

Authority: Government Management Committee Item GM29.6, as adopted by City of Toronto Council on July 23, 24, 25, 26, 27 and 30, 2018

CITY OF TORONTO

BY-LAW 6-2019

Phase-in of taxes for municipal purposes The Victoria University Act, 1951, as amended.

Whereas section 3 of the Assessment Act, R.S.O. 1990, c. A.31 provides that all real property in Ontario is liable to assessment and taxation subject to certain real property exempt from taxation; and

Whereas section 277 of the City of Toronto Act, 2006, S.O. 2006, c. 11, Sched. A provides for the annual levy of property taxes for municipal purposes under section 228 on all rateable property in the City; and

Whereas section 1 of The Victoria University Act, 1951 provides that "Board" means the Board of Regents of Victoria University; and

Whereas the Plan for Care and Opportunity Act (Budget Measures), 2018, S.O. 2018, c. 8 was introduced on March 28, 2018 and came into force on May 8, 2018; and

Whereas the Plan for Care and Opportunity Act (Budget Measures), 2018, S.O. 2018, c. 8, Sched. 36 amended The Victoria University Act, 1951 by adding section 5.1; and

Whereas subsection 5.1(1) of The Victoria University Act, 1951 provides, in part, that in 2019 and subsequent years that subsection 5(2) of The Victoria University Act, 1951 does not apply except in respect of property taxes for school purposes; and

Whereas the non-application of subsection 5(2) referred to in subsection 5.1(1) means that in 2019 and subsequent years the Board's underlying ownership interest in real property that is under a lease from the Board is liable for property taxes for municipal purposes; and

Whereas subsection 5.1(4) of The Victoria University Act, 1951 provides that the City of Toronto shall pass a by-law providing for the phasing in of increases in property taxes for municipal purposes resulting from the non-application of subsection 5(2) referred to in subsection 5.1(1) of The Victoria University Act; and

Whereas paragraph 5.1(5)(1.) of The Victoria University Act, 1951 provides that the by-law shall not apply to a property unless subsection 5(2) of the Victoria University Act, 1951 applied to the property on the day the Plan for Care and Opportunity Act (Budget Measures), 2018 was introduced; and

Whereas paragraph 5.1(5)(2.) of The Victoria University Act, 1951 provides that the phase-in under the by-law shall start in 2019 and extend equally over a period of at least six years, for land in the residential and multi-residential property classes, and, at least four years, for land in any other property class;

The Council of the City of Toronto enacts:

1. Starting in 2019, the amount of property taxes owing for municipal purposes levied on properties subject to paragraphs 5.1(5)(1.) and (2.) of The Victoria University Act, 1951 and classified in the residential and/or multi-residential property classes shall be phased-in in accordance with the schedule as set out below:

Year	Tax year	Amount of property taxes for municipal purposes owing for the tax year
1	2019	One-sixth (1/6)
2	2020	One-third (1/3)
3	2021	One-half (1/2)
4	2022	Two-thirds (2/3)
5	2023	Five-sixths (5/6)
6	2024	Full portion (1/1)

2. For the tax year following 2024 and all subsequent tax years, the amount of property taxes owing for municipal purposes levied on properties subject to section 5.1 of The Victoria University Act, 1951 and classified in the residential and/or multi-residential property classes shall be 100 percent of the property taxes owing for municipal purposes.

3. Starting in 2019, the amount of property taxes owing for municipal purposes levied on properties subject to paragraphs 5.1(5)(1.) and (2.) of The Victoria University Act, 1951 and classified in any property class other than the residential and multi-residential property classes shall be phased-in in accordance with the schedule as set out below:

Year	Tax year	Amount of property taxes for municipal purposes owing for the tax year
1	2019	One-fourth (1/4)
2	2020	One-half (1/2)
3	2021	Three-fourths (3/4)
4	2022	Full portion (1/1)

4. For the tax year following 2022 and all subsequent tax years, the amount of property taxes owing for municipal purposes levied on properties subject to section 5.1 of The Victoria University Act, 1951 and classified in any property class other than the residential and multi-residential property classes shall be 100 percent of the property taxes owing for municipal purposes.

Enacted and passed on December 13, 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)