

Authority: Planning and Housing Committee Item PH13.8, adopted as amended by City of Toronto Council on June 26 and 27, 2024 and Planning and Housing Committee Item PH23.5, as adopted by City of Toronto Council on July 23, 24 and 25, 2025

CITY OF TORONTO

Bill 743

BY-LAW -2025

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 191 Gledhill 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 Municipal Code Chapter 513, Housing Programs ("Chapter 513");

Whereas Behzad Ayon (and/or a related entity or entities) has agreed to provide affordable housing at the property currently known as 191 Gledhill 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 Behzad Ayon (and/or a related entity or 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 Behzad Ayon (and/or a related entity or entities) for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on July , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN: 10428-0018 (LT)
PCL 27-1 SEC M29; PT LT 27 E/S GLEDHILL AV PL M29 EAST YORK COMM AT THE SW ANGLE OF SAID LT; THENCE NLY ALONG THE E LIMIT OF GLEDHILL AV 25 FT; THENCE ELY AND PARALLEL TO THE SLY LIMIT OF SAID LT, 172 FT 3 INCHES MORE OR LESS TO THE ELY LIMIT OF SAID LT; THENCE SLY ALONG THE ELY LIMIT OF SAID LT, 25 FT TO THE SE ANGLE; THENCE WLY ALONG THE SLY LIMIT OF SAID LT, 172 FT 3 INCHES MORE OR LESS TO THE POB; T/W A ROW IN COMMON WITH OTHERS ENTITLED THERETO OVER A STRIP OF LAND LYING IMMEDIATELY TO THE N OF THESE LANDS AND HAVING A FRONTAGE ON GLEDHILL AV OF 2 FT 7 3/4 INCHES AND BEING OF EVEN WIDTH THROUGHOUT TO A DEPTH OF 75 FT FROM E LIMIT OF GLEDHILL AV; S/T A RIGHT TO HAVE BRICK CHIMNEY BREAST OF HOUSE ON LAND TO N ENCROACH OVER SAID RIGHT TO EXTENT OF 7 1/4 INCHES AS ON 30TH MAY 1924; S/T A ROW IN COMMON WITH OTHERS THERETO ENTITLED OVER THE NLY 4 FT 1 1/4 INCHES OF THESE LANDS, AND BEING OF AN EVEN WIDTH THROUGHOUT TO A DEPTH OF 75 FT FROM GLEDHILL AV; SAID ROW BEING S/T THE RIGHT TO HAVE THE BRICK CHIMNEY BREAST OF THE HOUSE ON THIS LAND ENCROACH OVER THE SAID ROW TO THE EXTENT OF 3 3/4 INCHES AS IT DOES ON 30TH MAY 1924, THE SAID TWO RIGHTS OF WAY TO FORM A COMMON SIDE ENTRANCE FOR THE OWNERS AND OCCUPANTS FROM TIME TO TIME OF THE HOUSE ON THIS LAND AND THE HOUSE ON THE LAND IMMEDIATELY TO THE N; TORONTO, CITY OF TORONTO

The Eligible Premises

Construction of a building containing 4 newly constructed units of which 4 units will be affordable housing units or such other number of units as approved by the City at 191 Gledhill Avenue, Toronto.