Premises for purposes of the general administration of the municipality;
  - (c) When the Lease, or any renewal or extension of the Lease, expires;

- (d) If the Lease, or any renewal or extension of the Lease, is terminated, for any reason whatsoever; or
  - (e) If the Agreement is terminated for any reason whatsoever.
- 4.** (1) Sections 1, 3 and 4 of this by-law shall come into force on the day that the by-law is enacted.
- (2) Section 2 of this by-law shall come into force on the day the Agreement is entered into by the City and the Landlord.

ENACTED AND PASSED this 6th day of March, A.D. 2007.

GLORIA LINDSAY LUBY,  
Deputy Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE “A”**

**DESCRIPTION OF PREMISES**

Assessment Roll No.: 1919-01-5-030-00600

The property municipally known as 779 The Queensway, being a portion of the property described as:

Part of Lots 1, 2 & 3 and all of Lot 4: Plan 3959; the Lane, Plan 3959 closed by EB287135; part of Consol Street as closed by By-law No. 1989-18 Instr. TB588218 on Plan 3959; and part of Lots 4, 8 & 9 and all of Lots 5, 6 and 7 on Plan 3768; all being designated PARTS 1 to 8 on Reference Plan 64R-12903, in the City of Toronto (formerly City of Etobicoke) Province of Ontario.

The property is cross-hatched in the attached Site Plan.

