

Authority: Planning and Housing Committee Item PH30.8,  
adopted as amended by City of Toronto Council on  
February 2 and 3, 2022  
City Council voted in favour of this by-law on February 4,  
2026  
Written approval of this by-law was given by Mayoral  
Decision 3-2026 dated February 4, 2026

## **CITY OF TORONTO**

### **BY-LAW 78-2026**

#### **To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 130 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;

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;

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 City of Toronto Municipal Code Chapter 513, Housing Programs ("Chapter 513");

Whereas Toronto Community Housing Corporation has agreed to provide affordable housing at the property currently known as 130 Augusta Avenue, Toronto;

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 Toronto Community Housing Corporation 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 of execution of the municipal housing facility agreement, the date this by-law is enacted, or February 28, 2026, whichever is later, and shall continue for a period of 99 years thereafter.
3. This by-law shall be deemed repealed:

- (A) if Toronto Community Housing Corporation 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 Toronto Community Housing Corporation 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 February 4, 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Schedule A**

**Description of Eligible Premises**

**Legal Description**

PIN: 21238-0229 LT

BLOCK 2, PLAN 66M2582; SUBJECT TO AN EASEMENT AS IN AT6185021; SUBJECT TO AN EASEMENT OVER PART 3, PLAN 66R-27906 AS IN WA98507; CITY OF TORONTO

**The Eligible Premises**

Construction of a building containing 103 units of which 4 units will be affordable housing units or such other number of units as approved by the City at 130 Augusta Avenue, Toronto.