

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 Council voted in favour of this by-law on June 27,
2024
Written approval of this by-law was given by Mayoral
Decision 15-2024 dated June 27, 2024

CITY OF TORONTO

BY-LAW 644-2024

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 90 Dunn 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 paragraph 18 of subsection 2(1) 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 Fred Victor Centre has agreed to provide affordable housing at the property currently known as 90 Dunn 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 Fred Victor Centre 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 of execution of the municipal housing facility agreement, the date this by-law is enacted, or the commencement date of the sublease between the City and Fred Victor Centre, whichever is later, and shall continue for a period of 47 years thereafter.

3. This by-law shall be deemed repealed:

- (a) if Fred Victor Centre 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 Fred Victor Centre 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 June 27, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A
Description of Eligible Premises

Legal Description

PIN: Part of 21341-0144 (LT)

PART OF LT 78-85, 87, 89 PL 427 PARKDALE; LT 1-5, 7-8 PL 1013 TORONTO; PT LT 6 PL 1013 TORONTO AS IN CT206048; TORONTO, CITY OF TORONTO

The Eligible Premises

Operation of a building containing 51 newly constructed units of which 51 units will be affordable housing units or such other number of units as approved by the City at 90 Dunn Avenue, Toronto.