

Authority: Planning and Housing Committee Item PH28.3,  
as adopted by City of Toronto Council on November 9, 10  
and 12, 2021

## **CITY OF TORONTO**

### **Bill 605**

### **BY-LAW -2025**

#### **To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 435 Wilson Avenue, 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 City of Toronto By-law 338-2025;

Whereas Reena Inc. has agreed to provide affordable housing at the property currently known as 435 Wilson Avenue, 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 Reena Inc. and/or related entities 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 Reena Inc. and/or related entities for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on June , 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Schedule A**

**Description of Premises**

**Legal Description**

PIN: 10215-0040 (LT)

PT LT 1206-1207 PL 2053 TWP OF YORK AS IN TR79490; TORONTO (N YORK), CITY OF TORONTO

**The Eligible Premises**

Acquisition and operation of a building containing 3 units of which 3 units will be affordable housing units or such other number of units as approved by the City at 435 Wilson Avenue, Toronto.