

Authority: Executive Committee Item EX27.14, as adopted by City of Toronto Council on October 2, 3 and 4, 2017; Planning and Housing Committee Item PH26.4, adopted as amended, by City Council on October 1 and 4, 2021; and Planning and Housing Committee Item PH8.11, adopted as amended, by City of Toronto Council on December 13, 14 and 15, 2023  
City Council voted in favour of this by-law on July 25, 2024  
Written approval of this by-law was given by Mayoral Decision 17-2024 dated July 25, 2024

## **CITY OF TORONTO**

### **BY-LAW 813-2024**

#### **To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 136 Kingston 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 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 713-2024; and

Whereas Akwa Honsta (Non-Profit) Aboriginal Homes Inc. has agreed to provide affordable housing at the property currently known as 136 Kingston 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 has entered into an agreement with Akwa Honsta (Non-Profit) Aboriginal Homes 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 713-2024, from the date this by-law is enacted, and shall continue for a period of 40 years thereafter.
3. This by-law shall be deemed repealed:
  - (a) if Akwa Honsta (Non-Profit) Aboriginal Homes 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 Akwa Honsta (Non-Profit) Aboriginal Homes 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 713-2024 and the Agreement; and/or
  - (c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on July 25, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Schedule A**  
**Description of Eligible Premises**

**Legal Description**

PIN: 21020-0201 (LT)

Lot 11A Plan 504 Midway; Part of Lots 6-8, Plan 496 Midway; Part of Parcel 3-4, Plan 282; Part of Lots 9A and 10A Plan 504 Midway, being Parts 7-15, 19-23, 29-39 & 43 on 63R-4931

**The Eligible Premises**

Renovation of a building containing 117 units of which 24 units will be affordable housing units or such other number of units as approved by the City at 136 Kingston Road, Toronto.