

BY-LAW NO. 2025-___

A by-law of the City of Ottawa to provide for a municipal housing project facility and an exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located on various properties owned by Unity Non-Profit Housing Corporation Ottawa.

WHEREAS subsection 110(1) of the *Municipal Act, 2001*, S.O 2001, c. 25, as amended, allows municipalities to enter into agreements for the provision of municipal capital facilities by any person;

AND WHEREAS Ontario Regulation 603/06, as amended, prescribes municipal housing projects as eligible municipal capital facilities;

AND WHEREAS, pursuant to clause 7(1)(a) of the said Ontario Regulation 603/06, as amended, before a by-law authorizing an agreement respecting municipal housing project facilities is enacted, a municipal housing facility by-law which complies with the requirements set out in that Regulation must be enacted;

AND WHEREAS Council satisfied that requirement on July 10, 2024 by enacting and passing By-law No. 2024-320, entitled “A by-law of the City of Ottawa to provide for municipal housing facilities” and cited as the Municipal Housing Facilities by-law 2024;

AND WHEREAS the City’s By-law No. 2024-320 provides that the City may enter into agreements for the provision of affordable housing as a municipal facility and that the City may exempt from taxation for municipal and school purposes land or a portion of it on which the municipal housing project facilities are or will be located;

AND WHEREAS Council approved the designation of the affordable units within the housing projects operated by Unity Non-Profit Housing Corporation Ottawa located at the premises described in Schedule “A” hereto (the “**Premises**”) as a municipal housing project facility;

AND WHEREAS Council approved an exemption from taxation for municipal and school purposes the affordable housing units located at the Premises;

AND WHEREAS Council has authorized the City to enter into a municipal capital facility agreement with Unity Non-Profit Housing Corporation Ottawa setting out the terms and conditions of the designation and exemption from taxation for municipal and school purposes for the Premises;

NOW THEREFORE the Council of the City of Ottawa enacts as follows:

1. The land and municipal capital facilities of the Premises shall, subject to paragraph 3, be exempt from taxation for municipal and school purposes while this by-law is in force and so long as the Premises are used as a municipal housing project facility for affordable housing.
2. The City is authorized to enter into an agreement under section 110(1) of the *Municipal Act, 2001* with Unity Non-Profit Housing Corporation Ottawa for the provision of municipal capital facilities for affordable housing at the Premises which meets the requirements of By-law No. 2024-320, as amended (the “**Agreement**”).
3. The by-law and the tax exemption referred to herein shall be effective from January 1, 2025 until:
 - a. Twenty years following the Commencement Date, as set out in the Agreement;
 - b. The day the Housing Provider ceases to use the Premises for the purposes of affordable housing in accordance with City of Ottawa By-law No.2024-320, as amended;
 - c. The day the Housing Provider ceases to occupy the Premises without having assigned the Agreement to a person approved by the City in accordance with this Agreement and the requirements of By-law No. 2024-320, as amended; and/or
 - d. The Agreement, the Contribution Agreement or the Rent Supplement Agreement being terminated for any reason.
4. This by-law may be cited as the Unity Non-Profit Housing Corporation Ottawa Municipal Housing Project Facility and tax exemption By-law.

ENACTED AND PASSED this ___ day of _____, 2025.

CITY CLERK

MAYOR

SCHEDULE "A" Description of Premises

Properties or portions thereof which, effective January 1, 2025, meet the definition of affordable housing and form the Premises:

Roll #	Address	Unit Count
0614.031.301.63801.0000	332 Presland Road	15
0614.031.301.63900.0000	342 Presland Road	20
0614.031.301.63901.0000	356 Presland Road	13
0614.031.301.58801.0000	1100 Naughton Street	16