Authority: Toronto and East York Community Council
Item TE11.5, as adopted by City of Toronto Council on
December 17 and 18, 2019
City Council voted in favour of this by-law on July 30, 2026
Written approval of this by-law was given by Mayoral Decision 13-2026 dated July 30, 2026

CITY OF TORONTO

BY-LAW 1037-2026

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 1159 Bloor Street West, Toronto.

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

Whereas Homes First Society has agreed to provide affordable housing at the property currently known as 1159 Bloor Street West, 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 will enter into an agreement with Homes First Society 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 upon the commencement date of the lease Homes First Society enters into in connection with the Eligible Premises, whichever is later, and shall continue for a period of 50 years thereafter.

3. This by-law shall be deemed repealed:

(a) if Homes First Society 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 Homes First Society 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 30, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Eligible Premises

Legal Description

BLOCK 3, PLAN 66M2603; CITY OF TORONTO

PIN: 21309-0738 (LT)

The Eligible Premises

Operation of a building containing 56 units of which 56 units will be affordable housing units or such other number of units as approved by the City at 1159 Bloor Street West, Toronto.