

Authority: Planning and Housing Committee Item PH7.4, adopted as amended by City of Toronto Council on July 16, 17 and 18, 2019; and MM28.43, by Councillor Paula Fletcher, seconded by Mayor Olivia Chow, 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 245-2025

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 1555-1575 Queen Street East.

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 Naismith Non-profit Housing Co-operative has agreed to provide affordable housing at the property currently known as 1555-1575 Queen Street East, 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 Naismith Non-profit Housing Co-operative 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 commencement date of the lease for 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 Naismith Non-profit Housing Co-operative 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 Naismith Non-profit Housing Co-operative 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

PART OF PIN: 21393-0120 (LT)

BEING:

Part of Lots 2, 3, 9 and 10, Plan M-510 and Part of Lane, Plan M-510, designated as Part 8 on Plan 66R33045, City of Toronto and Part of Lots 5, 6, 7 and 14, Plan M-510 and Part of Block A, Plan M-510 and Part of Lane, Plan M-510, designated as Parts 14 and 15 on Plan 66R33045; City of Toronto

TOGETHER WITH AN EASEMENT OVER FIRSTLY : PART LOTS 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13 AND 14 AND PART BLOCK A AND PART OF THE PUBLIC LANE, (CLOSED BY BY-LAW AS IN A23761), PLAN M-510, PARTS 1, 2, 3, 4, 5, 6, 9, 10, 13, 16, 17, 18, 19, 20, 21, 22, 26, 27, 28, 30, 31, 33, 34, 35 AND 36, PLAN 66R-33045 ; AND SECONDLY : PART BLOCK A AND PART LOTS 15, 33 AND 34 AND PART OF THE LANE (CLOSED BY BY-LAW AS IN ES52456), PLAN 652E, TORONTO, PARTS 38, 39, 40, 41, 42, 43, 44 AND 45, PLAN 66R-33045 ; AND THIRDLY : PART LOTS 9, 10, 11 AND 12, PLAN M-510 AND PART LOT 8, BROKEN FRONT CONCESSION, YORK (DEDICATED AS PART OF EASTERN AVENUE BY BY-LAW 5347 AND CLOSED BY BY-LAW AS IN A727104), PART 37, PLAN 66R-33045 AS IN AT6257449 ; SUBJECT TO AN EASEMENT IN FAVOUR OF FIRSTLY : PART LOTS 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13 AND 14 AND PART BLOCK A AND PART OF THE PUBLIC LANE, (CLOSED BY BY-LAW AS IN A23761), PLAN M-510, PARTS 1, 2, 3, 4, 5, 6, 9, 10, 13, 16, 17, 18, 19, 20, 21, 22, 26, 27, 28, 30, 31, 33, 34, 35 AND 36, PLAN 66R-33045 ; AND SECONDLY : PART BLOCK A AND PART LOTS 15, 33 AND 34 AND PART OF THE LANE (CLOSED BY BY-LAW AS IN ES52456), PLAN 652E, TORONTO, PARTS 38, 39, 40, 41, 42, 43, 44 AND 45, PLAN 66R-33045 ; AND THIRDLY : PART LOTS 9, 10, 11 AND 12, PLAN M-510 AND PART LOT 8, BROKEN FRONT CONCESSION, YORK (DEDICATED AS PART OF EASTERN AVENUE BY BY-LAW 5347 AND CLOSED BY BY-LAW AS IN A727104), PART 37, PLAN 66R-33045 AS IN AT6257450; SUBJECT TO AN EASEMENT AS IN AT6615329; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 2, 33 & 38, 66R34263 AS IN AT6725085; CITY OF TORONTO

The Eligible Premises

Construction of buildings containing 32 units of which 32 units will be affordable housing units or such other number of units as approved by the City at 1555-1575 Queen Street East, Toronto.