

Authority: Planning and Housing Committee Item PH13.8,
adopted as amended by City of Toronto Council on June 26
and 27, 2024

CITY OF TORONTO

Bill 437

BY-LAW -2025

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 325 Gerrard Street East, 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;

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;

Whereas subsection 7(1) of Ontario Regulation 598/06 requires that in respect of municipal facilities used for housing, that all the housing units fall within the definition of "affordable housing" as that term is defined in the Municipal Code Chapter 513;

Whereas Toronto Community Housing Corporation has agreed to provide affordable housing at the property currently known as 325 Gerrard Street East, Toronto;

Whereas the portions of the Premises identified in Schedule A hereto are to be primarily used for affordable housing (the "Eligible Premises"); and

Whereas Council wishes to enter into an agreement with Toronto Community Housing Corporation for the provision of municipal capital facilities for use as affordable housing at 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 City of Toronto Act, 2006 with Toronto Community Housing Corporation for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on May , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN: 21082-0526 (LT)

PART OF BLOCKS A & B, PLAN 784E AND PART OF BLOCK B, PLAN 793E AND BLOCKS B, C & PART OF BLOCKS A & E, PLAN 781E AND BLOCKS A, B & C, PLAN 768E, DESIGNATED AS PARTS 1 TO 4, 7 TO 16, BOTH INCLUSIVE, PLAN 66R21923, SAVE & EXCEPT SUBDIVISION PLAN 66M2449, 66M2478, 66M2491 & 66M2529, SAVE & EXCEPT PART OF BLOCKS B, C & E, PLAN 781E, PARTS 2, 4, 5, 9, 10, 13 & 15, PLAN 66R24266; S/T EASEMENTS & RIGHTS IN FAVOUR OF THE CITY OF TORONTO OVER PARTS 1, 2, 3 & 4, PLAN 66R21923 AS IN 89899EP RENEWED BY CA637247, S/E 66M2529. S/T EASEMENTS & RIGHTS IN FAVOUR OF THE CITY OF TORONTO OVER PART 7, PLAN 66R21923 AS IN 101095EP RENEWED BY CA637247. S/T EASEMENTS & RIGHTS IN FAVOUR OF THE CITY OF TORONTO OVER PARTS 11 & 12, PLAN 66R21923 AS IN 86473EP RENEWED BY CA637247, SAVE AND EXCEPT PARTS 4, 5 & 15, PLAN 66R24266 & 66M2529. SUBJECT TO AN EASEMENT OVER PART OF BLOCKS A, B & C, PLAN 781E BEING PARTS 1-4 INCLUSIVE, 7 & 19 ON PLAN 66R25234 AS IN AT2592332.; SUBJECT TO AN EASEMENT OVER PART 2 ON PLAN 66R24782 IN FAVOUR OF PARTS 3, 4 & 5 ON PLAN 66R24716 AS IN AT2384592; TOGETHER WITH AN EASEMENT OVER PART BLOCKS B & E, PLAN 781E, PARTS 10, 13 & 15, PLAN 66R24266 AS IN AT2670649; SUBJECT TO AN EASEMENT IN GROSS OVER PT 3 PL 66R21923 S/E PTS 5, 6, 8, 14 & 15 PL 66R24266 & PT 2 PL 66R25155 AS IN AT2872545; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 272 newly constructed units of which 136 units will be affordable housing units or such other number of units as approved by the City at 325 Gerrard Street East, Toronto.