

Authority: Executive Committee Item EX25.1, adopted as amended by City of Toronto Council on July 23 and 24, 2025
City Council voted in favour of this by-law on July 24, 2025
Written approval of this by-law was given by Mayoral Decision 11-2025 dated July 24, 2025

CITY OF TORONTO

BY-LAW 810-2025

To amend City of Toronto Municipal Code Chapter 415, Development of Land, Article III Sections 415-21 and 415-30 and Article VI Sections 415-47 and 415-49.

Whereas Council has determined it is appropriate to amend Sections 415-21 and 415-30 to amend the definitions and exemption for Housing Now developments to reflect the updated and expanded Toronto Builds initiative exemption from parkland dedication requirements under Article III; and

Whereas Council has determined it is appropriate to amend Sections 415-21 and 415-30 to amend the definitions and exemption for Housing Now developments to reflect the updated and expanded Toronto Builds initiative exemption from community benefits charge requirements under Article VI; and

Whereas this amendment does not affect the alternative parkland dedication rate authorized by subsection 42(3) of the Planning Act, R.S.O. 1990, c. P.13., as amended;

The Council of the City of Toronto enacts:

1. Section 415-21 of Municipal Code Chapter 415, Development of Land Definitions, is amended by deleting the definition of Housing Now Development and adding the following definition:

TORONTO BUILDS PROJECT - Development of affordable and market rental housing on City-owned lands under a long-term lease and related development of market homes, if any, on City-owned lands sold to a developer, provided all such development occurs as part of the Toronto Builds Initiative

2. Section 415-21 of Municipal Code Chapter 415, Development of Land Definitions, is amended by deleting the definition of Housing Now Initiative and adding the following definition:

TORONTO BUILDS INITIATIVE - The Housing Now initiative originally approved by Council through the adoption of Item CC1.3 on December 4, 5 and 13, 2018 and Item EX1.1 adopted January 20 and 31, 2019, and the expanded Toronto Builds Initiative approved by the adoption of Item PH21.4 on May 21 and 22, 2025 and Item EX25.1 on July 23 and 24, 2025 to increase the supply of affordable housing by leveraging the value of underutilized City-owned lands.

3. Section 415-30 A (15) of Municipal Code Chapter 415, Development of Land is deleted and replaced with:

(15) Toronto Builds Projects

4. Section 415-47 of Municipal Code Chapter 415, Development of Land Definitions, is amended by deleting the definition of Housing Now Development and adding the following definition:

TORONTO BUILDS PROJECT - Development of affordable and market rental housing on City-owned lands under a long-term lease and related development of market homes, if any, on City-owned lands sold to a developer, provided all such development occurs as part of the Toronto Builds Initiative

5. Section 415-47 of Municipal Code Chapter 415, Development of Land Definitions, is amended by deleting the definition of Housing Now Initiative and adding the following definition:

TORONTO BUILDS INITIATIVE - The Housing Now initiative originally approved by Council through the adoption of Item CC1.3 on December 4, 5 and 13, 2018 and Item EX1.1 adopted January 20 and 31, 2019, and the expanded Toronto Builds Initiative approved by the adoption of Item PH21.4 on May 21 and 22, 2025 and Item EX 25.1 on July 23 and 24, 2025 to increase the supply of affordable housing by leveraging the value of underutilized City-owned lands.

6. Section 415-49 B (1) of Municipal Code Chapter 415, Development of Land is deleted and replaced with:

(1) development or redevelopment that is a Toronto Builds Project; and

7. This By-law shall come into effect on the date it is enacted and passed.

Enacted and passed on July 24, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)