

Authority: Planning and Housing Committee Item PH28.3, as adopted by City of Toronto Council on November 9, 10 and 12, 2021 and Planning and Housing Committee Item PH13.9 as adopted by City of Toronto Council on June 26 and 27, 2024; and MM30.1, by Councillor Dianne Saxe, seconded by Councillor Paula Fletcher, as adopted by City of Toronto Council on May 21 and 22, 2025
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 628-2025

To repeal By-law 473-2025 which authorized the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 302 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 it is acquiring currently known as 302 Spadina Avenue, Toronto; 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 302 Spadina Avenue, and for the provision of an exemption from taxation for municipal and school purposes to the Eligible Premises (the "Agreement"); and

Whereas on May 22, 2025, City Council adopted By-Law 473-2025 to authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 302 Spadina Avenue; and

Whereas not all of the residential units at 302 Spadina Avenue currently fall within the definition of "affordable housing" as the term is defined in the Municipal Housing Facility By-law 713-2024;

The Council of the City of Toronto enacts:

1. City of Toronto By-law 473-2025 is repealed.

Enacted and passed on June 26, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)