

Authority: Planning and Housing Committee Item PH26.4, adopted as amended by City of Toronto Council on October 1 and 4, 2021 and Planning and Housing Committee Item PH8.11, adopted as amended by City of Toronto Council on December 13, 14, and 15, 2023
City Council voted in favour of this by-law on July 24, 2025

Written approval of this by-law was given by Mayoral Decision 11-2025 dated July 24, 2025

CITY OF TORONTO

BY-LAW 744-2025

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 25 Augusta 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 City of Toronto Municipal Code Chapter 513, Housing Programs ("Chapter 513"); and

Whereas St. Felix Social Ministries Outreach has agreed to provide affordable housing at the property currently known as 25 Augusta 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 St. Felix Social Ministries Outreach 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 Chapter 513, from the date this by-law is enacted, and shall continue for a period of 40 years thereafter.

3. This by-law shall be deemed repealed:
- (a) if St. Felix Social Ministries Outreach 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 St. Felix Social Ministries Outreach or its successor in law ceases to use the Eligible Premises for the purposes of affordable housing in accordance with Chapter 513 and the Agreement; and/or
 - (c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on July 24, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Eligible Premises

Legal Description

PIN 21238-0119 (LT)

ALL OF LOTS 2 & 3 EAST SIDE OF ESTHER STREET, PLAN 65 AND PART OF LOT 4 EAST SIDE OF ESTHER STREET, PLAN 65 AS IN WA33051; TOGETHER WITH AN EASEMENT OVER PART OF BLOCK 4, PLAN 66M2524; BEING PART 1, 66R-30554 AS IN AT5298863; CITY OF TORONTO

PIN: 21238-0222 (LT)

BLOCK 7, PLAN 66M2524; TOGETHER WITH AN EASEMENT OVER PART OF BLOCK 4, PLAN 66M2524; BEING PART 1, 66R-30554; AS IN AT5298863; CITY OF TORONTO

PIN: 21238-0223 (LT)

BLOCK 8, PLAN 66M2524; TOGETHER WITH AN EASEMENT OVER PART OF BLOCK 4, PLAN 66M2524; BEING PART 1, 66R-30554 AS IN AT5298863; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 31 units of which 31 units will be affordable housing units or such other number of units as approved by the City at 25 Augusta Avenue, Toronto.