

Authority: Planning and Housing Committee Item PH31.4,  
as adopted by City of Toronto Council on March 9, 2022

## **CITY OF TORONTO**

### **BY-LAW 184-2022**

**To authorize the entering into of an agreement for the provision of municipal capital facilities used to provide social and health services and ancillary parking located at 1430 Gerrard Street East and its 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 as to provide social and health services and ancillary parking; and

Whereas the City has entered into a sublease (the "Sublease") as the sublandlord with WoodGreen Community Housing Inc. (the "Subtenant") at 1430 Gerrard Street East for the use of the premises particularly described in Schedule A (the "Premises") as facilities used to provide social and health services and ancillary parking; and

Whereas Council wishes to enter into an agreement (the "Agreement") with the Subtenant 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 this Agreement under section 252 of the City of Toronto Act, 2006 with the Tenant 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 This by-law shall be deemed repealed with respect to the Premises:
  - (a) if the City ceases to be the sublandlord without assigning the Sublease to its successor;
  - (b) if the Subtenant ceases to be the subtenant without assigning the Sublease to its successor;
  - (c) if the Premises cease to be facilities used provide social and health services and ancillary parking; or

- (d) when the Sublease, or any renewal or extension of the Sublease 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 Sublease; and
    - (c) the date the Agreement is entered into.

Enacted and passed on March 9, 2022.

Frances Nunziata,  
Speaker  
(Seal of the City)

John D. Elvidge,  
City Clerk

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

Approximately 28,751 square feet of community space at 1430 Gerrard Street East.  
Assessment Roll No. 1904-08-3-480-02400