

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, 45 and 25, 2025

CITY OF TORONTO

Bill 744

BY-LAW -2025

To repeal By-law 1064-2018 and authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 80 Dale 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 Community Affordable Housing Solutions has agreed to provide affordable housing at the property currently known as 80 Dale Avenue, Toronto;

Whereas on July 30, 2018, City Council adopted By-law 1064-2018 authorizing the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 80 Dale Avenue, Toronto and its exemption from the payment of development charges;

Whereas the City has authorized an increase in the number of units at the Eligible Premises to be primarily used for affordable housing at 80 Dale Avenue and under the Rental Housing Supply Program;

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 Community Affordable Housing Solutions 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. City of Toronto By-law 1064-2018 is repealed.

2. The City of Toronto is authorized to enter into an agreement under section 252 of the City of Toronto Act, 2006 with Community Affordable Housing Solutions for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN: 06376-0428 (LT)
PT LT 52, PL 2320, AS IN SC377420; SCARBOROUGH, CITY OF TORONTO

PIN: 06376-0508 (LT)
PART LOT 15 CONCESSION D (SCARBOROUGH), PART 7 PLAN 66R29604; CITY OF TORONTO

PIN: 06376-0511 (LT)
PART LOT 15 CONCESSION D (SCARBOROUGH), PARTS 3, 4, 5 & 8 PLAN 66R29604;
SUBJECT TO AN EASEMENT AS IN C447679; SUBJECT TO AN EASEMENT IN GROSS
OVER PARTS 4, 5 & 8 PLAN 66R29604 AS IN AT4759148; CITY OF TORONTO

The Eligible Premises

Construction of a building or buildings containing 285 rental housing units of which 87 units will be affordable housing units or such other number of units as approved by the City at 80 Dale Avenue, Toronto.