

Authority: Planning and Housing Committee Item PH16.6,
as adopted by City of Toronto Council on November 13
and 14, 2024
City Council voted in favour of this by-law on March 27,
2025

CITY OF TORONTO

BY-LAW 252-2025

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 256 Sheldon 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 subsection 2(18) 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, that all the housing units fall within the definition of "affordable housing" as that term is defined in the Municipal Housing Facility By-law 1756-2019; and

Whereas the City passed By-law 124-2016 being a municipal housing facility by-law, pursuant to the provisions of section 252 of the City of Toronto Act, 2006 and Ontario Regulation 598/06, to set out the definitions of and policies regarding the City housing project facilities; and

Whereas the City repealed By-law 124-2016 and passed By-law 1756-2019 as the new municipal housing facility by-law; and

Whereas the City repealed By-law 1756-2019 and passed By-law 72-2022 as the new municipal housing facility by-law; and

Whereas the City repealed By-law 72-2022 and passed By-law 183-2022 as the new municipal housing facility by-law; and

Whereas the City repealed By-law 183-2022 and passed By-law 713-2024 as the new municipal housing facility by-law; and

Whereas Church of Atonement (Alderwood) Senior Citizens Project has agreed to provide affordable housing at the property currently known as 256 Sheldon Avenue Toronto; and

Whereas the portions of the Premises identified in Schedule A hereto are to be primarily used for affordable housing (the "Eligible Premises"); and

Whereas the Eligible Premises are situated on lands owned by the Incumbent and Churchwardens of the Church of Atonement and leased to the Church of Atonement (Alderwood) Senior Citizens Project; and

Whereas the City has entered into an agreement with the Church of Atonement (Alderwood) Senior Citizens Project 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, and shall continue for a period of 20 years thereafter.
3. This by-law shall be deemed repealed:
 - (A) if the Church of Atonement (Alderwood) Senior Citizens Project 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 Church of Atonement (Alderwood) Senior Citizens Project 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 Premises

Legal Description

PIN: 07582-0004 (LT)

DESCRIPTION

PT LT 10
CON 2 COLONEL SMITH'S TRACT , AS IN EB121638
ETOBICOKE , CITY OF TORONTO

The Eligible Premises

76 rental homes comprising 70 one bedrooms and 6 two-bedrooms will be affordable housing units at 256 Sheldon Avenue.