

Authority: MM19.37, by Councillor Gord Perks, seconded by Deputy Mayor Ausma Malik, as adopted by City of Toronto Council on June 26 and 27, 2024
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 865-2024

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 26 Maynard 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 713-2024 (formerly By-Law 813-2022); and

Whereas Council authorized the exemption from taxation for municipal and school purposes for 94 years conditional on the enacting a site specific by-law amending the criteria for "Affordable Housing" in the Municipal Housing Facility By-law 183-2022 or its successor; and

Whereas The Neighbourhood Land Trust has agreed to provide affordable housing at the property currently known as 26 Maynard 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 is desirous of entering into a municipal capital facility agreement with The Neighbourhood Land Trust 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 effective date of the municipal housing facility agreement, or the date this by-law is enacted, whichever is later, and shall continue for a period of 94 years thereafter.
3. This by-law shall be deemed repealed:
 - (a) if The Neighbourhood Land Trust 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 The Neighbourhood Land Trust 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: 21340-0057 (LT)

PT LT 6, 8 PL 454 PARKDALE AS IN CA634699; S/T CT525095; CITY OF TORONTO

The Eligible Premises

Operation of a building containing 15 units of which 15 units will be affordable housing units or such other number of units as approved by the City at 26 Maynard Avenue, Toronto.