

Authority: General Government and Licensing Committee  
Item GL9.7, as adopted by City of Toronto Council on  
November 26 and 27, 2019

## CITY OF TORONTO

### BY-LAW 1667-2019

**To authorize the entering into of agreements for the provision of municipal capital facilities for temporary shelters and auxiliary parking located at 351 Lake Shore Boulevard East, 545 Lake Shore Boulevard West and 5800 Yonge Street and their exemption from taxation for municipal and school purposes.**

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 subsection 2(1) of Ontario Regulation 598/06 prescribes municipal facilities used for public libraries; and

Whereas the City has entered into leases (individually the "Lease" and collectively the "Leases") as the tenant with Gulfdream Limited Partnership at 351 Lake Shore Boulevard East, and Times 5800 Inc. at 5800 Yonge Street, with respect to facilities for social and health services and ancillary parking and with 545 Lake Shore West Property Inc. at 545 Lake Shore Boulevard West, with respect to a facility for social and health services; and

Whereas Council wishes to enter into agreements (individually the "Agreement" and collectively the "Agreements") with the Landlords for the provision of municipal capital facilities at the Premises;

The Council of the City of Toronto enacts:

1. The City is authorized to enter into Agreements under section 252 of the City of Toronto Act, 2006 with the Landlords for the provision of municipal capital facilities.
2. The Premises are exempt from taxation for municipal and school purposes.
3. This by-law shall be deemed repealed with respect to a Premises:
  - (a) if the City ceases to be the tenant without assigning the Lease related to the Premises to its successor;
  - (b) if a Landlord ceases to be the landlord without assigning the Lease related to the Premises to its successor;
  - (c) if a Premises cease to be used for the provision of a municipal capital facility; or

- (d) when the Lease, or any renewal or extension of the Lease, related to the Premises, expires or is terminated.
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 later of the following:
- (a) the date this by-law is enacted;
  - (b) the commencement date of the Lease related to the Premises; and
  - (c) the date the Agreement related to the Premises is entered into.

Enacted and passed on November 27, 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE A**  
**DESCRIPTION OF THE PREMISES**

**351 Lake Shore Boulevard East**

Approximately 53,000 square feet of space at 351 Lake Shore Boulevard East.  
Assessment Roll No.: 1904-07-1-060-00950

**5800 Yonge Street**

Approximately 84,366 square feet of space at 5800 Yonge Street.  
Assessment Roll No.: 1908-07-3-210-10700

**545 Lake Shore Boulevard West**

Approximately 90,040 square feet of space at 545 Lake Shore Boulevard West.  
Assessment Roll No.: 1904-06-2-040-00751