

Authority: Planning and Housing Committee  
Item PH5.4, as adopted by City of Toronto  
Council on May 14 and 15, 2019

## CITY OF TORONTO

### BY-LAW 649-2021

#### **To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 203 College Street.**

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(18) 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; and

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 Municipal Housing Facility By-law 1756-2019; and

Whereas Cawthra Mansions Cooperative Inc. has agreed to provide affordable housing at the property currently known as 203 College Street (being units 503, 601, 603 and 701), Toronto; and

Whereas the portions of the Premises identified in Schedule A hereto are primarily used for affordable housing (the "Eligible Premises"); and

Whereas Council has entered into an agreement with Cawthra Mansions Cooperative 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 City of Toronto By-law 1756-2019, from the date of execution of the municipal housing facility agreement, the date this by-law is enacted, or the date the Cawthra Mansions Cooperative Inc. takes title to the Eligible Premises, whichever is later, and shall continue for a period of 30 years thereafter.
3. This by-law shall be deemed repealed:
  - (a) if Cawthra Mansions Cooperative 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 Cawthra Mansions Cooperative Inc. or its successor in law ceases to use the Eligible Premises for the purposes of affordable housing in accordance with City of Toronto By-law 1756-2019 and the Agreement; and/or
- (c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on July 16, 2021.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Schedule A**  
**Description of Eligible Premises**

**Legal Description**

PIN 21208-0048

PART OF PARK LOTS 13-14 CONCESSION 1 FTB, TWP OF YORK, AS IN CA194627;  
CITY OF TORONTO

**The Eligible Premises**

Construction of a building containing 243 residential units of which 4 residential units (being units 503, 601, 603 and 701) will be affordable housing units or such other number of units as approved by the City at 203 College Street, Toronto.