

Authority: General Government and Licensing
Committee Item GL27.15, as adopted by City of
Toronto Council on December 15, 16 and 17, 2021

CITY OF TORONTO

BY-LAW 1091-2021

To authorize the entering into of agreements for the provision of municipal capital facilities used to provide social and health services located at 14 Roncesvalles Avenue, 30 Norfinch Drive, 60 York Street, 45 The Esplanade, 92 Peter Street, 65 Dundas Street East, 56 Yonge Street, 335 Jarvis Street and 20 Milner Business Court and their exemption from taxation for municipal and school purposes and, if applicable, ancillary parking.

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 social and health services; and

Whereas the City has entered into leases/licences (each a "Lease" and collectively the "Leases") as the tenant with Capital Safari Lodging Inc, 2683510 Ontario Inc., 1310866 Ontario Limited, Silver Hotels (Vancouver) Ltd., 92 Peter Street Inc., Silver Hotel (Bond Place) Inc., Silver (Hotel Victoria) Inc., La Mirage Lodging Corporation and 2179596 Ontario Inc. (each a "Landlord" and collectively the "Landlords") at 14 Roncesvalles Avenue, 30 Norfinch Drive, 60 York Street, 45 The Esplanade, 92 Peter Street, 65 Dundas Street East, 56 Yonge Street, 335 Jarvis Street and 20 Milner Business Court respectively for the use of the premises particularly described in Schedule A (each a "Premise" and collectively the "Premises") as facilities used to provide social and health services, and, if specified in the Lease, ancillary parking; and

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

The Council of the City of Toronto enacts:

1. The City is authorized to enter into an Agreement under section 252 of the City of Toronto Act, 2006 with each Landlord for the provision of a municipal capital facility/municipal capital facilities.
2. Each Premise is exempt from taxation for municipal and school purposes.
3. This by-law shall be deemed repealed with respect to a Premise:

- (a) if a 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 the Premise cease to be a facility/facilities used for social and health services and, if applicable, ancillary parking; or
 - (d) when the Lease, or any renewal or extension of the 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 December 17, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A**DESCRIPTION OF THE PREMISES**

Property Address	Assessment Roll Number	Approximate Square Footage	Approximate Units
14 Roncesvalles Avenue	1904-02-2-020-02900	16,000	43
30 Norfinch Drive	1908-01-3-290-10000	86,154	163
60 York Street	1904-06-1-170-00500	77,160	194
45 The Esplanade	1904-06-4-090-00080	167,749	205-254
92 Peter Street	1904-06-2-320-00400	85,456	144
65 Dundas Street East	1904-06-6-250-00200	97,507	200-285
56 Yonge Street	1904-06-1-240-01100	27,360	56
335 Jarvis Street	1904-06-6-370-01700	18,000	50
20 Milner Business Court	1901-12-2-010-00200	57,480	100-129