

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 the property owned by African Canadian Association of Ottawa and municipally known as 881-883 Pinecrest Road, 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 project operated by African Canadian Association of 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 African Canadian Association of 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 African Canadian Association of 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 881-883 Pinecrest Road 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
0614.095.302.50600.0000	881-883 Pinecrest Road	2