

Authority: MM42.39, as adopted by City of Toronto Council on April 6 and 7, 2022; MM45.51 as adopted by City of Toronto Council on June 15 and 16, 2022; MM18.25 as adopted by City of Toronto Council on May 22 and 23, 2024; and MM28.8, moved by Councillor Dianne Saxe, seconded by Deputy Mayor Ausma Malik, as adopted by City of Toronto Council on March 26 and 27, 2025  
City Council voted in favour of this by-law on March 27, 2025

## **CITY OF TORONTO**

### **BY-LAW 239-2025**

#### **To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 380 Spadina 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; and

Whereas Kensington Market Community Land Trust has agreed to provide affordable housing at the property currently known as 380 Spadina 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 Kensington Market Community 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 date of execution of the municipal housing facility agreement, the date this by-law is enacted, or the date the Kensington Market Community

Land Trust takes title to the Eligible Premises, whichever is later, and shall continue for a period of 99 years thereafter.

**3.** This by-law shall be deemed repealed:

- (a) if Kensington Market Community 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 Kensington Market Community 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 March 31, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Schedule A**

**Description of Eligible Premises**

**Legal Description**

PIN: 21235-0336 (LT)

PT LT 6-7 PL D15 TORONTO AS IN WA94830; T/W WA94830; CITY OF TORONTO

**The Eligible Premises**

Acquisition and renovation of a building containing two residential units and commercial space of which the two residential units will be affordable housing units or such other number of units as approved by the City at 380 Spadina Avenue, Toronto.