

Authority: Executive Committee Item EX16.28, as adopted by City of Toronto Council on July 12, 13, 14 and 15, 2016
City Council voted in favour of this by-law on October 12, 2023
Written approval of this by-law was given by Mayoral Decision 19-2023 dated October 12, 2023

CITY OF TORONTO

BY-LAW 984-2023

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 30 Tippet Road.

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 183-2022; and

Whereas Tippet Park Two Inc. has agreed to provide affordable housing at the property currently known as 30 Tippet Road, 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 entered into an agreement with Tippet South Inc., which has been assigned to Tippet Park Two 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 183-2022, from the date this by-law is enacted, and shall continue for a period of 25 years thereafter.

3. This by-law shall be deemed repealed:

- (a) if Tippet Park Two 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 Tippet Park Two 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 183-2022 and the Agreement; and/or
- (c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on October 12, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A
Description of Eligible Premises

Legal Description

PIN: 10215-1081 (LT)

BLOCK 2, PLAN 66M2566; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 14 & 15, PLAN 66R30618 AS IN AT3147229; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 16 & 21, PLAN 66R30618 AS IN AT5420007; SUBJECT TO AN EASEMENT AS IN AT5844672; SUBJECT TO AN EASEMENT AS IN AT6163671; TOGETHER WITH AN EASEMENT OVER PARTS 1, 2, 5, 6, 10, 11, 13, 15, 17, 18 & 20 PLAN 66R31327 OF TCP2814 AS IN AT5565610; CITY OF TORONTO

The Eligible Premises

Construction of a building containing approximately 150 units of which 50 units will be affordable rental housing units or such other number of units as approved by the City at 30 Tippet Road, Toronto.