

Authority: Government Management Committee Item 28.10, adopted as amended, by City of Toronto Council on April 1, 2 and 3, 2014 and MM55.51, moved by Councillor Ainslie, seconded by Councillor Shiner, as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

CITY OF TORONTO

BY-LAW No. 967-2014

To authorize the entering into of an agreement for the provision of a municipal capital facility at the Guild Inn at 201 Guildwood Parkway.

Whereas section 252 of the *City of Toronto Act, 2006* (the "Act") 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 2 of section 2 of Ontario Regulation 598/06 prescribes municipal facilities used for a community centre as eligible municipal capital facilities; and

Whereas subsection 6(1) of Ontario Regulation 598/06 requires that in respect of municipal facilities used for a community centre, the facility must be used primarily for local community activity, and Council must declare the facility to be for the purposes of the City and to be for public use; and

Whereas the City of Toronto (the "City") as landlord under a lease from the Toronto and Region Conservation Authority ("TRCA") will enter into a sublease (the "Lease") with Guild Inn Estate Inc. (the "Tenant") for the use of part of the premises known as the Guild Inn and as described in Schedule "A" hereto (the "Premises"); and

Whereas the portions of the Premises identified in Schedule "B" hereto will be used for community centre purposes (the "Eligible Premises"), and Council has declared the Eligible Premises to be for the purposes of the City and to be for public use; and

Whereas Council is desirous of entering into an agreement with the Tenant for the provision of municipal facilities for use for community centre purposes at the Eligible Premises, and of providing an exemption from taxation for municipal and school purposes and an exemption from development charges to the Eligible Premises;

The Council of the City of Toronto enacts:

1. The City of Toronto is authorized to enter into an agreement under section 252 of the Act with the Tenant for the provision of City facilities for community centre purposes at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. The Eligible Premises are exempt from:
 - (1) Taxation for municipal and school purposes; and
 - (2) Development charges.

- 3.** This by-law shall be deemed repealed:
- (1) If the Tenant ceases to lease the Eligible Premises without having assigned the Agreement to the new tenant of the Eligible Premises;
 - (2) If the Eligible Premises cease to be used for community centre purposes;
 - (3) When the Lease, or any renewal or extension of the Lease, expires;
 - (4) If the Lease, or any renewal or extension of the Lease, is terminated, for any reason whatsoever; or
 - (5) If the Agreement is terminated for any reason whatsoever.
- 4.**
- (1) Sections 1, 3 and 4 of this by-law shall come into force on the day that the by-law is enacted.
 - (2) Section 2 of this by-law shall come into force on the later of the following:
 - (a) the day this by-law is enacted; and
 - (b) the day that the Agreement is entered into by the City and the Tenant; and
 - (c) the day that the Lease is entered into by the City and the Tenant.

Enacted and passed on August 28, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule "A"
The Premises

Part of the property municipally known as the Guild Inn, 201 Guildwood Parkway, Toronto, Ontario, as shown on the attached drawing

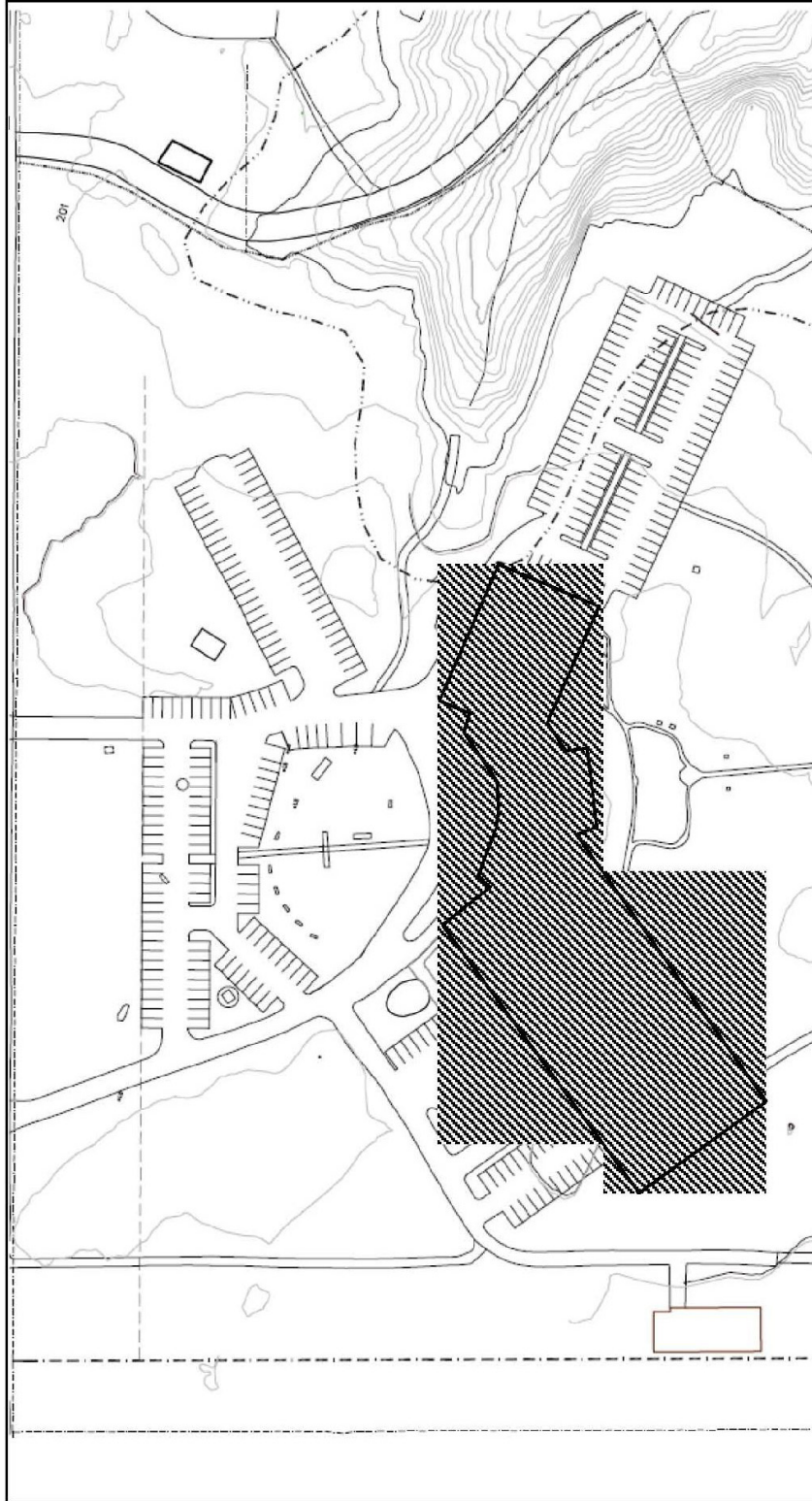
Assessment Roll No: 190107330001900

Legal Description:

Part of Lots 13 and 14, Concession C
Designated as Part 1 on Plan 66R-15242
City of Scarborough

Drawing of the Premises:

Subleased Area



QUEEN'S QUAY ARCHITECTS in association with GG ARCHITECTS
with PHILIP GOLDSMITH ARCHITECT

GUILD INN RESTAURANT & BANQUET HALL

Scale: 1:1000

Schedule "B"
The Eligible Premises

The portions, as indicated on the following drawing, of the Premises comprised of the following:

- (a) 23,350 square feet of indoor space used as a Banquet Hall and Community Centre; and
- (b) 4,184 square feet of outdoor space used as a Gazebo

Drawing of the Eligible Premises:

First Floor Plan

AREAS	EXISTING SF	NEW SF
NEW MARKET FACILITY	24,133	5,711
NEW ENTRANCES	2,015	3,171
NEW CORRIDORS, STAIRS	1,184	5,711
EXISTING RECREATION, BREAKING	2,338	5,711

