

Authority: Planning and Housing Committee Item PH26.4,  
adopted as amended by City of Toronto Council on  
October 1 and 4, 2021  
City Council voted in favour of this by-law on June 26,  
2025  
Written approval of this by-law was given by Mayoral  
Decision 10-2025 dated June 26, 2025

## **CITY OF TORONTO**

### **BY-LAW 585-2025**

#### **To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 1080 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 Code Chapter 513; and

Whereas WoodGreen Community Housing Inc. has agreed to provide affordable housing at the property currently known as 1080 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 WoodGreen Community Housing 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 Municipal Code Chapter 513, from the date of execution of the municipal housing facility agreement or the date this by-law is enacted, whichever is later, and shall continue for a period of 16 years thereafter.

**3.** This by-law shall be deemed repealed:

- (a) if WoodGreen Community Housing 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 WoodGreen Community Housing Inc. or its successor in law ceases to use the Eligible Premises for the purposes of affordable housing in accordance with Municipal Code Chapter 513 and the Agreement; and/or
- (c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on June 26, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Schedule A**

**Description of Eligible Premises**

**Legal Description**

PIN: 21057-0320(R)

Lots C, D, E, F, G, and H and the Lane, Plan 638E and Part of Lot 3, Plan 96 designated as Parts 4 and 5 on Plan 63R-5017

PIN: 21057-0066(LT)

Parcel 106-5 Leasehold Section M8; Lt 106 Plan M8 Toronto; Lot 107 Plan M8 Toronto; Part of Lot 108 Plan M8 Toronto; Part of Lot 109 Pl M8 Toronto; Part of Lot 110 Plan M8 Toronto Part 2 on Plan 66R-16256; Toronto , City Of Toronto

**The Eligible Premises**

Renovation of a building containing 175 units of which 9 units will be affordable housing units or such other number of units as approved by the City at 1080 Queen Street East, Toronto.