

Authority: General Government and Licensing Committee
Item GL17.6, as adopted by City of Toronto Council on
November 25 and 26, 2020

CITY OF TORONTO

BY-LAW 1054-2020

To authorize the entering into agreements for the provision of municipal capital facilities used for constituency offices located at 1240 Bloor Street West (Ward 9 - Davenport), 2800 Keele Street (Ward 6 - York Centre), 2141 Kipling Avenue (Ward 1 - Etobicoke North), and 2118 Danforth Avenue (Ward 19 - Beaches-East York) 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 the general administration of the City; and

Whereas the City has entered into leases (each a "Lease" and collectively the "Leases") as the tenant with Apollonia Vano, Quadcam Commercial Properties Limited, Kipling Plaza Limited and Elisa Nicole Minakis (each a "Landlord" and collectively the "Landlords") at 1240 Bloor Street West (Ward 9 - Davenport), 2800 Keele Street (Ward 6 - York Centre), 2141 Kipling Avenue (Ward 1 - Etobicoke North); and 2118 Danforth Avenue (Ward 19 - Beaches-East York) for the use of the premises particularly described in Schedule A (each a "Premises" and collectively the "Premises") as facilities used for the general administration of the City; and

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

The Council of the City of Toronto enacts:

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 This by-law shall be deemed repealed with respect to a Premises: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

- (b) if the City ceases to be the tenant without assigning the Lease to its successor;
 - (c) if a Premises ceases to be used for the general administration of the City; or
 - (d) when a Lease, or any renewal or extension of a Lease 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 a Lease; and
 - (c) the date an Agreement is entered into.

Enacted and passed on November 26, 2020.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)

SCHEDULE A
DESCRIPTION OF THE PREMISES

1240 Bloor Street West (Ward 9 - Davenport) in the City of Toronto
Approximately 800 square feet of space.
Assessment Roll No. 1904-03-1-150-12300

2800 Keele Street (Ward 6 – York Centre) in the City of Toronto
Approximately 893 square feet of space comprising Suite #1.
Assessment Roll No. 1908-03-2-330-07903

2141 Kipling Avenue (Ward 1 – Etobicoke North) in the City of Toronto
Approximately 1,062 square feet of space comprising Units 11 and 12.
Assessment Roll No. 1919-04-2-700-00100

2118 Danforth Avenue (Ward 19 – Beaches-East York) in the City of Toronto
Approximately 950 square feet of space.
Assessment Roll No. 1904-09-5-470-01100