

Authority: MM25.32, by Mayor John Tory, seconded by
Councillor Ana Bailão, as adopted by City of Toronto
Council on October 27, 28 and 30, 2020

CITY OF TORONTO

BY-LAW 164-2022

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 222 Spadina Avenue.

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 72-2022; and

Whereas Homes First Society, has agreed to provide affordable housing at the property currently known as 222 Spadina Avenue, 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 Homes First Society 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 72-2022, from the date of execution of the municipal housing facility agreement, the commencement date of the lease between the City and Homes First Society, or the date this by-law is enacted, whichever is later, and shall continue for a period of 5 years thereafter.
3. This by-law shall be deemed repealed:
 - (a) if Homes First Society 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 Homes First Society 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 72-2022 and the Agreement; and/or
- (c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on March 9, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Eligible Premises

Legal Description

PIN 12096-0001 (LT): UNIT 1, LEVEL 2, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 & D459144 AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO

PIN 12096-0002 (LT): UNIT 2, LEVEL 2, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 & D459144 AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO

PIN 12096-0003 (LT): UNIT 3, LEVEL 2, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 & D459144 AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO

PIN 12096-0004 (LT): UNIT 4, LEVEL 2, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 & D459144 AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO

PIN 12096-0005 (LT): UNIT 5, LEVEL 2, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 & D459144

AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO

PIN 12096-0006 (LT): UNIT 6, LEVEL 2, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 & D459144 AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO

PIN 12096-0007 (LT): UNIT 7, LEVEL 2, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 & D459144 AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO

PIN 12096-0008 (LT): UNIT 8, LEVEL 2, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 & D459144 AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO

PIN 12096-0009 (LT): UNIT 9, LEVEL 2, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 & D459144 AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO

PIN 12096-0010 (LT): UNIT 10, LEVEL 2, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 & D459144 AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO

PIN 12096-0011 (LT): UNIT 11, LEVEL 2, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 & D459144 AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO

PIN 12096-0012 (LT): UNIT 1, LEVEL 3, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 & D459144 AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO

Together with all the common elements of Metropolitan Toronto Condominium Plan No. 1096 as more particularly described in the Declaration registered as Instrument No D468812, being composed of part of Park Lot 16, Concession 1, From the Bay, designated as Parts 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112, and 131 on Plan 66R-16105, and parts 2, 3, 4, 6, and 13 on Plan 66R-16508, except Parts 23 and 25 on Plan 66R-16508.

The Eligible Premises

Renovation of a building containing 84 units of which 84 units will be affordable housing units or such other number of units as approved by the City at 222 Spadina Avenue, Toronto.